There’s no substitute for experience.

Legend Homes
Guilderland & Niskayuna

Information
Tim Mulchy
518 857 7653
TMulchy@kw.com
Experience and Quality of Construction...

- Hands on Builder with over 60 years of experience
- 9’ First Floor Ceiling Height
- 8’x8” Poured Concrete Walls w/Steel Rebar Reinforcement
- Performance and Strength in Construction
- Perimeter Foundation Drainage System
- Basement Exterior Walls R-11 Pillow Wrap to Code
- R-30 Insulation Ceiling
- R-19 Exterior Walls
- Exterior Walls 4 mill Poly Vapor Barrier
- Continuous Roof Ridge Ventilating System
- 2 x 6 Exterior Wall Construction
- Floor Decking ¾” T&G OSB Construction Adhesive and Cruikshank Nails
- House Wrap All Heated Wall Areas, including Garages and Gables
- Simonton® Tilt In Double Hung Windows with Screens, Grids to Front
- Simonton® Slider Door (per plan)
- Simonton® Casement Windows at Garden Tub & Kitchen Sink (per plan)
- Premium Vinyl Siding and Shakes
- GAF® 30 year Architectural Roof Shingles
- Side Entry Garage on all Home Plans (lot dependent)
- Norandex® Shutters to Front of Home
- Steel Insulated Raised Panel Garage Door, and Garage Door Opener
- Window Grills to Front of All Homes
- Therma Tru® Smooth Star Insulated Entry Doors
- Fully Sealed Concrete Floors in Basement and Garage
- Choice of Door Hinges Finishes
- Lever Interior Door Handles
- Abundant Floor Plans and Styles to Fit your Lifestyle!

Floor Coverings with Style...

- Ceramic Tile all Bath Floors, Laundry and Mudrooms (from Builders Allowance)
- Oak Hardwood Floors 3/4” x 2 1/4 sand and natural finish on site at the Entry Foyer, Kitchen and Breakfast Area, Formal Dining Room
- Oak Stair Treads with carpet runner (main stairs)
- Carpeted Stairs on all secondary stairs (per plan)
- Closed Basement Wood Stairs, unfinished
- Skycrest® Unsurpassed Carpet w/ Full 6lb Bonded Pad

There’s no substitute for… experience.

Serafini Builders reserves the right to change or substitute stated features with equal or better quality without notice or obligation.
**Kitchen, Bath, Laundry Cabinetry …**
- Individual Kitchen Layout and Design Service in Every Home We Build!
- Homecrest® Heritage Series Cabinets, Choice of Oak, Hickory, Maple and Cherry
- Kitchen Cabinet Crown Molding
- Built in Butlers Pantry (as per plan)
- Kitchen with 5 x 2 Island
- Ice Maker Line for Refrigerator
- Stainless Steel Undermount Sink Double Deep Bowl
- Stainless Steel Appliance Package $3,250 Allowance
- Granite countertops from Builders Selections.
- White Wall Storage Cabinet installed in all Laundry Rooms
- Homecrest® Comfort Height High Vanities in all Baths (size per plan)
- Simonton® Casement Window over Kitchen Sink and Garden Tubs

**Luxury Baths, Comfort Solutions ...**
- Garden Tub in all Master Baths, Aker® (as per plan)
- Master Bath Shower 36” or 48” with Glass Shower Door Allowance(per plan)
- Ceramic Tile Floors in all Baths
- Homecrest® Comfort Height High Vanities in all Baths (per plan)
- Towel Bars and Paper Holders from Builders Selections
- Delta® Leland Faucets
- Delta® Kitchen Faucet with Spray
- Dayton® Double Undermount Stainless Steel Sink
- 5’ Aker Fiberglass Tubs in Main Bath
- Aker® Tubs and Showers
- Gerber® Water Closets
- Exhaust Fan and Light Combos in all baths, switched separately
- Gerber Maxwell® Pedestal Sink for Powder Room
- 75 Gallon High Efficiency Direct Vent Hot Water Heater
- Master Bath Granite Counter Top, with undermount sink from Builders Selections.
- Pressure Balanced Shower Controls
- Cultured Marble Sinks in Baths
- Frost Free Hose Bibs in 2 Locations
- Full Size Vanity Mirrors in Baths
- Oval Mirrors over Pedestal Sinks
- Light and Bath Fans Vented to Exterior all Baths, Separate Switch

**Energy Efficient ...**
- Bryant® High Efficiency Gas Forced Hot Air
- Bryant® Central Air CK Series
- Humidifier-Vapor Air-Flo Thru
- Programmable Thermostat
- Heat & Glo® Gas Fireplace, Tile or Marble Trim, Mantels from Builders Selection
- Air infiltration/moisture barrier house wrap, at exterior walls, including garages and gables
- Sealed duct joints reducing air leakage, distribute air evenly, with less exposure to dust and indoor pollutants.
- Concrete sealant on Basement Floors and Garage Floors

