



GOOSE HOLLOW RIDGE



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**Kodiak**  
CONSTRUCTION INC.  
20 YEAR ANNIVERSARY

**Roohan**  
Realty



Built for you. Crafted for Generations.  
Homes by Kodiak.  
Constructed for your family's future.

## Included Features

### Homesite

- Town of Greenfield
- Saratoga Springs School District
- Private Septic, Drilled Well, Propane
- No HOA or HOA Fees
- Deed Restrictions

### Exterior Finishes

- Owens Corning architectural asphalt shingles
- Low maintenance Norandex Cedar Knolls vinyl lap siding & soffit with aluminum fascia, per plan
- Low maintenance Norandex Cedar Knolls vinyl board & batten or vinyl shakes on front elevation, per plan
- VWD white vinyl windows with full screens, grilles between the glass and tilt-in for easy cleaning
- Therma-Tru insulated Smooth Star painted front entry door, per plan
- Egress window in lower level
- Clopay Premium series overhead garage door with one row of glass, opener & two remote controls, size per plan
- Covered front porch with brushed concrete floor, miratec wrapped columns and vinyl soffit ceiling
- Brushed concrete front sidewalk from driveway to front porch
- \$3,000 Asphalt paved driveway allowance
- \$4,500 landscape design allowance for mulch beds along front elevation, plantings & hydro-seeding

### Construction Specifications

- 9' First Floor wall height: 8' Second Floor wall height: 7'-7" Lower-Level wall height
- Blower Door tested house at completion to show low air leakage
- R21 Exterior wall insulation; R21 Basement exterior wall insulation, floor-to-ceiling
- R38 Exterior ceiling insulation
- Complementary 8 hours of time with interior design firm Plum & Crimson for interior selections

### Mechanical Systems

- 95% Efficient forced air heating system
- 13 SEER Air conditioning system
- One programmable single zone thermostat for heating & cooling system control
- Efficient gas-fired hot water heater
- Two exterior water spigots, one each in the front and rear of the home
- PEX waterlines throughout, PVC waste lines
- Panasonic bath fans, vented directly to the exterior per Code
- Electric washer hook up
- Electric dryer hook up

### Electrical

- 200-amp Electrical service panel served by underground power feed
- \$3,500 Light fixture allowance
- One ceiling fixture per room
- Five LED 6" surface mount lights in kitchen
- Interconnected smoke & carbon monoxide detectors
- One coaxial in family room
- One coaxial for Owner to connect to wireless router in foyer closet
- Outlets and light switches per Code

## Interior Finishes

- Heat-N-Glo SL7 direct vent gas fireplace with standard surround and mantel
- Red oak stair treads with painted risers & stringers installed from the first floor to the second floor
- Pine stair treads with pine risers and stringers installed from the lower level to the first floor
- Wall-mounted red oak handrail, per code
- Masonite hollow-core interior 2-panel, or equal, interior doors
- 3-1/2" Windsor interior window and door casing
- 5-1/4" Windsor compatible base, shoe installed at hard surface floor
- \$8,000 Shelving allowance for pantry and closets
- Schlage interior door handles in black finish, from standard selections
- Prime all drywall. Primer services as the flat white finish for the ceilings and inside standard depth closets
- Two coats wall color applied to the walls in the house from Kodiak Construction's "White and Lights" selections
- Two coats trim white to all interior trim and interior doors, sprayed Sherwin Williams "Pure White"
- Stain the stair treads to the second floor to closely match the hardwood floor color

## Flooring

- Provenza Affinity 7.48" wide oak engineered hardwood in main living areas
- Carpet in all bedrooms, upstairs hallway, and study/office
- Ceramic Tile: Primary Bathroom 12"x24" (\$5/sf tile allowance)
- Mannington Adura 12"x24" Luxury Vinyl Tile with Grout: Mudroom, Laundry Room, Guest Bathroom

## Kitchen

- Timberlake Portfolio cabinetry and kitchen island, per allowance
- Double trash-can pullout cabinet, soft-close drawers and doors
- Quartz or Granite countertop, per allowance
- Stainless steel undermount sink
- Delta single handle kitchen faucet, per allowance
- \$7,000 Stainless steel kitchen appliance allowance

