

# Serafini Builders



There's no  
substitute for  
experience.

**Legend  
Homes  
Guiderland  
&  
Niskayuna**



**Information  
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**KELLER WILLIAMS**

R E A L T Y

# 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



We make lasting impressions



see what Delta can do



The Premier Carpet of



REALTY



### **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

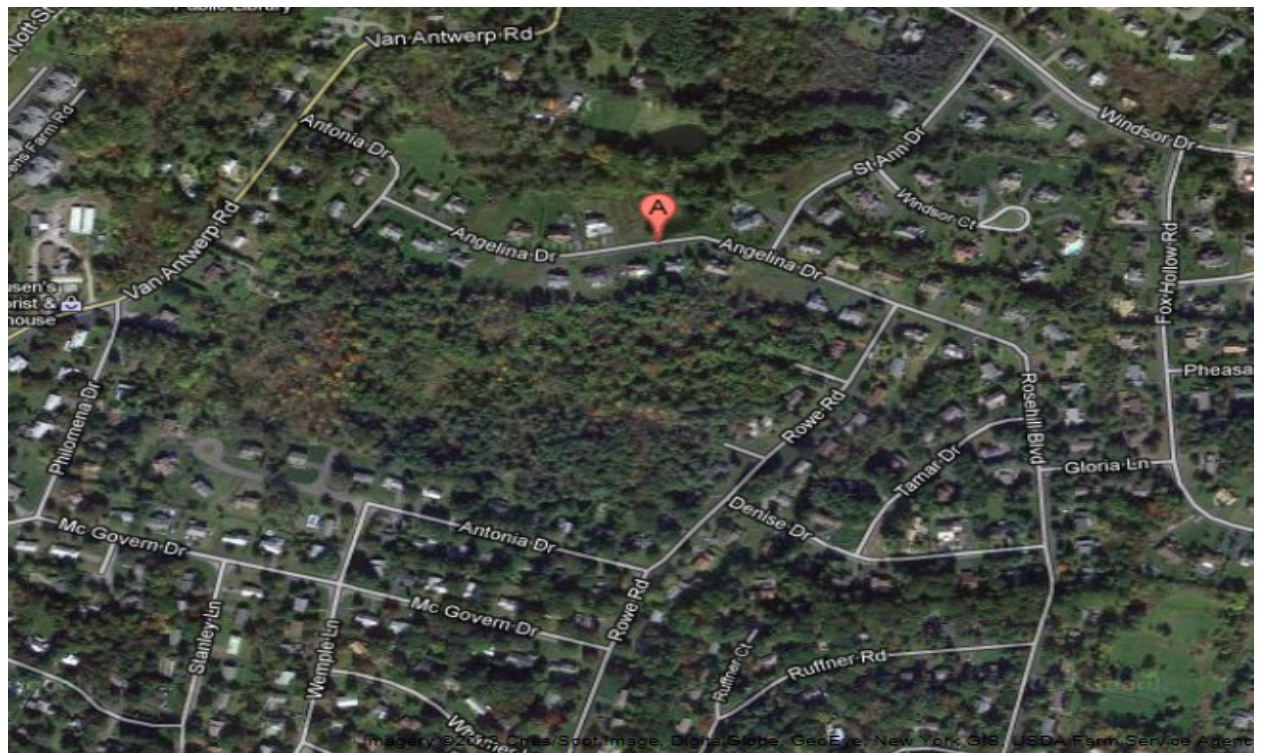


# Guilderland NY

## 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

### Professional Real Estate Service

### Tim Mulchy

TMulchy@kw.com

### Keller Williams Realty Capital District

935 New Loudon Rd  
Latham NY 12110  
518 857-7653  
518 857-SOLD  
Fax 518 724-5801

Builder:

### **Serafini Builders**

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Schenectady NY 12303  
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