



SPECS, PRICE, AND AVAILABILITY

DONGAN TRAILS AT COLONELS PATH CENTER MORICHES FEATURES:

- 2-Story custom homes with .5+/- acre lots
- Designer-quality finishes in all living areas including oak floors, and soft-close cabinets
- Access to all that Long Island's South Shore has to offer, including downtowns, beaches, and beautiful natural settings.

THE ARLINGTON (+/- .5 ac.)

4 Bedroom, 2.5 Bathrooms, Full Basement • 2,562+/- sq. ft.
(2,562 sq. ft. Interior, 443+/- sq. ft. Garage)
Facing: North / Colonels Path

STARTING AT \$849,990.00

THE ALSTON (+/- .5 ac.)

4 Bedroom, 2.5 Bathrooms, Full Basement • 2,690+/- sq. ft.
(2,690 sq. ft. Interior, 616+/- sq. ft. Garage)
Facing: North / Colonels Path

STARTING AT \$904,990.00

THE LEXINGTON (+/- .5 ac.)

4 Bedroom, 2.5 Bathrooms, Full Basement • 2,831+/- sq. ft.
(2,830 sq. ft. Interior, 645+/- sq. ft. Garage)
Facing: North / Colonels Path

STARTING AT \$904,990.00

CUSTOM HOME FEATURES

SUPERIOR CONSTRUCTION

- 2x6" Exterior Wall Construction

FOUNDATION

- 9' poured concrete foundation walls

EXTERIOR

- Architectural roof shingles, solar-ready roof
- Royal® Estate or similar siding with 30-year Limited Warranty
- Seamless 5" aluminum gutters and downspouts
- Haas® or CHI® stamped carriage house-style garage doors or similar.
- 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" Napoleon® Propane Fireplace or similar

KITCHEN & BATHS

- Stainless steel appliances: gas range, oven, concealed drawer microwave, refrigerator, and dishwasher. GE Profile® or similar Top-Load Washer/Dryer
- Custom Shaker-style cabinetry, 42" upper cabinets.
- Quartz kitchen countertops (1¼" thickness)
- Stainless Steel 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
- Exterior Coach lighting

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 system or similar

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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