## Primary Bathroom

- 34" high Dual sink vanity, Timberlake Portfolio cabinetry, per allowance
- Granite countertop with two white rectangular undermount sinks and 4" backsplash, per allowance
- Delta Ashlyn 8" Widespread Faucets in "Matte Black" and coordinating shower trim, per allowance
- White 36" x 60" fiberglass shower unit, per allowance
- American Standard Edgemere elongated chair height toilet, per allowance
- Bathroom accessories, per allowance

## Guest Bathroom

- 34" high single sink vanity, Timberlake Portfolio cabinetry, per allowance
- Granite countertop with one white rectangular undermount sink and 4" backsplash, per allowance
- Delta Ashlyn single handle faucet in "Matte Black" and coordinating shower/tub trim, per allowance
- 60"x32" Clarion fiberglass shower/tub unit with Subway Tiled Walls and 18" Apron, White, per allowance
- American Standard Edgemere elongated chair height toilet, per allowance
- Bathroom accessories, per allowance

## Powder Bathroom (per plan)

- American Standard Edgemere pedestal sink, per allowance
- Delta Ashlyn single handle faucet in "Matte Black", per allowance
- American Standard Edgemere elongated chair height toilet, per allowance
- Bathroom accessories, per allowance





## GOOSE HOLLOW RIDGE

### 21 Custom Built Homes

Peaceful & Private Wooded Homesites

Town of Greenfield

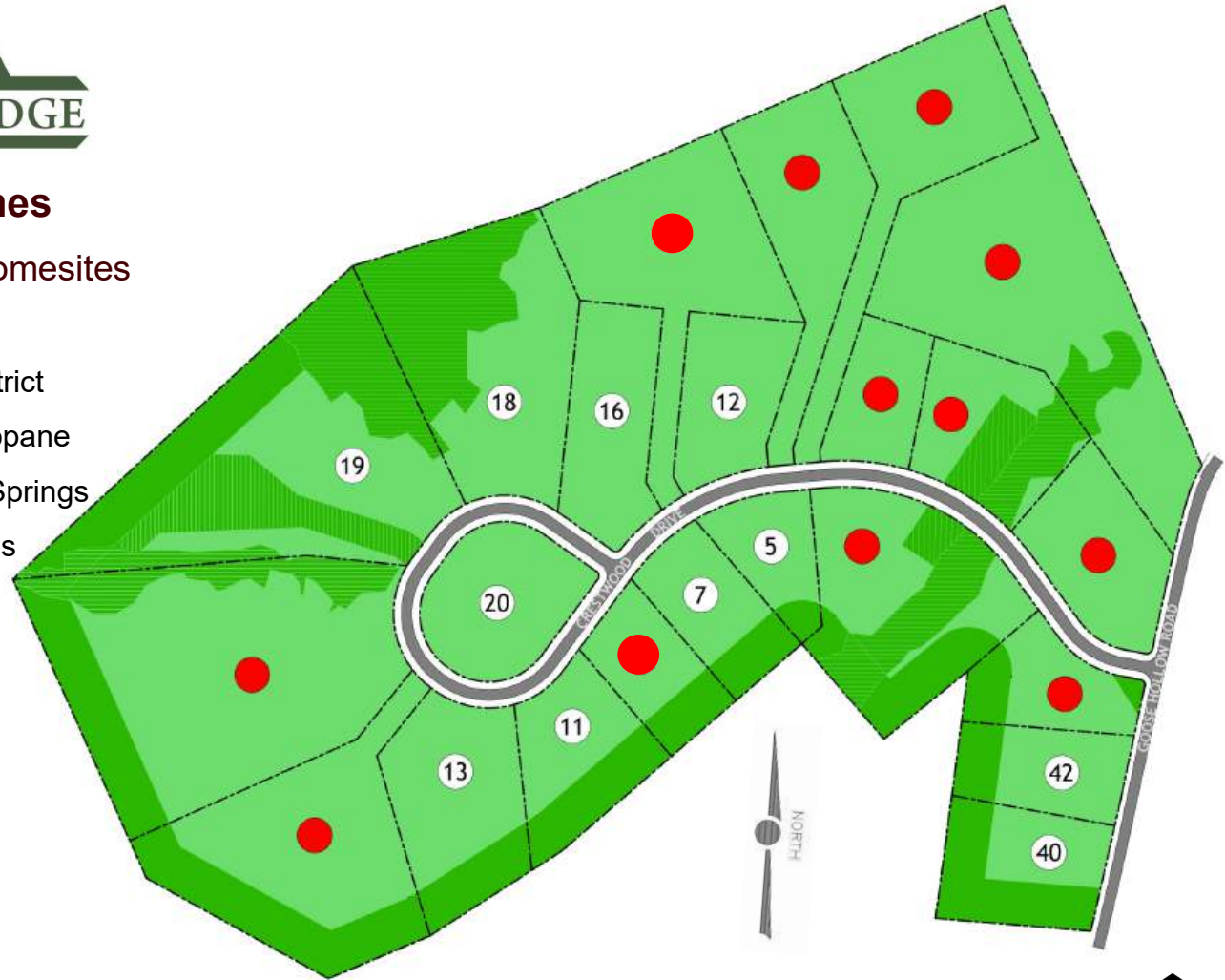
Saratoga Springs School District

Private Septic, Drilled Well, Propane

7 miles to Broadway, Saratoga Springs

1.3 to 8.13 acres homesites

-  SOLD
-  LOT HOLD
-  MODEL
-  QUICK DELIVERY



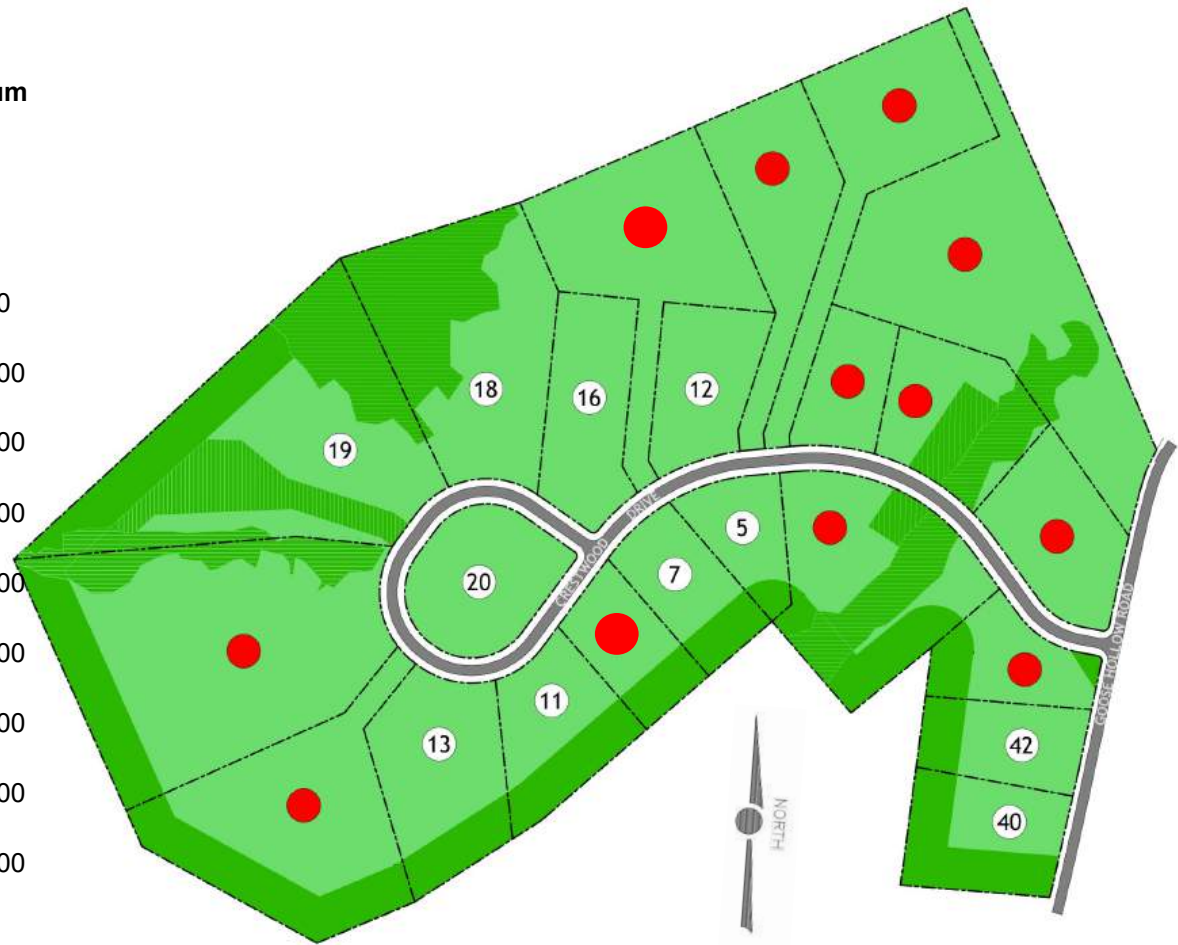
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Homesite	Description	Premium
40 Goose Hollow Rd (Lot 23)	2.22 acres	\$0
42 Goose Hollow Rd (Lot 22)	1.68 acres	\$0
5 Crestwood Drive (Lot 16)	1.30 acres	+\$5,000
7 Crestwood Drive (Lot 15)	1.72 acres	+\$20,000
11 Crestwood Drive (Lot 13)	2.22 acres	+\$30,000
12 Crestwood Drive (Lot 4)	1.98 acres	+\$20,000
13 Crestwood Drive (Lot 11)	3.04 acres	+\$35,000
16 Crestwood Drive (Lot 6)	2.38 acres	+\$45,000
18 Crestwood Drive (Lot 7)	5.27 acres	+\$60,000
19 Crestwood Drive (Lot 8)	8.13 acres	+\$50,000
20 Crestwood Drive (Lot 12)	2.34 acres	+\$35,000

