



THE **VILLAGE** AT
UPPER SHERMAN



ABOUT THE BUILDERS

From your first meeting with Anthony, Steven, or Gianni, you will come to understand why Cerrone Builders has built nearly 1000 homes.

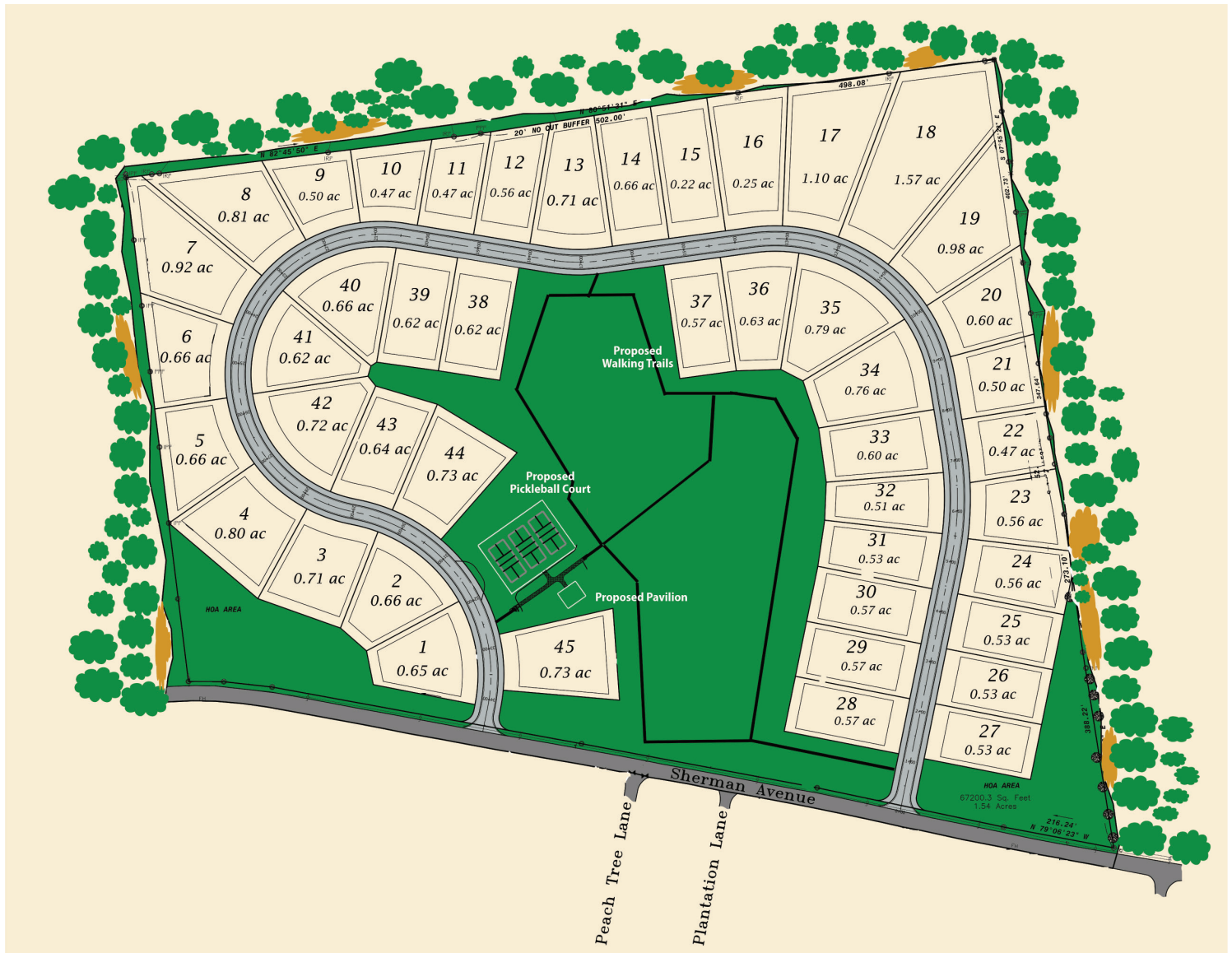
With no advertising budget, Cerrone Builders has built their reputation as a quality home builder through word of mouth referrals. Each customer's home is customized for them, by the Cerrone family themselves, and they are encouraged to stay involved throughout the building process.

