

Ridgebury estates

www.RidgeburyEstates.com

Town of Wawayanda



LOT PREMIUMS

- Lots 1 & 2 ~ \$17,500
- Lot 7 ~ \$35,000
- Lots 8 & 9 ~ \$7,500
- Lots 17, 18 & 19 ~ \$7,500
- Lot 21 ~ \$17,500

presented by:

REALTY



PROMOTIONS
THE MARKETING SPECIALISTS

Office (845) 381-5777

www.ComeHomeToOrangeCounty.com



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All dimensions are approximate and are subject to change.
All materials are subject to availability.
Location of mechanical equipment and washer and dryer hookups is for demonstration purposes and are subject to change without notice.

PRICES



Dixie I	~ 2462sqft	~ \$739,900	w/out finished basement
Amanda I	~ 2400sqft	~ \$749,900	w/out finished basement
Amanda II	~ 2856sqft	~ \$768,900	
Mia	~ 2977sqft	~ \$775,900	
Gables	~ 3109sqft	~ \$797,900	
Fennel	~ 3159sqft	~ \$799,900	
Harper	~ 3100sqft	~ \$812,900	
Sienna	~ 3407sqft	~ \$826,900	
Mabel	~ 3323sqft	~ \$840,900	
Oakley	~ 3358sqft	~ \$849,900	
Caraway II	~ 3422sqft	~ \$862,900	
Winston	~ 3438sqft	~ \$868,900	

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The Dixie I



2462 Square Feet
4 Bedrooms
2.5 Baths
2 Car Garage

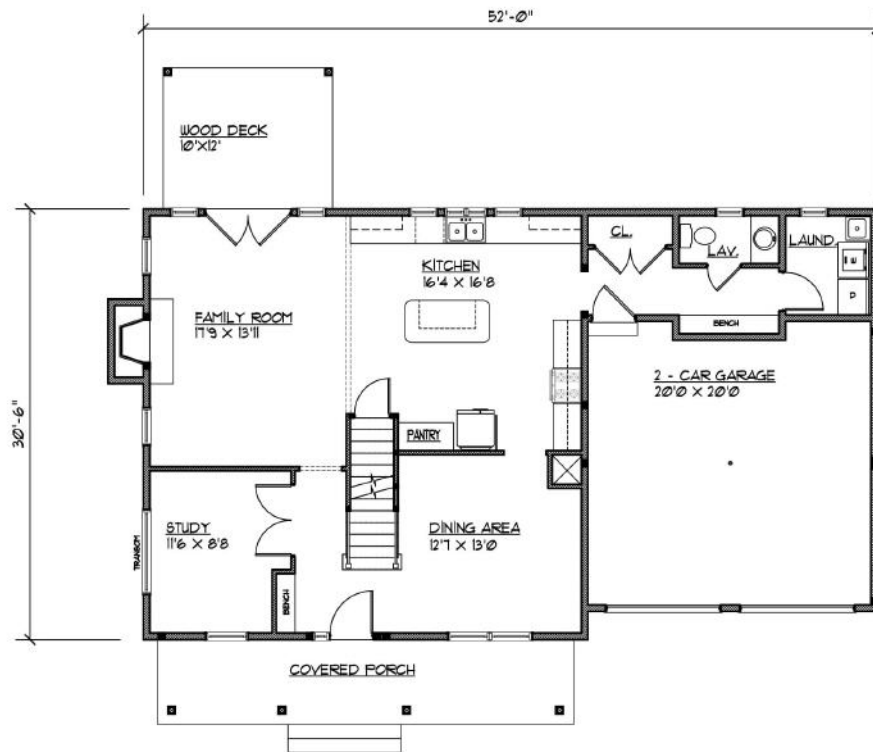
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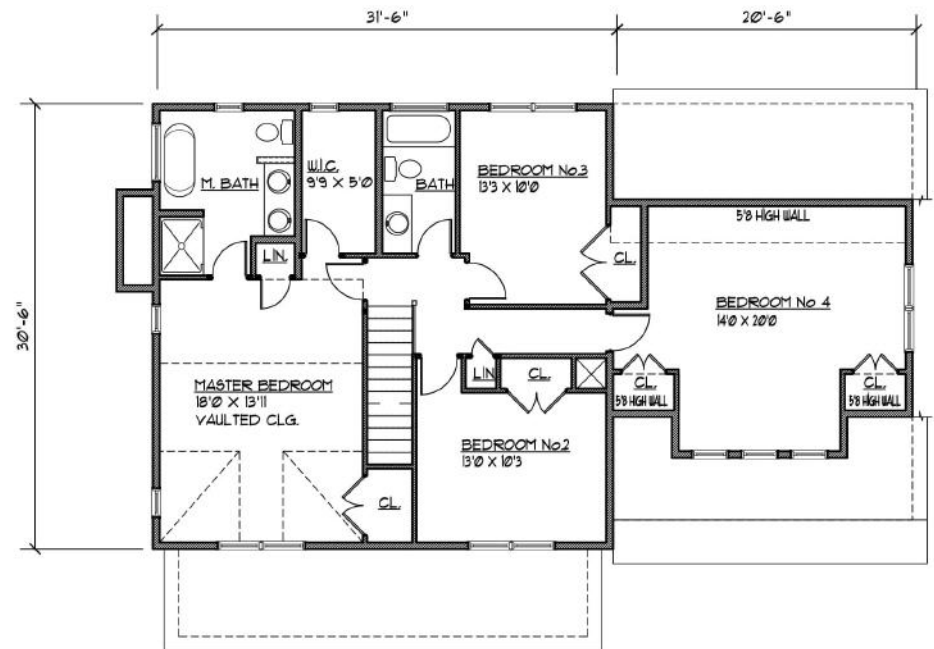
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The Dixie I



