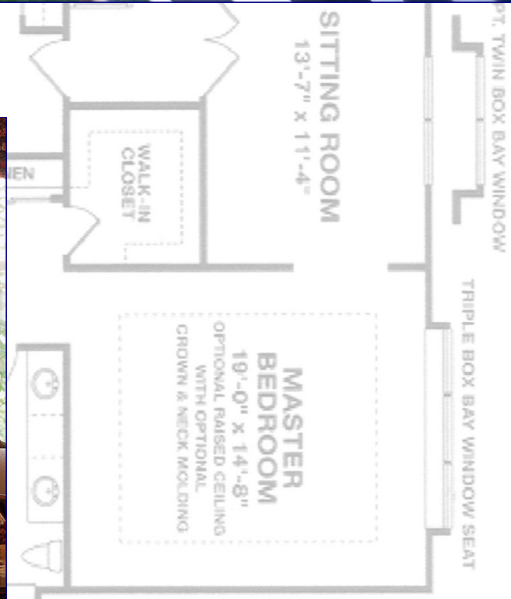


Serafini Builders



There's no
substitute for
experience.

Legend
Homes
Guiderland
&
Niskayuna



Serafini Builders

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 3/4" 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.



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



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

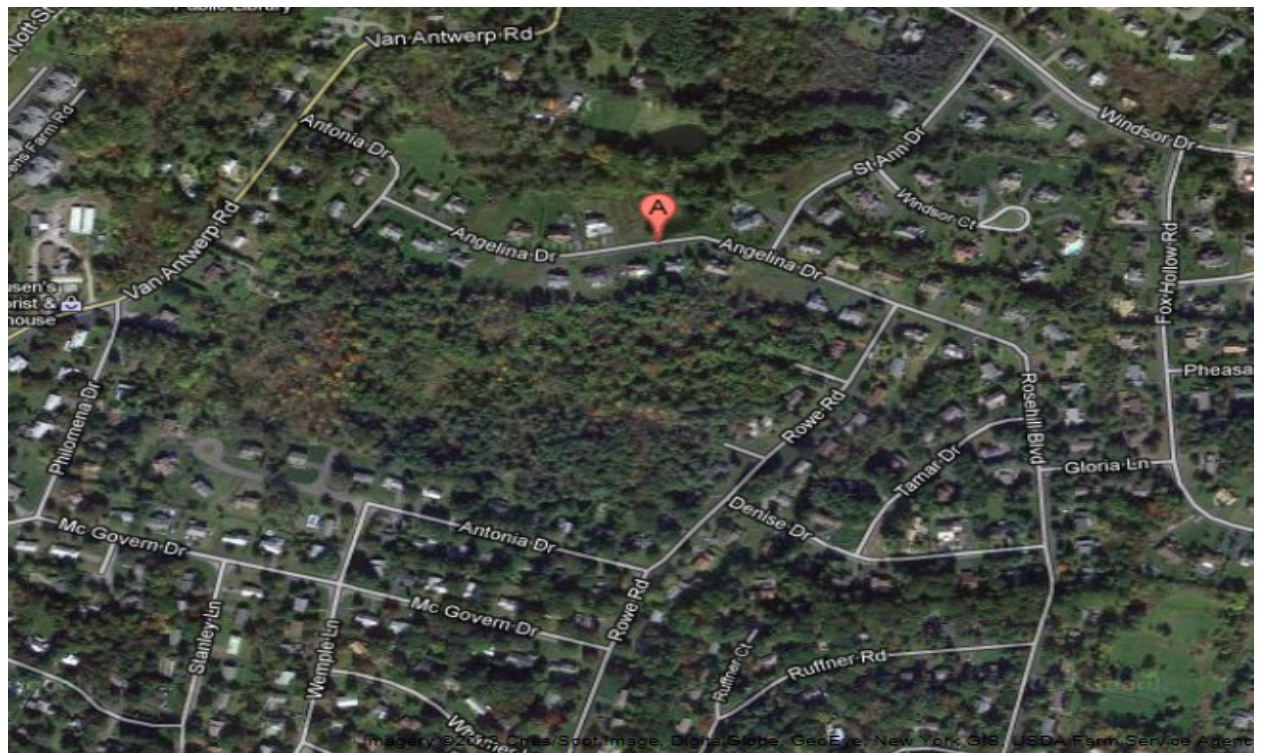


Guilderland NY

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
Glenclyff
Hillside
Rosendale

Guilderland Information

Population

35,303 (2010 census)

County

Albany

Emergency 911

Ambulance, Fire, Police

518 356-1980

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

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

518 877-7007

Waste Mgt

518-563-4433

Utilities, Electric, Power and Gas

National Grid

1-800-642-4272
518 489-3271
518 877-7007

Builder:

Serafini Builders

3724 Carmen Road
Schenectady NY 12303
518-355-4720
518-356-0895
info@serafinibuilders.com
SerafiniBuilders.com