When most builders would show a low base price and charge for upgrades, Cerrone Builders includes premium materials from the start so the base price model is a home anyone would be happy to live in.

There really is a difference when it comes to construction quality and the entire Cerrone team of employees and subcontractors has worked and grown together over the company's history.



SITE MAP



A Boutique Neighborhood, Offering:

- Dedicated Recreation Space
- Pickleball Courts
- Walking Trails
- Maintenance Free Living
- Close to Lake George & Saratoga Springs
- Close to winter & summer sports activities



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EXTERIOR FEATURES

Exclusive Exterior Features:

- PlyGem® Mastic Maintenance free vinyl siding, shutters, and soffits with Aluminum fascia
- Owens Corning 30-year Architectural roof shingle with continuous vented ridge and soffits
- Energy Star rated premium vinyl double hung windows with tilt wash option, colonial grilles between the glass and full screen on front windows (per plan)
- Energy Star rated premium vinyl Sliding Glass Door with screen (per plan)
- Chestnut-Stained Mahogany insulated fiberglass door with windows (per plan)
- Two car attached garage with Raynor Aspen Series Insulated (16'x7') garage door with electric opener
- Kwikset® Front door lock set with Dead bolt
- Up to 1,200 square feet Black-Top driveway placed on compacted gravel (20' wide at Garage to Road)
- Two Electrical outlets and Two exterior hose connections
- 48" wide concrete front walkway from driveway to the front door (per plan)
- Preset Landscape Package including 12,000 square feet hydroseed, 20 sprinkler head allowance
- Bowman Kemp Egress Window

Construction and Energy Efficiency:

- Ice and water shield on eaves and in valleys of roof
- All basement walls blanket wrapped with insulation and FSK paper
- 2 x 6 exterior walls framed at 16" O.C. with 7/16" OSB wall sheathing with exterior house wrap
- Vapor barrier house wrap on all walls and roof gables
- Fiberglass insulation in the exterior walls
- Blown in cellulose in the ceiling
- ¾" tongue and groove GoldEdge® sub-floor glued and nailed
- Full Basement with 8' poured concrete walls with steel reinforcement and water resistant exterior coating
- 4" poured concrete slab with saw cut expansion joints in basement, garage, and porch areas
- 200 AMP electrical service with large panel box for future circuit add on
- 50-gallon quick recovery gas hot water heater (one unit)
- York® Energy Star rated High Efficiency 95% Plus gas forced air heating system (one unit)
- York® Energy Star rated High Efficiency Air Conditioning System 13 SEER (one unit)
- Sealed duct joints for reduced air leakage and more efficient air delivery
- Electronic Programmable thermostat
- Garage sheet rocked and taped with 1 coat of compound
- Personalized Meeting with BUILDER after framing for customized electrical and lighting layout at home site

INTERIOR FEATURES

Exclusive Interior Features:

- *Nine-foot first floor ceilings*
- *Masonite® Interior Doors (several styles to choose)*
- *Wide Plank engineered hardwood flooring in Foyer, Kitchen, Living Room, and Dining Room.*
- *Ceramic tile flooring in Laundry Room, Mud Room, and in ALL BATHROOMS.*
- *Carpet with six pound pad in Study, all Bedrooms, Walk-in Closet, 2nd Floor Common area, Den, and Stairs.*
- *Kwikset® handle sets on all doors*
- *Oversized 5 1/4" colonial baseboard trim painted bright white with two coats of paint*
- *3 1/2" colonial casing around doors and windows painted bright white with two coats of paint*
- *Walls painted with two coats white Benjamin Moore Paint*
- *Ceilings painted with white Benjamin Moore Paint*
- *Natural gas fireplace with custom granite and white mantel surround and granite hearth (per plan)*
- *Closet Maid® White Tight Mesh Shelving (per plan)*
- *Allowance for interior and exterior lighting (per plan)*
- *White switches and outlet plates (placement per code)*
- *Personal sessions for Delta® faucets in kitchen and baths*