FIRST FLOOR PLAN
1124 SQUARE FEET



SECOND FLOOR PLAN
1300 SQUARE FEET

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The Amanda II



2856 Square Feet
4 Bedrooms
2.5 Baths
2 Car Garage

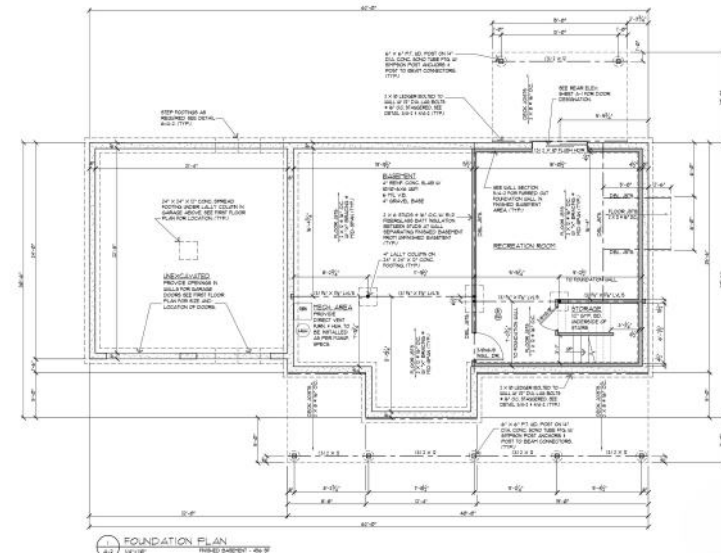
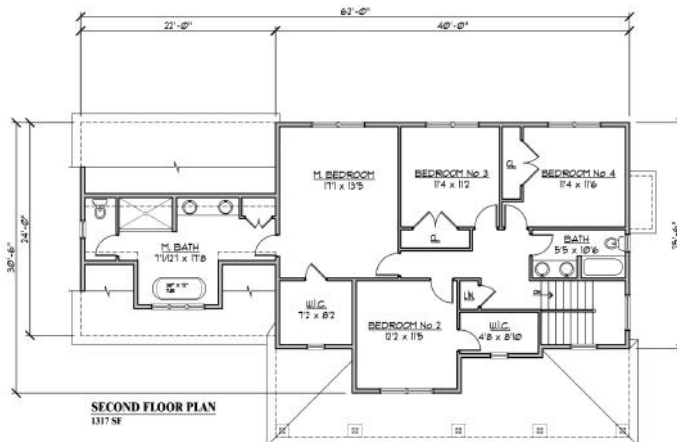
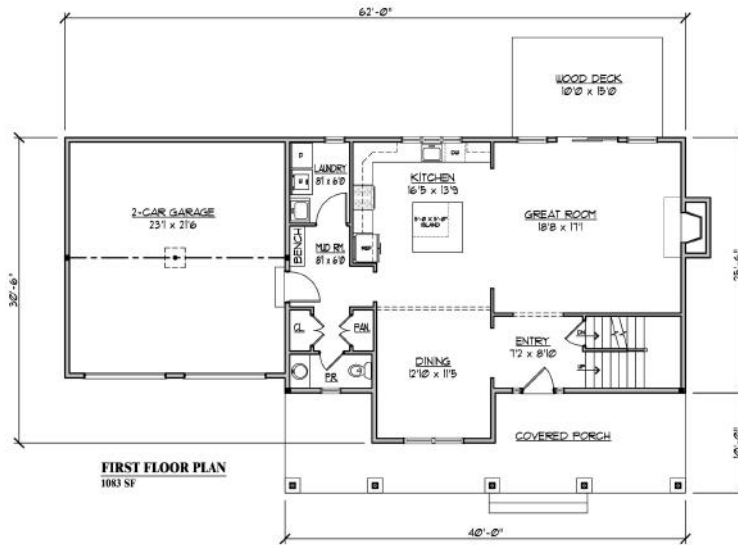
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The Amanda II



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The Mia

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2977 Square Feet
4 Bedrooms
2.5 Baths
2 Car Garage

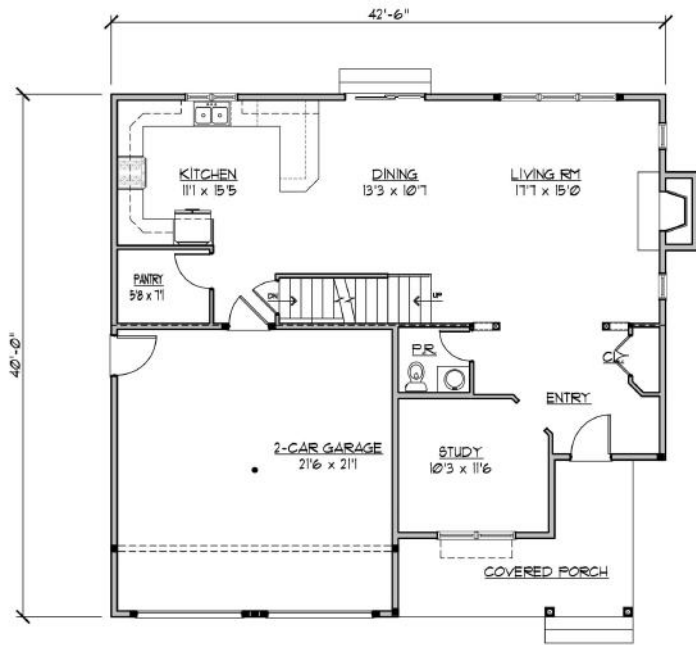
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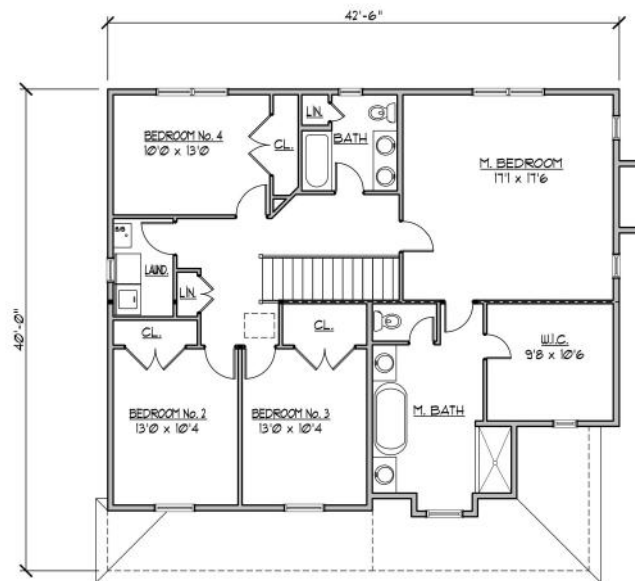
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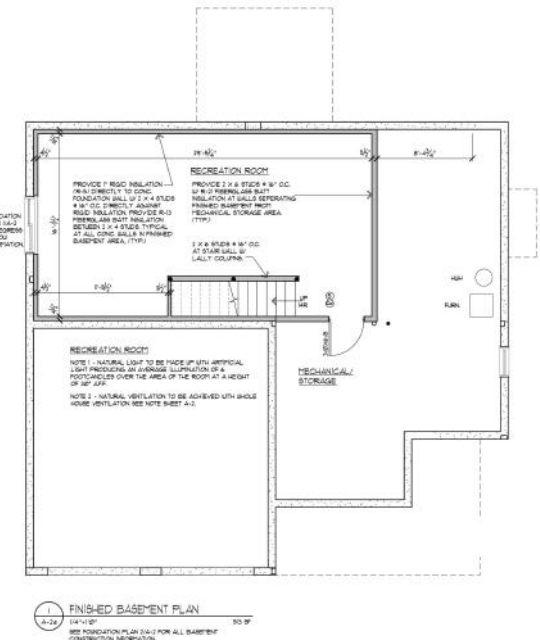
The Mia



