



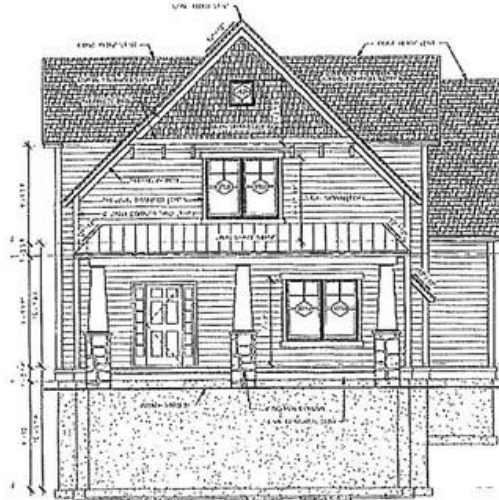
Your Lake George Real Estate Experts!

Davies Davies & Associates

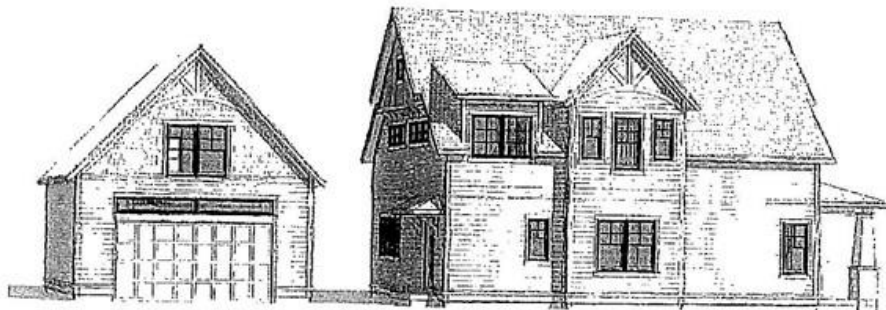
P.O. Box 201, Cleverdale, NY 12820

P: (518) 656-9068 F: (518) 656-9087

www.davies-davies.com



DRAWINGS PLOTTED ON 11X17



RIGHT PERSPECTIVE

GLOBAL MLS, Inc.



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Listing courtesy of: Keller Williams Capital Dist

MLS# - 201832981 - Price: \$624,877

7 Shaw Drive, Saratoga Springs, NY

Description: SUPER EAST SIDE LOCATION, THESE CUSTOM BUILT HOMES ARE THEIR OWN NEIGHBORHOOD, BACKING UP TO THE SPA STATE PARK, SIDEWALKS LEAD YOU DOWNTOWN, WALK TO THE TRACK, SPAC, THE BATHS, THE MUSEUM OF DANCE, A SUPER QUIET IN TOWN LOCATION, THE LAST COMMUNITY OF ITS KIND IN SARATOGA. ALL PLANS ARE CUSTOMIZED TO YOUR SPECS, THESE ARE JUST EXAMPLES. Superior Condition

Acres: 0.2

Bedrooms: 3

Water: Public

Garage: 2

Exterior: Stone, Vinyl Siding

Cooling: Central Air

Town: Saratoga Springs

Bathrooms: 2 Full

Sewer: Public Sewer

Property Style: 2 Story, Custom

Exterior Features: Lighting, Other

Parking Spaces: 6

Property Type: Residential

School District: Saratoga Springs

Heat: Forced Air, Natural Gas

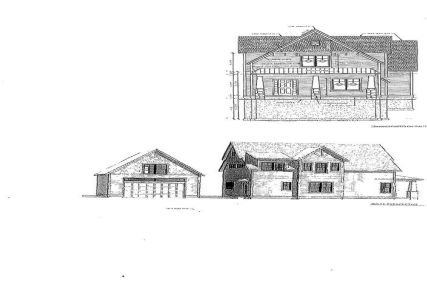
Basement: Full

County: Saratoga

Interior Features: High Speed Internet, Solid Surface Counters, Built-in Features, Granite Counters



Daniel Davies
NYS Licensed Real Estate
Broker GRI, ABR,
RSPS, SRS, C2EX
(518) 656-9068
dan@daviesrealty.net



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Custom Home Included Features

