



SPECS, PRICE, AND AVAILABILITY

DONGAN TRAILS AT COLONELS PATH FEATURES:

- 2-Story custom homes with .5+/- acre lots
- Designer-quality finishes in all living areas including oak floors, and soft-close cabinets
- Town Preserved Land, Privacy, and access to Center Moriches including downtowns, beaches, and beautiful natural settings.

LOT #6, "ASPEN" MODEL (+/- .5 ac.)

PRICED AT \$995,990.00

4 Bedroom, 2.5 Bathrooms, Full Unfinished Basement 9' height • 2,984+/- sq. ft.)

Facing: North / Colonels Path

Preserve Backing Lot

Center Moriches UFSD

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

- GE Profile® or similar 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 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***



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WHITE-GLOVE SERVICE

- Turn-key construction design
- 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