FIRST FLOOR PLAN



SECOND FLOOR PLAN



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The Gables

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3109 Square Feet
4 Bedrooms
2.5 Baths
2 Car Garage

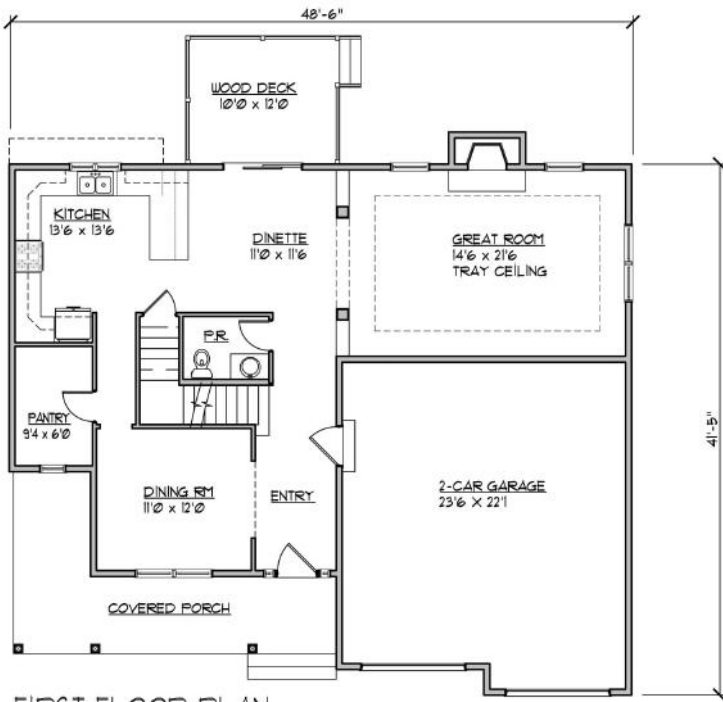
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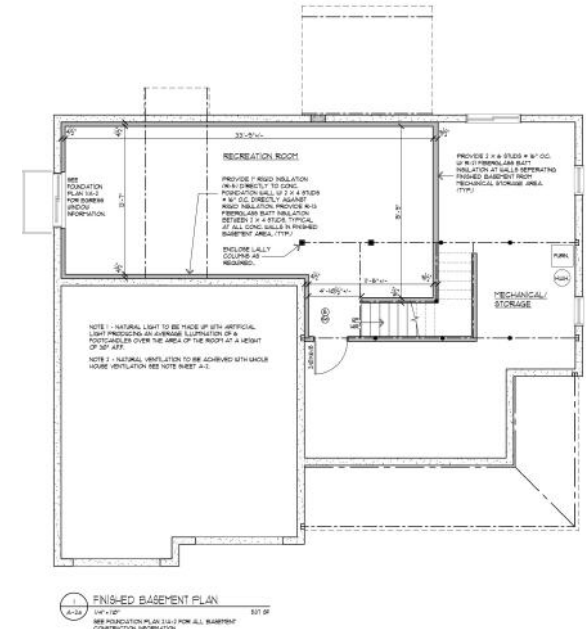
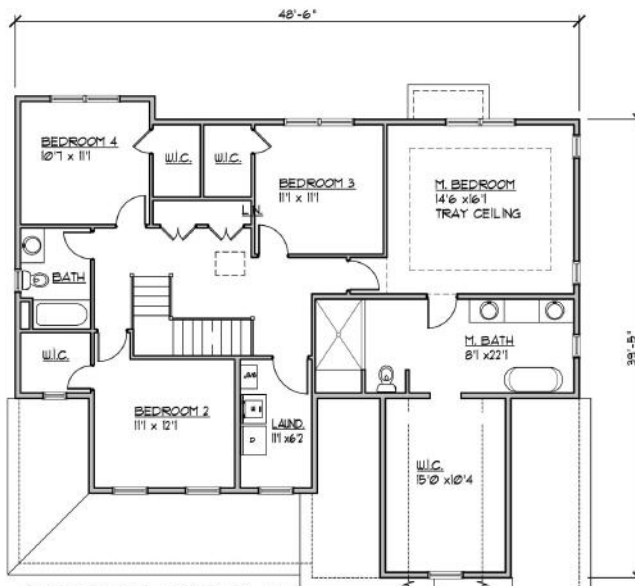
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The Gables



FIRST FLOOR PLAN
1143 SF



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The Fennel



3159 Square Feet
4 Bedrooms
2.5 Baths
2 Car Garage

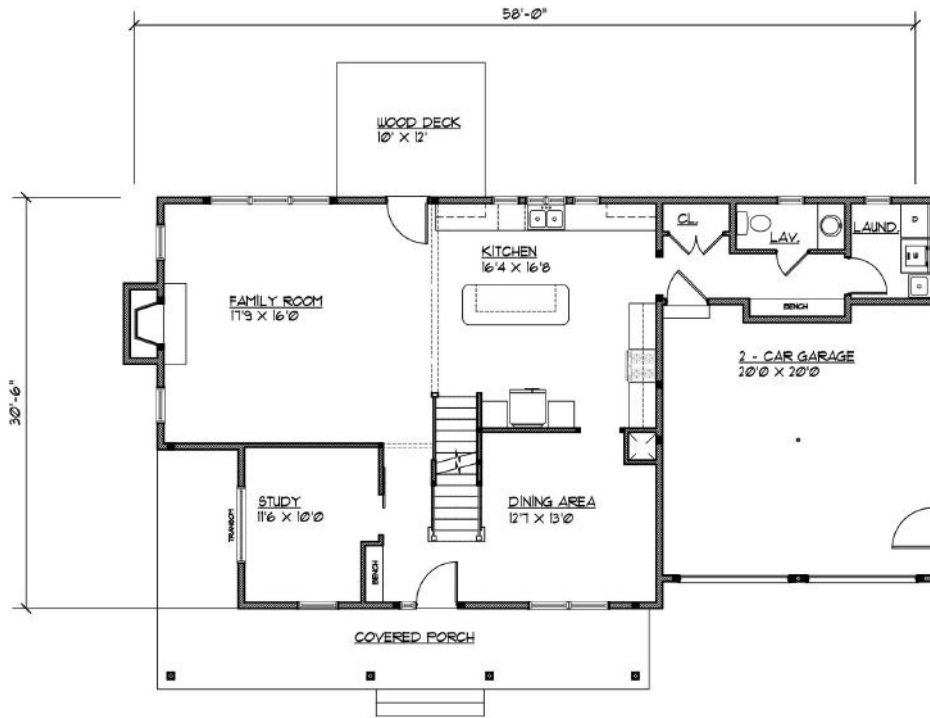
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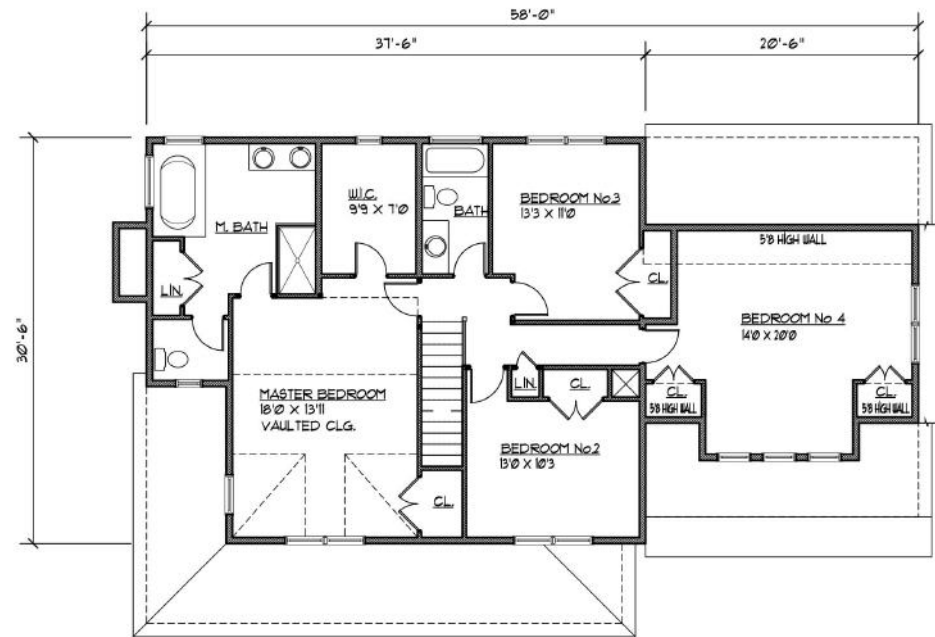
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The Fennel