PREMIUM QUALITY CONSTRUCTION

- 2nd Exterior Vinyl Construction on Housed Areas
- 1/2" OSB Waterproof Sheathing on Walls and Roof
- Air Infiltration Reducing House Wrap on Housed Areas
- Attached Garage Treated and Painted, per plan
- 8 x 10 (2" Batts) Wall and 6-36 (1 1/2" Batts) Ceiling Insulation
- Perimeter Foundation Drainage System
- Full Basement w/2" Exterior Walls (1" toward to Floor, Insulated and sheetrocked)
- 2 1/2" R-16 Vapor Barrier Radiator Cooled and Sealed
- 3,000 PSI Basement & 4,000 PSI Garage & Exterior Concrete Floors
- Professional Landscaping Allowance of \$15,000 (\$7,500 for narrow lots) to include Lawn Seeding (Using Hydroseed Method), Hydraulic Paved Driveway (One Foot Wider than Garage Door(s)) on Both Sides, Color Coordinated 48" wide Concrete Paver Walks to Front Entry
- (Park Lot and Carriage Lot - Cedar Drivings) 20-Year Architectural Style Roof Shingles - Narrow Lots only
- Sealed Cedar Siding with Rough Sides Exposed
- Pella Profiles White Clad Windows with "Low E" or "Glazing & Grids" double hung
- Trim Color Scheme (Casing and Trim) Solid Rock Sealing
- Brick or stone Facing \$395/1,000 Allowance When Applicable, per plan
- Wood Insulated Front Entry Door and Steel Garage Service Door - (\$3,500 allowance for Narrow lots)
- Lamp Post Installation with Convenient Automatic Activation
- House Electric Connections Front and Rear (Front Free)

LASTING EXTERIORS

- 2" Thick Floor Concrete
- Stained Oak Stair Railings (Cover the Post Style), Balusters and Treads
- Concrete Paving and Chisel Fall in Dining Room
- Flagstone walkbrick Exterior Chase - Zero Clearance per Plan - Interior Face and Hearth, Full Hearth and Marble Burned (Polished)
- 6 in. Panel Solid Core Fiberglass Interior Doors (Prepared with Semi-Gloss)
- \$220sq. yd. for Carriage & Park Lots, \$220sq. yd. for narrow lots, Carpet, Pad and Install Allowance
- Sevens Finish Casing and Molds (2 Parts) Crown Bright White with Light Sealing Bevels)
- Semi-Gloss Trim/Paint
- \$3,000 Lighting Allowance Plus 12 Recessed Lights (\$3,000 allowance for Narrow lots)
- Closed Panel Blanking
- Weather-Stripped Windows Framed Top and Sides with Bottom Apron
- 3 1/2" Colonial Door and Window Casing with 9 1/4" Colonial Baseboard
- Base Shoe Molding in All Third and Handwood Areas

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Custom Home Included Features

LUXURIOUS BATHS

- Plaster Bath with Separate Tiled Shower Walls and Vanity with 2 Sinks, per plan
- Ceramic Tiled Floors (\$4,000, 8" Tile Allowance), per plan
- Shower Door in Plaster (Chrome/Chrome), per plan
- Kohler Bathroom Faucets and Fixtures
- Kohler (Rite Temp) Tub and Shower Faucets
- Vanity Top/Custom 4" Backsplash (Stone)
- Decorative Mirror Over Vanities (42" Height)
- Chrome Bath Accessories

GOURMET STYLE KITCHENS

- Rated Panel Hardwood Including Cherry or White Enamel Kitchen Cabinets, Back-bveled for Easy Opening - \$30,000 Allowance, on Custom Homes, Including Vanities (\$20,000 allowance on Narrow lots)
- Crown Molding on Top of Kitchen Cabinets
- Appliance Allowance \$12,500 (\$7,500 allowance on Narrow lots)
- Countertops/Custom Built with 4" Backsplash (Stone)
- (Total Allowance \$12,500 for All Countertops) (\$8,500 allowance on Narrow lots)

RELIABLE SYSTEMS

- Amana Diamond 90 (94% AFUE) Direct Vent Furnace (Gas Forced Hot Air) w/ Zoned Programmable Thermostat
- Amana Central Air Conditioning Sized Per Plan
- High Efficiency 75 Gallon Direct Vent Gas Hot Water Heater (50 Gallon on Narrow lots)
- Minimum 200 AMP Underground Electrical Service
- Garage Door Allowance \$3,000. Wiring for Garage Door Opener and Low Voltage Wiring for Safety Device
- Washer, Dryer and Dryer Vent Connections Provided

SYSTEM WIRING PACKAGE

- 5-Cable Computer Network Jacks (Requires Hub for Multiple Computers)
- 6 in-Wall Speaker Wiring & Rerouted Wiring Only (N/A on Narrow lots)
- Room CATV Wiring with Amplifier Module
- Security System \$2,500 allowance (\$1,300 allowance on Narrow lots)

All allowances to include material, labor and applicable taxes.

Based on a commitment to complete improvements, Park Homes reserves the right to substitute materials of equal or greater quality. All information is deemed reliable but not guaranteed. 3/14

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