

# 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.

### 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.

### 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.

## 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 (1<sup>1</sup>/<sub>4</sub>" 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

## STARTING AT \$809,990.00

## STARTING AT \$824,990.00

## STARTING AT \$814,990.00

## 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** 

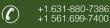
- 98% high efficiency gas furnace
- 14.5-16 SEER Energy Star® air conditioning systems

## 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 ASSURACE

- 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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