FIRST FLOOR PLAN
1241 SQUARE FEET



SECOND FLOOR PLAN
1412 SQUARE FEET

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The Harper

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3100 Square Feet
4 Bedrooms
3 Baths
2 Car Garage

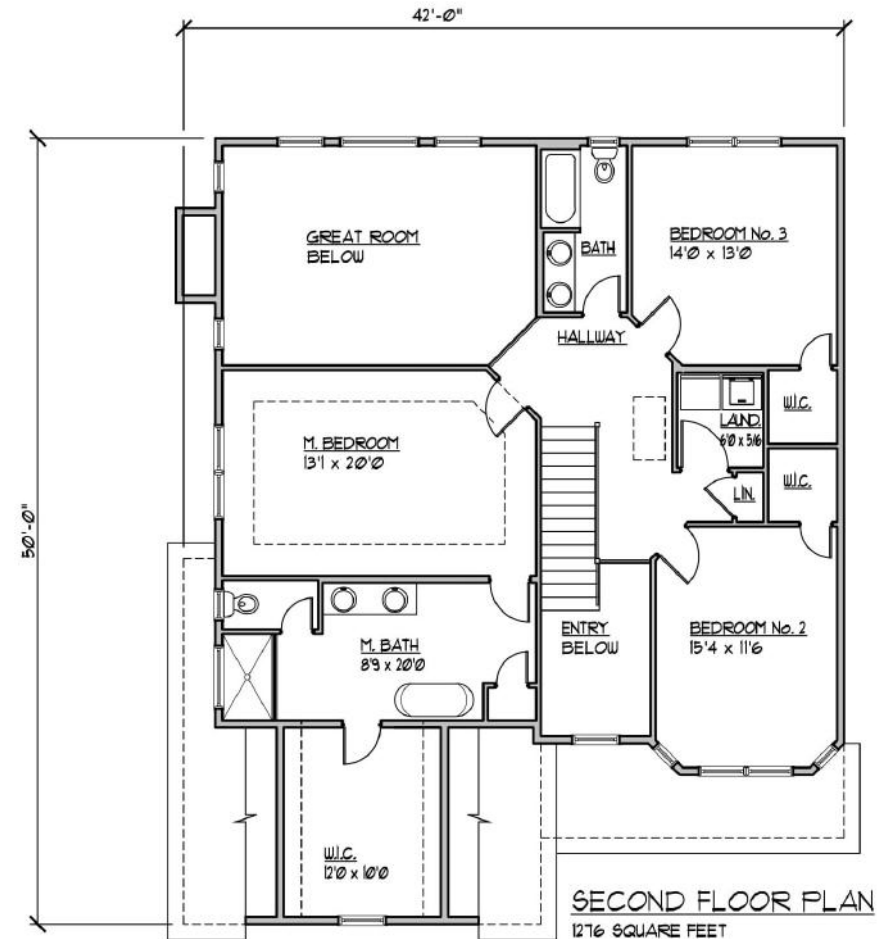
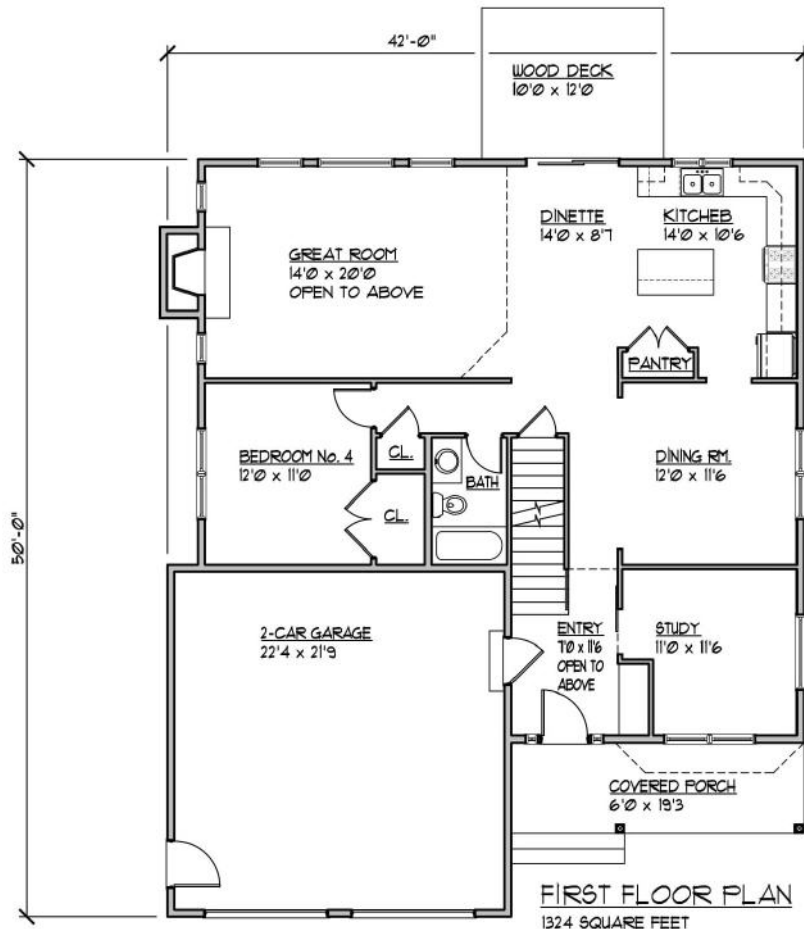
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The Sienna