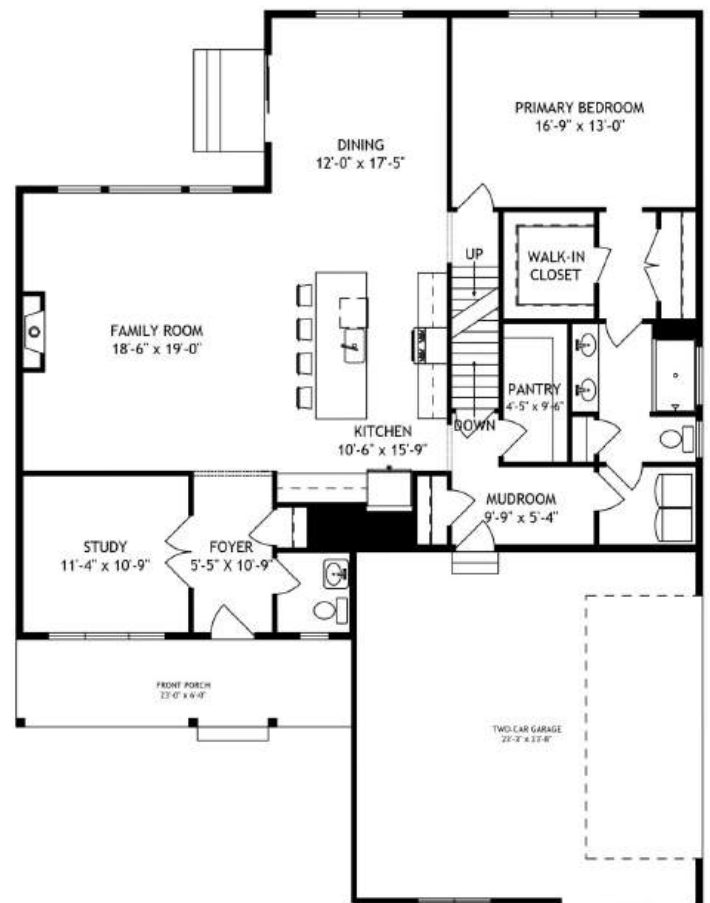
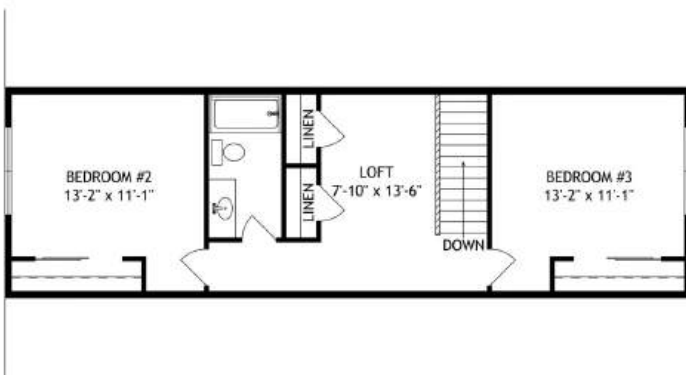