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**Lifestyle Features, Elegant …**
- First Floor Nine Foot Ceilings
- Trey Ceiling in Dining Room 12” Deep
- 5” Crown Molding in Dining Room, outside trey
- 5 1/4” Wide Base Molding Entire House
- 3 1/4” Wide Trim all Windows and Doors
- Oak Tread Staircase Main Stairs with Carpet Runner
- Oak Railing System with White Painted Spindles
- Six Panel Masonite Doors
- White Semi Gloss Woodwork
- Walls and Ceilings Dover Flat White
- Sherwin Williams® Quality Cleanable Paint
- Choice of Front Door Colors
- Front Door Sidelights and Transoms (per plan)
- Choice of Color Highlight Trim & Moldings on Home Exterior Front
- Vaults and Volume Ceilings (per plan)
- Wire Maid Closet Shelving System
- Wood Cased Painted Openings at all Doorways
- Lever sets all Interior Doors
- Weiser® AUGUSTA Handle set Exterior front Door

**We know It’s a High Tech Life…**
- Cat 5 Phone Jacks in 4 Customer Locations
- RG-6 CATV outlets wired to 4 Customer Locations
- 200 AMP Electric Service
- 10 Recessed Lights in Choice Interior Locations
- Electronic Smoke Detectors in each Bedroom, 1st and 2nd Floor & Basement
- Carbon Monoxide Detector
- Garage Door Opener , keyless entry keypad and remotes
- Light Fixture Allowance $2,400
- Exterior Lamp Post
- Exterior GFI Opening Exterior in 2 Locations

**Landscape, Professionally Done...**
- Blacktop Driveway, Side Entry Garage, Car Turnabout
- 42” Wide Brick Paver Sidewalk
- Hydro seeded lawn of Disturbed Areas
- Professional Landscape Package & 1,500 allowance (per plan and lot)

**Homeowner Services, looking out for YOU...**
- Serafini Builders Comprehensive Limited New Home Warranty
- Experienced Support Staff
- Experienced Real Estate Services to Help with your current situation.
- Involved Hands on Builder and Crew
- Consistent Sub Contractors, no bidding
- Town Water, Sewer, Natural Gas and Underground Utilities
- Beautiful Home sites in Guilderland and Niskayuna.
  - Some Lots are Premium or Size Dependent.
- Extensive & Unique Home Plans, Flexible Designs...Experience
- Complete Building Specifications for Review
- Guilderland or Niskayuna Schools

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Guilderland NY
Sites on Rocco Dr, Stroyka Place

Niskayuna NY Home Sites On Angelina Dr.
## Area Information

### School Information:

**Visit the Web for All Details**

#### Guilderland School District
- Marie Wiles, Ph.D
- Superintendent
- 8 School Road
- PO Box 18
- Guilderland Center NY 12085
- 518-456-6200
- 518-456-1152 fax
- Guilderland High School
- Farnsworth Middle School
- Elementary Schools:
  - Pinebush
  - Lynnwood
  - Guilderland
  - Westmere
  - Altamont

#### Niskayuna School District
- Susan Kay Salvaggio
- Superintendent
- 1239 Van Antwerp Rd
- Niskayuna NY 12309
- 518-377-4666
- Niskayuna High School
- Iroquois Middle School
- Van Antwerp Middle School
- Elementary Schools:
  - Birchwood
  - Craig
  - Glenciff
  - Hillside
  - Rosendale

### Guilderland Information

#### Guilderland Information
- **Population**: 35,303 (2010 census)
- **County**: Albany
- **Emergency 911**
  - Assessor Office: 5209 Western Tpk
    - Guilderland NY 12084
    - 518 356-1980
  - Building Inspector: 518 356-1980
  - Town Clerk: 518 356-1980

#### Hospitals:
- Albany Memorial Hospital
  - 518 471-3221
- Albany Medical Center
  - 518 262-3125
- St. Peters Hospital
  - 518 525-1475
- Ellis Hospital
  - 518 423-4000
- VA Medical Center
  - 518 626-5000

### Niskayuna Information

#### Niskayuna Information
- **Population**: 21,781 (2010 census)
- **County**: Schenectady
- **Emergency 911**
  - Ambulance, Fire, Police: 518 386-4500
  - Assessor Office: 1 Niskayuna Circle
    - Niskayuna NY 12309
    - 518 386-4500
  - Building Inspector: 518 386-4500
  - Town Clerk: 518 386-4500

### General Information

#### Telephone Service
- Verizon toll free 890-7100

#### Cable TV – High Speed Internet-Phone
- Time Warner Cable
  - 1-866-321-CABLE

#### Times Union Newspaper
- 518 454-5694

#### Schenectady Gazette Newspaper
- 518-374-4141

#### Trash Service
- County Waste
  - 518877-7007

#### Waste Mgt
- 518-563-4433

#### Utilities, Electric, Power and Gas
- National Grid
  - 1-800-642-4272
  - 518 489-3271
  - 518 877-7007

#### Professional Real Estate Service
- Tim Mulch
- TMulchy@kw.com

#### Builder:
- Serafini Builders
  - 3724 Carmen Road
  - Schenectady NY 12303
  - 518-355-4720
  - 518-356-0895
  - info@serafinibuilders.com
  - SerafiniBuilders.com

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