3407 Square Feet
4 Bedrooms
3.5 Baths
2 Car Garage

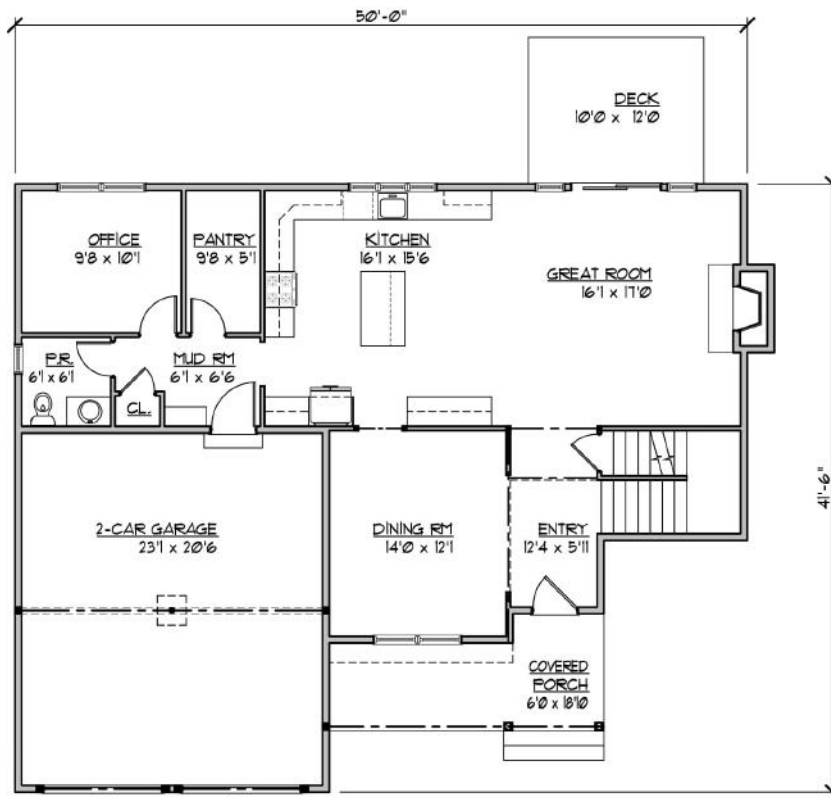
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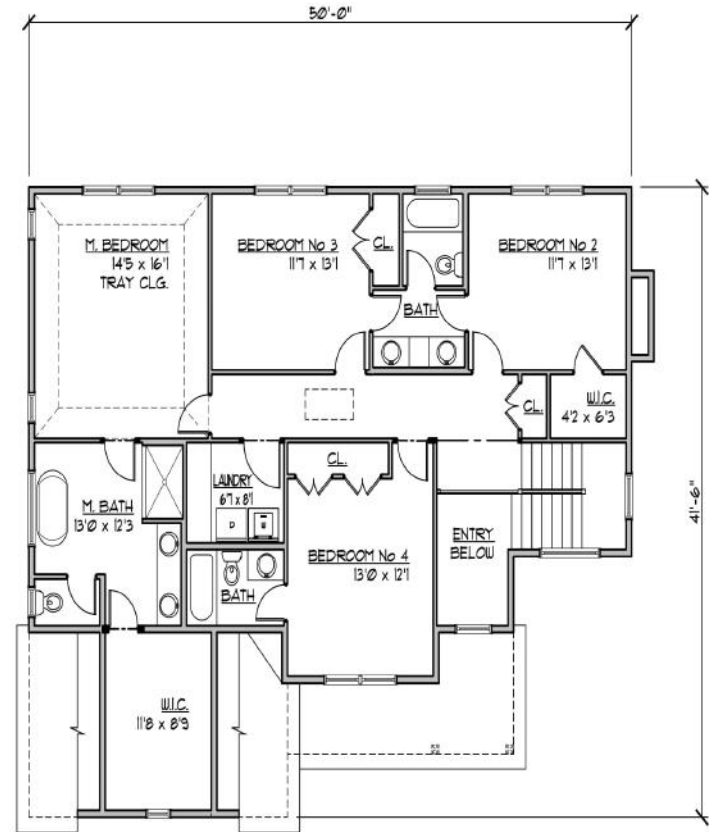
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The Sienna