Optional Features Shown

## Carson

- 2,336 Square Feet
- 3 Bedrooms, 2.5 Bathrooms
- First Floor Study
- Second Floor Loft



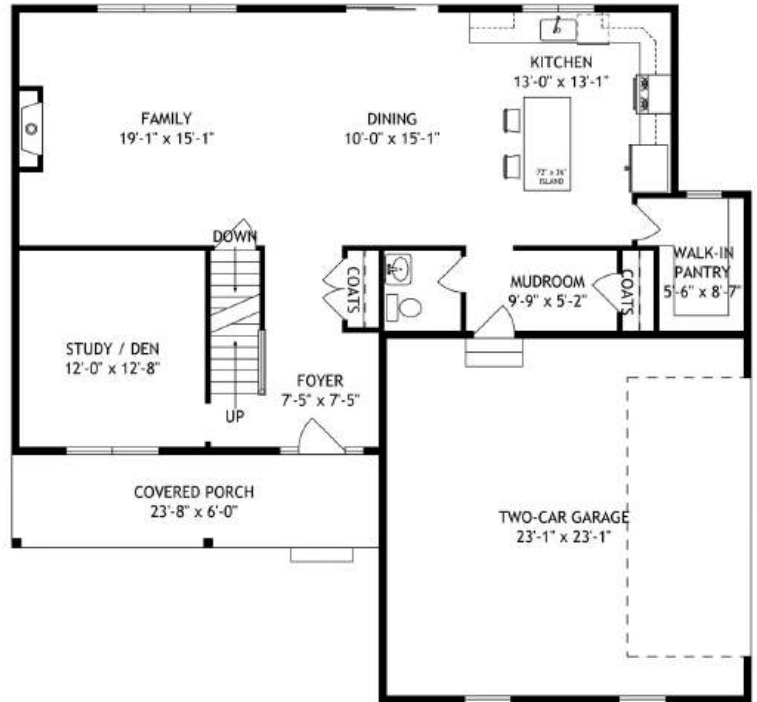
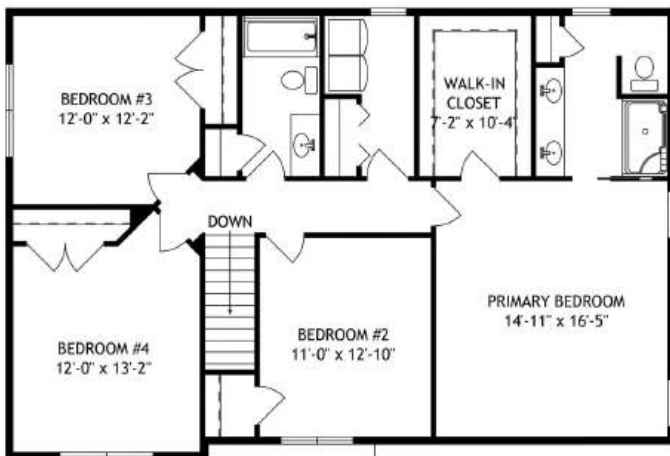




