



### Community Features

- Exterior maintenance includes snow removal of all the Cove roads, side walks, and driveways; lawn maintenance; and trash removal (2 35-gal. receptacles will be delivered on approx. closing date)
- Low homeowner and community association only \$304.73 mo.
- Public water and sewer
- Lawn sprinkler system
- Beautiful landscaping including trees, mulched beds, and shrubby- choices within builder purview
- Located in the Lake George School District

### BDC Builders' Construction Features

- 2x6 exterior walls w/ fiberboard sheathing
- Luxury vinyl flooring and carpet
- Poured concrete foundation wall
- Perimeter drainage system in basement (per plan)
- Framed & insulated exterior basement walls (as required per code)
- One car garage with 8'x 7' steel raised panel insulated overhead door
- 200-amp electrical service
- Remote garage door opener
- Frost-free hose bibs (per plan)
- Ice and water shield on eaves and in valleys
- 9 ft. ceiling height first floor, 8 ft. ceiling 2nd floor

### Roomy Bathroom Features

- Fiberglass tub/shower with tiled walls
- Fiberglass Shower pan with tiled shower floor and walls in the primary bathroom
- Elongated Bowl ceramic toilets, comfort height by Kohler or equal with seat by Bemis or equal
- Delta wide-spread chrome lavatory faucet or equal
- Delta pressure balance chrome tub/shower controls or equal
- Builder-grade shaker-style cabinets in white
- Full-width vanity mirror including backsplash
- Custom-fit vanity countertops with single under-mounted porcelain lavatory
- Ceramic 12x24 tile per builder selection

- Exhaust fan/ light combination
- Moen Toilet and bath accessories or equal

### Stylish Exterior Features

- Maintenance-free vinyl siding and soffits, metal panel, Hardie Panel, Manufactured Stone, and aluminum fascia.
- 40-year Corrugated metal roof
- Porous paver driveways
- Concrete front sidewalks
- Sodded lawn
- Landscaped buildings- choices within builder purview

### Chef Style Kitchen Features

- Builder-grade shaker-style cabinets in white with soft-close and dovetail drawers
- Custom-fit countertops Standard Granite level 1, white subway tile backsplash
- Undermount single bowl stainless steel sink or equal recessed lights in kitchen
- Pre-wired for under cabinet lighting
- Water line shut-off box for easy hook-up to fridge
- LVT Flooring
- Frigidaire Gallery 30" electric stove or equal
- Frigidaire Gallery dishwasher or equal
- Frigidaire Gallery microwave or equal

### Impressive Interior Features

- Painted 2-panel doors w/colonial style trim, painted w/ latex off-white semigloss paint
- Semi-gloss White Dove painted colonial wood style trim
- Walls & ceilings painted w/ flat Balboa Mist [Ceiling-White color ceilings, alternate or additional colors/styles as an upgrade; price TBD by builder]
- Luxury Vinyl Tile flooring
- Mohawk carpet by Aladdin in bedrooms, closets, and stairs

with Scotchgard™ Protector

- Vinyl-coated wire shelving in all closets. Linen closets will receive three shelves, all other closets receive one shelf. [additional and/or pantry shelving as an upgrade; price TBD by builder]
- Designer lighting package; electrical rough-in included for one fixture per bedroom, one dining fixture, one living room fixture, two kitchen pendants, one fixture above each bathroom lavatory, and one fixture at entry hall [color chosen from builder selections; style/color upgrades also available from builder selections; price TBD by builder]
- Bedrooms and living room pre-wired for cable and ethernet in living room

### **Peace of Mind**

- BDC exclusive limited warranty
- Start of construction and framing inspection and/or as-built inspection with builder's representative
- Pre-closing orientation on your new home

### **Energy Saving Features**

- Wind barrier exterior house wrap (reduces air infiltration)
- Code-compliant fiberglass insulations for exterior walls & ceilings
- Continuous roof ridge venting
- Low maintenance, low-e vinyl windows with screens where operable
- Insulated entry doors
- High efficiency gas furnace by Payne #PG92SCS04 or equal
- 13 S.E.E.R. central air conditioning unit by Payne #PA13NA or equal
- One programmable thermostat
- 40-gal. electric water heater by Rheem model #XE40M or equal