FIRST FLOOR PLAN
1181 SF



SECOND FLOOR PLAN
1522 SF

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The Mabel



3323 Square Feet
4 Bedrooms
3.5 Baths
2 Car Garage

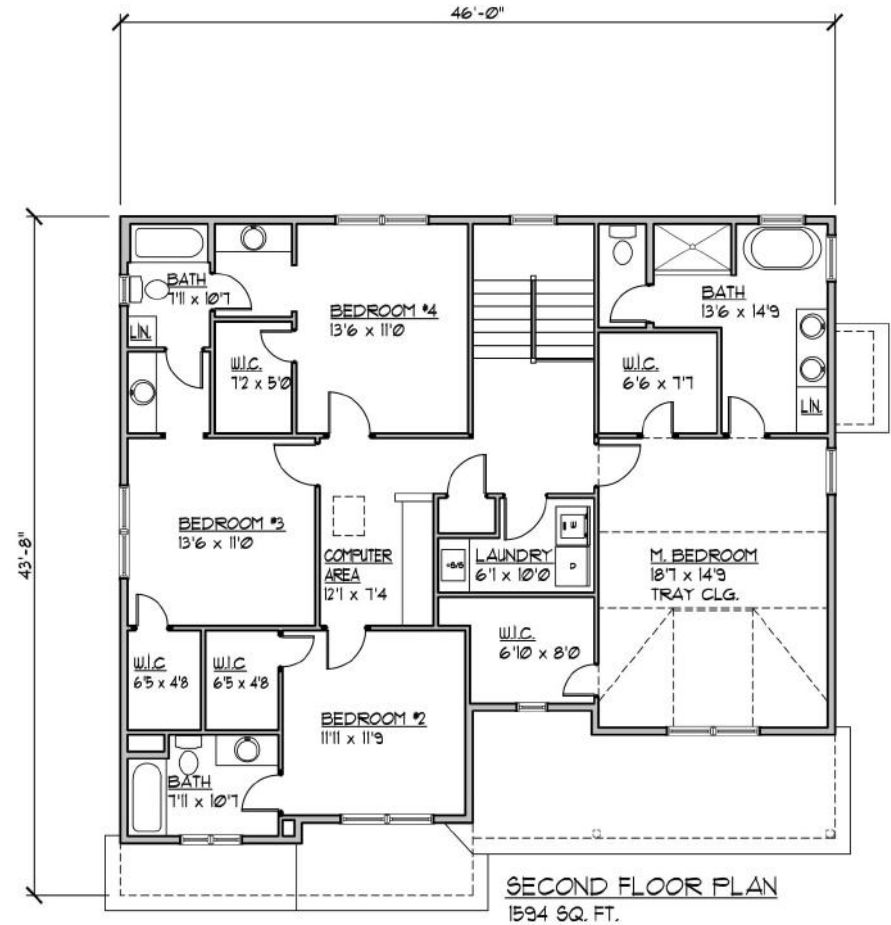
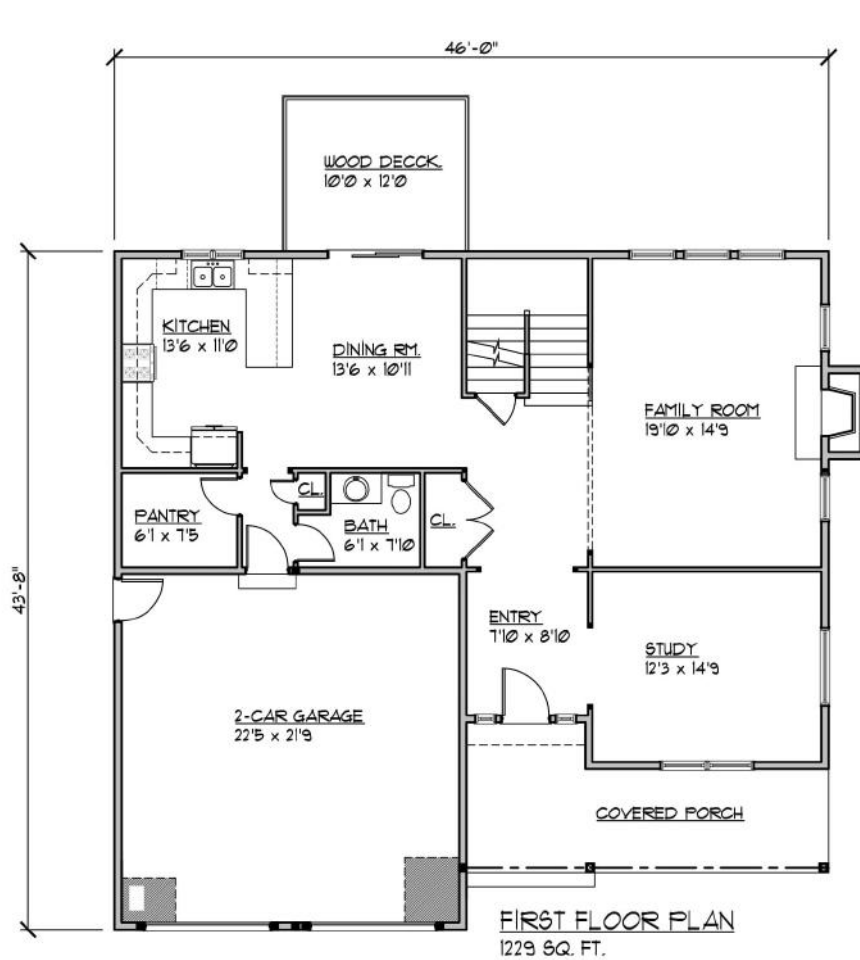
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The Mabel



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The Oakley

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3358 Square Feet
4 Bedrooms
2.5 Baths
2 Car Garage

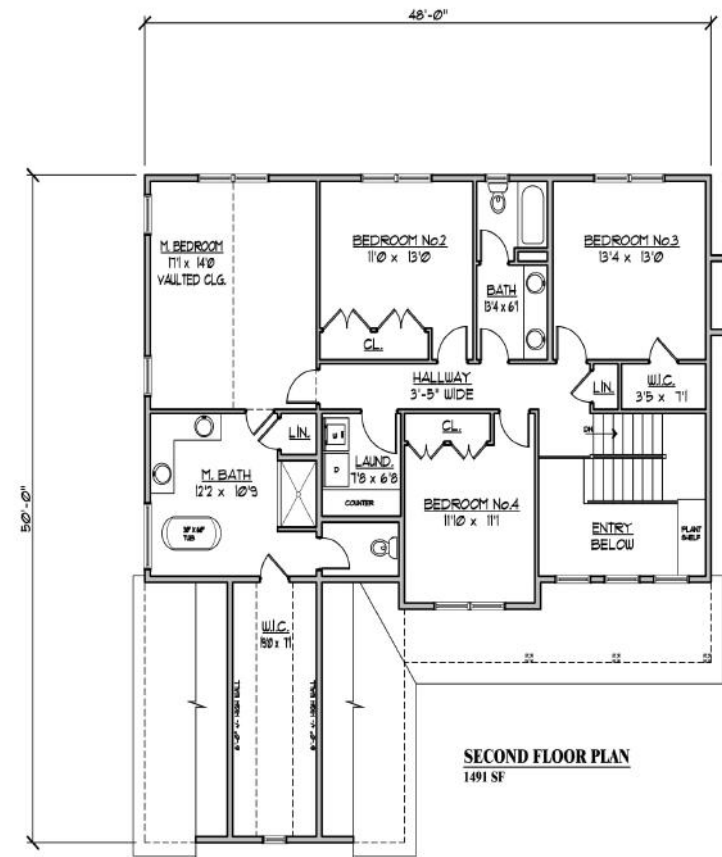
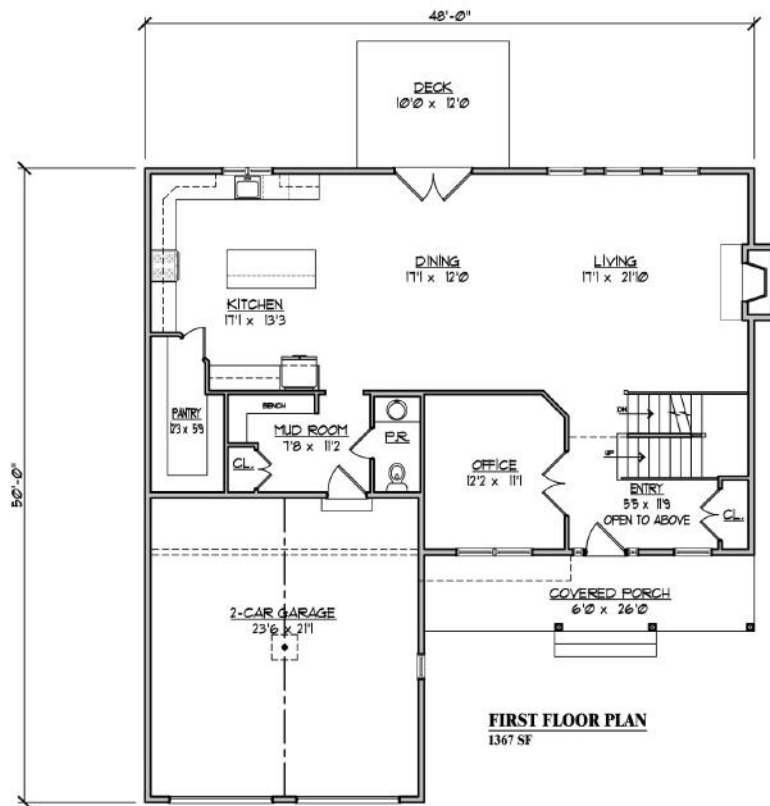
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The Caraway II

