



## **SPECS, PRICE, AND AVAILABILITY**

### **NEWINS STREET, DOWNTOWN CENTER MORICHES FEATURES:**

- 2-Story custom homes with 1+/- acre lots
- Designer-quality finishes in all living areas including oak floors, designed by renowned architect Robert James Higgins
- Access to all that Long Island's South Shore has to offer, including downtowns, beaches, and beautiful natural settings.

#### **RESIDENCE 01 (+/- .937 ac.)**

4 Bedroom, 2.5 Bathrooms, Full Basement • 2,285+/- sq. ft.  
(2,285 sq. ft. Interior, 689+/- sq. ft. Garage)  
Facing: South / Newins St.

**STARTING AT \$824,990.00**

#### **RESIDENCE 02 (+/- 1.34 ac.)**

4 Bedroom, 2.5 Bathrooms, Full Basement • 2,285+/- sq. ft.  
(2,285 sq. ft. Interior, 689+/- sq. ft. Garage)  
Facing: South / Newins St.

**STARTING AT \$844,990.00**

#### **RESIDENCE 03 (+/- 1.04 ac.)**

4 Bedroom, 2.5 Bathrooms, Full Basement • 2,285+/- sq. ft.  
(2,285 sq. ft. Interior, 689+/- sq. ft. Garage)  
Facing: South / Newins St.

**STARTING AT \$834,990.00**

### **CUSTOM HOME FEATURES**

#### **SUPERIOR CONSTRUCTION**

- 2x6" Exterior Wall Construction

#### **FOUNDATION**

- 8' poured concrete foundation walls
- Exterior stairs with full-sized cellar entrance

#### **EXTERIOR**

- Architectural roof shingles, solar-ready roof
- Georgia Pacific® VISION PRO or similar siding with 30-year Limited Warranty
- Seamless 5" aluminum gutters and downspouts
- Haas® stamped carriage house-style garage doors
- Genie® Wi-Fi garage door opener with transmitter (1)
- Covered front porch

#### **INTERIOR**

- 9' first floor ceiling height
- 2-panel, Shaker-style interior doors
- 42" Majestic® Propane Fireplace or similar

#### **KITCHEN & BATHS**

- Stainless steel appliances: gas range, oven, concealed drawer microwave, refrigerator, and dishwasher
- Custom Shaker-style cabinetry, 42" upper cabinets.
- Quartz kitchen countertops (1¼" thickness)
- Stainless Steel deep kitchen farm sink

#### **FLOORING**

- Hardwood flooring on main level and foyers
- Porcelain tiles in all bathrooms and laundry room
- Shaw® or similar carpeting in all bedrooms

#### **WINDOWS & DOORS**

- Energy efficient Andersen® double-hung maintenance-free windows with screens
- Energy efficient Andersen® maintenance-free sliding patio door with screens
- Fiberglass front entrance doors with glass sidelights

#### **ELECTRICAL**

- 200-amp electrical service
- 4" LED recessed lighting in kitchen and living room
- Coach lighting at all exterior doors

#### **PLUMBING**

- Kohler® or similar water-saving faucets
- Kohler® or similar comfort-height, elongated toilets
- 50-gallon propane gas water heater
- Exterior frost-free Hose Bibbs front and back

#### **HEATING & COOLING**

- 98% high efficiency gas furnace
- 14.5-16 SEER Energy Star® air conditioning systems

#### **ENERGY-EFFICIENT CONSTRUCTION**

- R-21 fiberglass insulation in all exterior walls
- R-30 fiberglass insulation in ceilings
- Spray foam air sealing package

**\*ALL PRICES, AVAILABILITY, SPECS, AND FEATURES ARE SUBJECT TO CHANGE WITHOUT PRIOR NOTICE**



#### WHITE-GLOVE SERVICE

- Fully turnkey construction
- Pre-move-in cleaning

#### QUALITY ASSURANCE

- LIBI Home Warranty
- Final Walkthrough Inspection and New Home Orientation pre-closing

#### AWARDS FOR COMPLETED DEVELOPMENTS

- Long Island Builders Institute's (LIBI) Community of the Year: The Riverwalk
- Smart Growth Award for Housing Diversity and Walkability: Westfield Green
- New York State Home Builders Association (NYSHBA) Homebuilder of the Year

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