Optional Features Shown

## Cascade

- 2,392 Square Feet
- 4 Bedrooms, 2.5 Bathrooms
- Study / Den

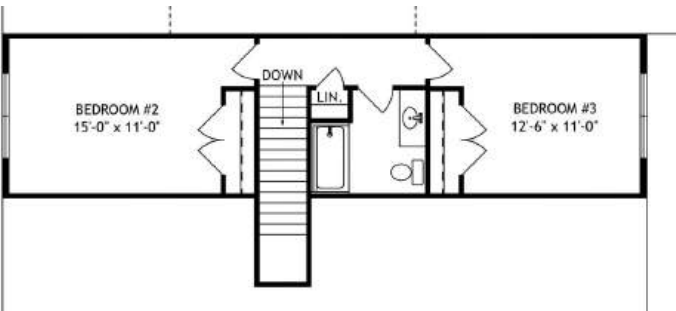
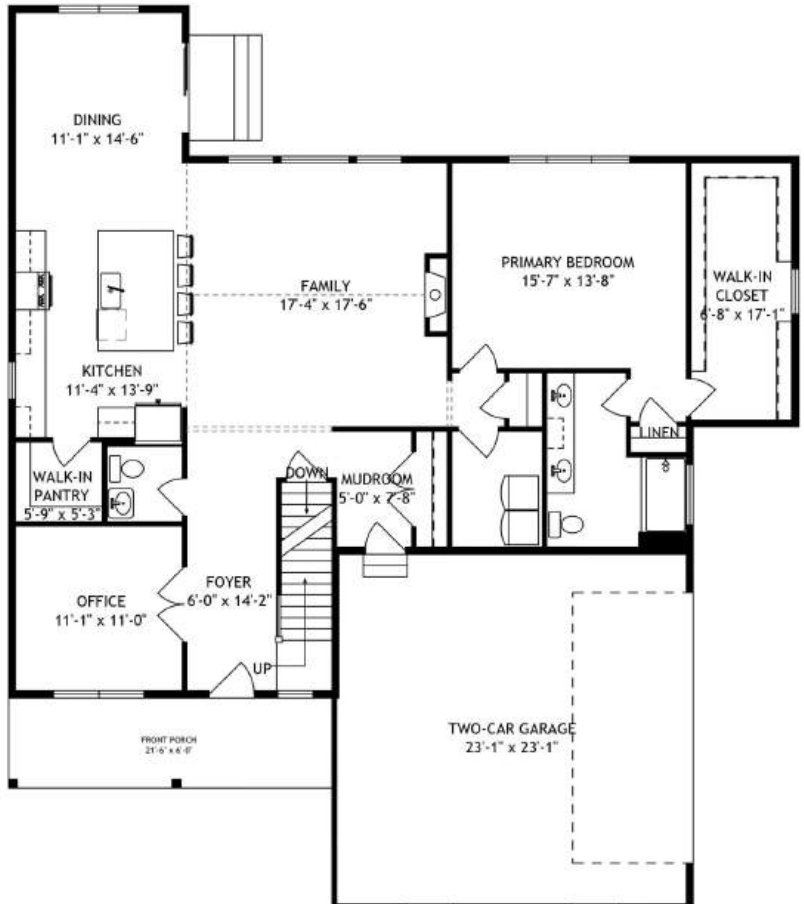




Optional Features Shown

**Porter**

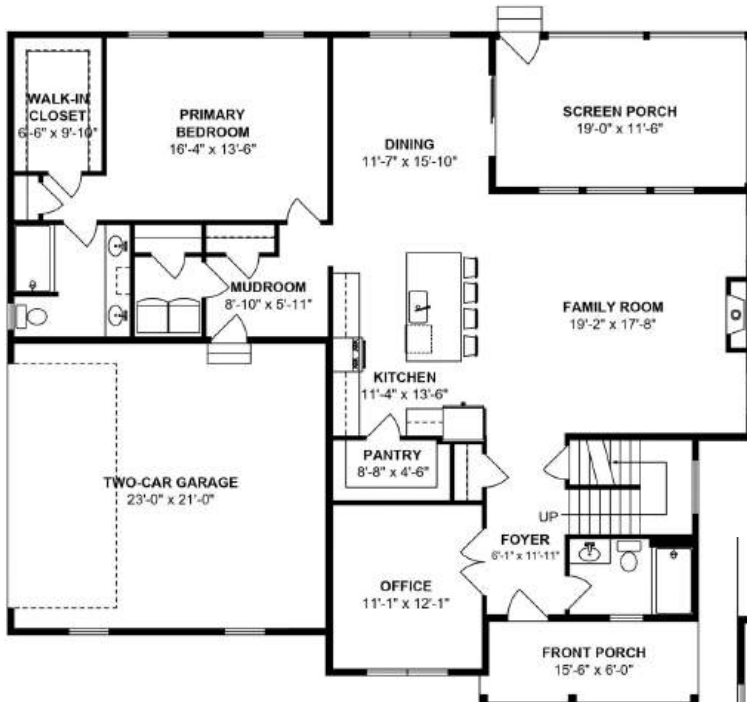
- 2,208 Square Feet
- 3 Bedrooms, 2.5 Bathrooms
- Office







Optional Features Shown



**Esther**

- 2,605 Square Feet
- 4 Bedrooms, 4 Bathrooms
- First Floor Primary Suite
  - Office
- Optional Screen Porch