Ridgebury
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3422 Square Feet
4 Bedrooms
2.5 Baths
2 Car Garage

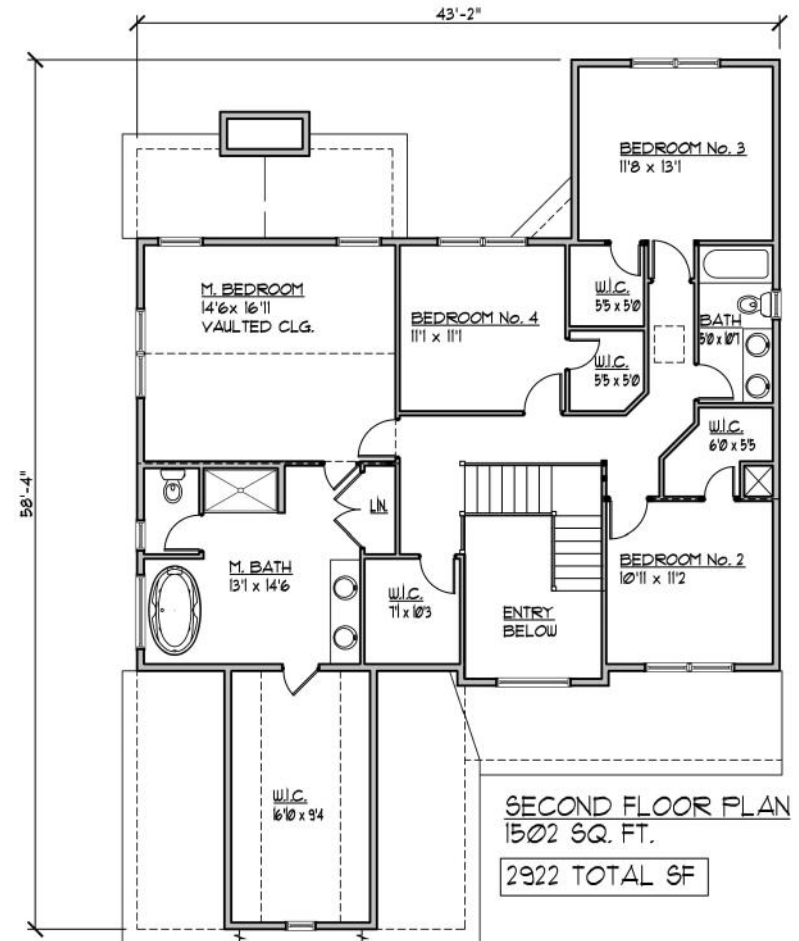
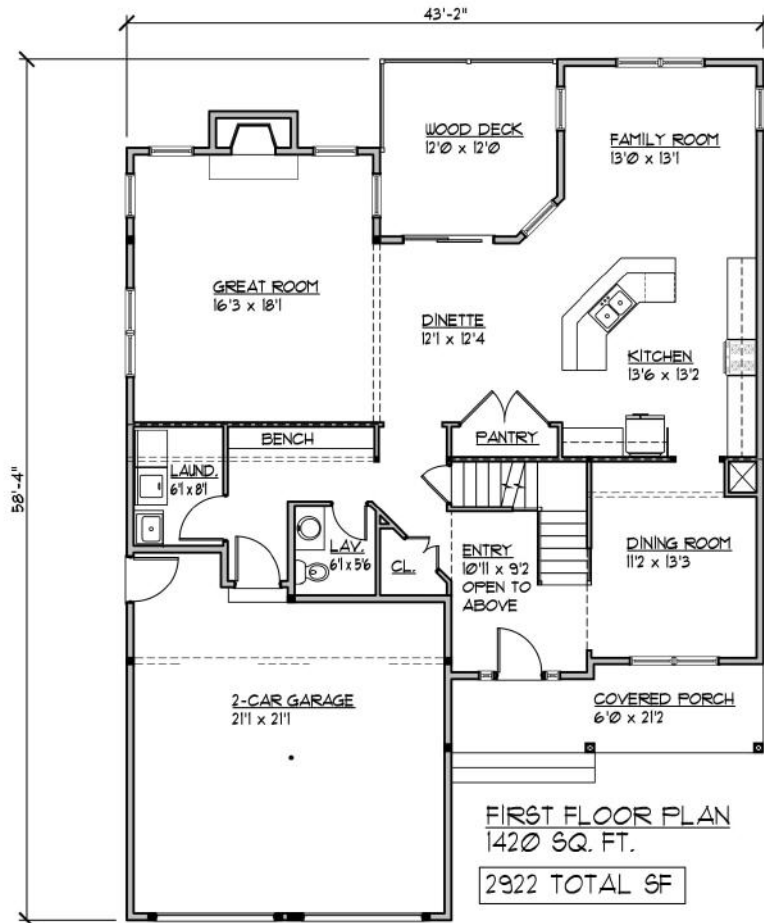
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The Caraway II