Home Electronic Features:

- *Two CAT.5 telephone wiring locations and High-Speed Cabling RG-6 wired in each bedroom*
- *Range and Dryer are 220-volt electronics*
- *Washer and Dryer location and connection are per plan*
- *Electronic Carbon Monoxide Detector and Electronic Smoke Detector in all locations per code*

Kitchen Features:

- *Personal design sessions with professional consultant*
- *Multiple standard kitchen designs to choose from*
- *KraftMaid® Maple Kitchen Cabinets with crown molding and slow close drawers and doors. Various door styles and colors to choose from.*
- *Custom fit square edge granite counter-top with 4" backsplash (standard selection per standard design)*
- *Designer Stainless Steel GE® appliance package*
- *Stainless steel single or double bowl kitchen sink with DELTA® faucet*

INTERIOR FEATURES

Primary Bath Features:

- *Fan vent in bath*
- *Tile Shower with Glass Enclosure*
- *GERBER® white round bowl commode*
- *KraftMaid® 36" high vanity cabinets with single bowl pre-fit granite tops and design session (per plan)*
- *Delta® Chrome tub and shower faucets with temperature balancing feature*
- *Delta® Chrome 4" faucets for vanity top*
- *Personal selection for bathroom accessories*
- *Ceramic tile flooring*

Common Bath Features:

- *5' AKER® white fiberglass tub/shower unit*
- *GERBER® white round bowl commode*
- *KraftMaid® 36" vanities (APP) personal design session with single bowl pre-fit granite tops*
- *Delta® Chrome tub and shower faucets with temperature balancing feature*
- *Delta® Chrome 4" faucets for vanity top*
- *Personal selection for bathroom accessories*
- *Fan vent in bath*
- *Ceramic tile flooring*

Half Bath Features: (per plan)

- *Pedestal sink allowance*
- *GERBER® white round bowl commode*
- *Ceramic tile flooring*



VENDORS

ASKO ELECTRIC SUPPLY

14 Cooper St.
Glens Falls, NY 12801
518-798-9503
www.askoelectricsupply.com

BARLOW ELECTRIC

46 Gillespie Rd.
Middle Granville, NY 12849
518-361-0531

BEST KITCHENS AND APPLIANCES

110 Saratoga Ave.
South Glens Falls, NY 12803
518-793-7888
www.bestkitchenandappliances.com

FLOORMASTER CARPET ONE

102 Quaker Rd.
Queensbury, NY 12804
518-793-3367
www.floormastercarpetone.com

QUEENSBURY TILE & SPAS

174 Bay St.
Glens Falls, NY 12801
518-792-4121
www.queensburytileandspa.net

SECURITY PLUMBING AND HEATING SUPPLY

58 Dix Ave.
Glens Falls, NY 12801
518-793-4171
www.secsupply.com

CERRONE PLUMBING, HEATING & AIR CONDITIONING

115 Everts Drive
Queensbury, NY 12804
518-798-6560
www.cerroneplumbinghvac.com

SALES INFO



Michael Pugh, founder, and Real Estate Broker of Better Way Realty has spent over 20 years guiding buyers through the ENTIRE building process – from selecting a building lot, to financing, personalizing your floorplan before it goes to engineering, coordinating with local vendors, and knowledge of current building codes. The Better Way Realty Team has a highly successful track record for selling your existing home with a smooth transition

into your new home.

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