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The Winston



3438 Square Feet
4 Bedrooms
2.5 Baths
2 Car Garage

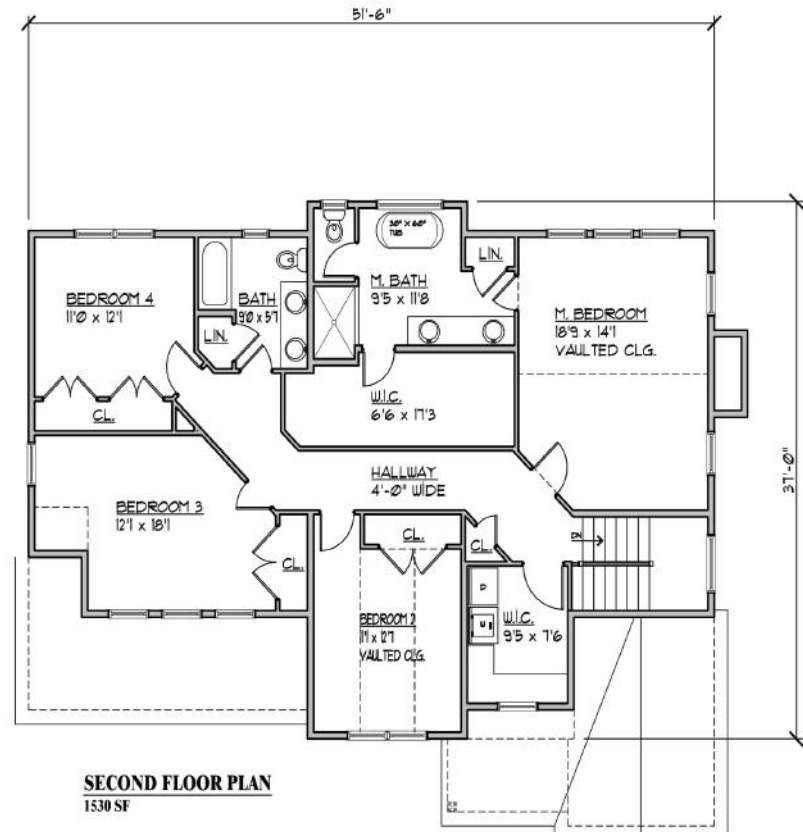
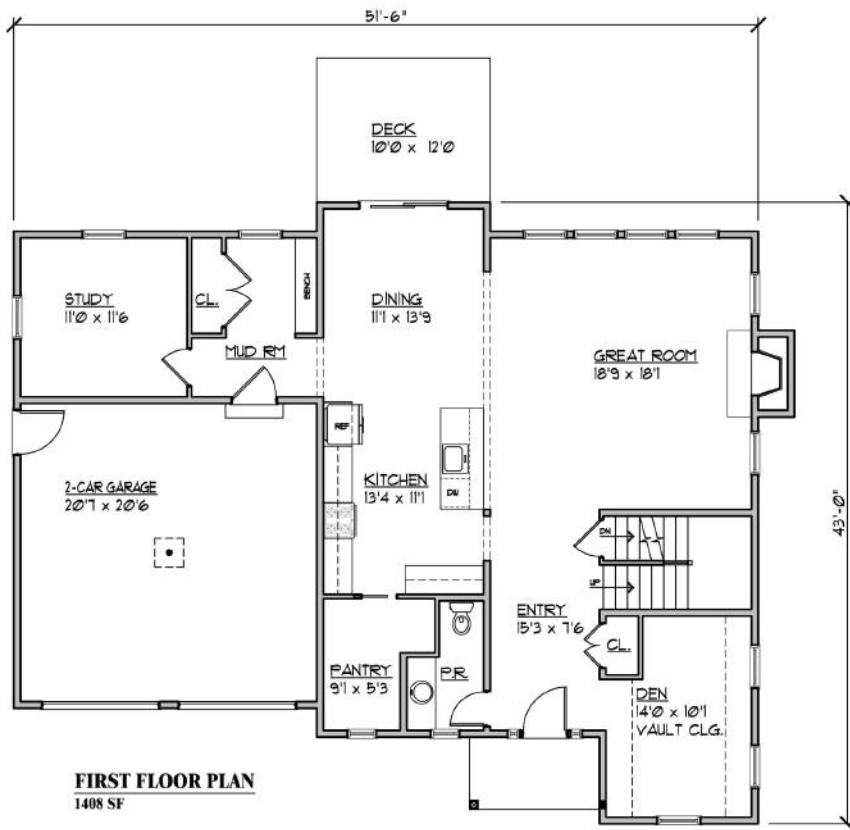
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The Winston



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Ridgebury Estates - Specifications

Interior Design

- *#2-3 ¼ Red oak hardwood flooring w/3 coats of polyurethane through out first floor & second floor hallway
- * Stairs - oak treds w/pine risers & wrought iron balusters
- *Ceramic or porcelain tile in all bathrooms
- *Quality plush carpets & padding in all bedrooms
- *Paneled interior doors w/matte black door knobs & hardware
- *Country style 1x4 wide based trim package
- *Elegant lighting package: includes ceiling fans, recessed lights, hanging pendants, wall sconces, coach lights & motion censored flood lights
- *Interior - Benjamin Moore paint (2 colors)
- *36" Direct vent gas fireplaces- w/Board & Batten surround cultured stone to pine mantle
- *Insulated & painted garage walls & ceilings
- * Full egress basement window/or walk out basement with sliding doors where applicable
- *Includes approximately 500 square feet of finished basement, may vary per plan

Kitchen Design

- *Builder credit of \$2,000 for kitchen appliances
- * Stainless steel direct vent fluted hood above range
- *Custom cabinetry w/painted & glazed options (available) Plywood ends, soft close hinges
- *MSI Quartz countertops (available)
- *Tiled back splash
- *Large under mounted single bay sink
- *\$15,000 allowance - All cabinets, vanities, tops & hardware (for kitchen & baths)

Bathroom Design

- *Designer vanities w/quartz tops & under mounted sinks available and included in kitchen allowance.
- *Vanity lights w/mirrors
- *Tile floors (ceramic/porcelain)
- *All Delta water saver fixtures & toilets
- *Fiberglass tub w/tile surround in main bath
- *Ceramic/porcelain tiled shower w/frameless matte black glass door
- *Free standing soaking tub in master bath

Exterior Design

- *Poured concrete walls 8" thick
- *Water proof foundation below grade w/footing drain around full exterior of foundation
- *30 Year limited lifetime architectural asphalt roof shingles w/metal roof accents on certain models
- *Vinyl siding & soffits w/aluminum fascia, decorative trim & shutters
- *Vinyl cedar shakes or board & batten accents (certain homes)
- * Timbertech Composite decking on front porch
- *10 x12 Treated rear decks
- *Low-E white vinyl double hung windows w/screens
- *Insulated steel overhead garage doors w/windows
- *Hay and seed all disturbed areas 30' around home
- * Elegant landscape package w/paver front walkways
- *Blacktop driveways
- *Cultured stone decorative columns on front porch

Utilities Design

- *50 Gallon electric hot water heater
- *200 Amp electrical service
- *2 Zone propane fired energy efficient direct vent forced hot air heating
- *1 Zone Central air conditioning system
- *Underground electric & Cat 5 cable lines
- *Drilled well & septic

Available for Upgrades

Vinyl Siding and Windows/Culture Stone/Hardwood Flooring/Tile/Carpet Flooring/Cabinets and Vanities/Granite/Paint Colors/Appliances/Light Fixtures/*Backup Generator Packages Available/*Crown molding, upgraded trim packages, granite countertops, porcelain sinks. Finished basements start at \$57.00 per sqft.

***Prices can be furnished for all allowances/upgrades upon request through the builder. Prices, layouts and designs are subject to change. Artist Renderings may vary from actual construction. Please consult with builder.**

(All materials will be of builders grade. Upgrades are available from the builder for an additional price outside the sales contract. Select color choices may be available with certain materials, however some may cost an additional price outside the sales contract.)



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