



7 Beacon Drive

North Colonie, NY 12189

3 BR, 2.5 BA, Bonus Room, 2,334 SF



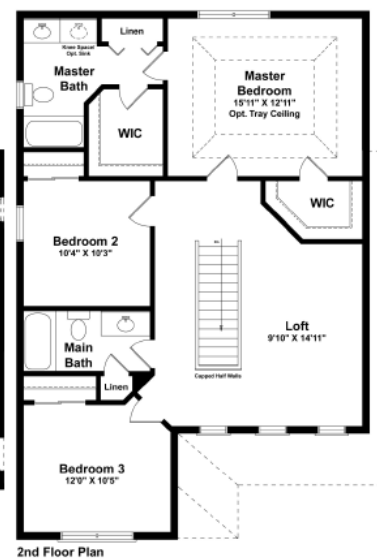
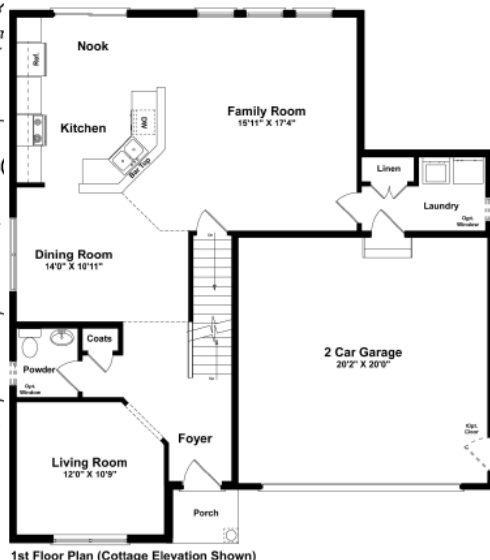
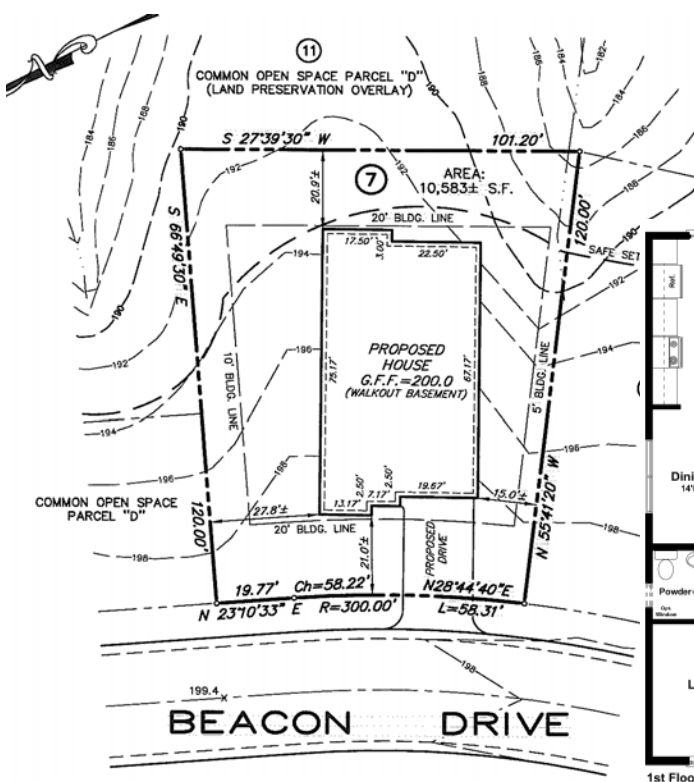
**\$412,050**

*Quick Delivery Home*

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- *Side Entry 2 car garage*
  - *SS Appliances*
  - *Ceramic Tile Kitchen Backsplash*
  - *Granite Kitchen Countertops*
  - *Ceramic Tile Baths*
  - *Gutters*
  - *Hardwood Floors*
  - *Upgraded Kitchen Cabs*
  - *Brick Paver Walkway*
  - *9' Tall Foundation Walls*
  - *Gas Fireplace*
  - *1<sup>st</sup> Floor 9' Ceilings*
  - *Energy Star High Performance Home*
  - *In-ground Sprinkler System*
  - *Security System*
  - *Enlarged basement windows*
  - *Enlarged 5 1/4" baseboard throughout*
  - *Upgraded 3 1/2" colonial casing at doors & windows*
  - *14 SEER Central A/C*
  - *Andersen Tilt Wash Windows*
  - *Much, Much More!*
- 

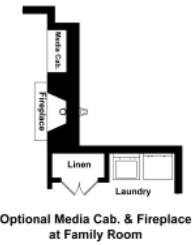


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**12:00 – 4:30pm**  
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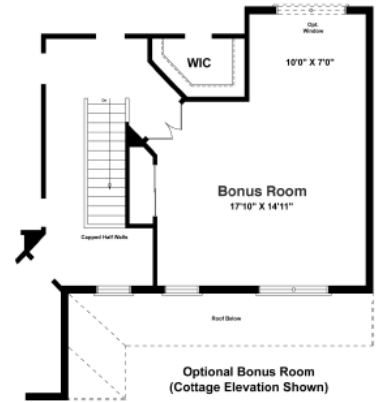


1st Floor Plan (Cottage Elevation Shown)

2nd Floor Plan



Optional Media Cab. & Fireplace at Family Room



Optional Bonus Room (Cottage Elevation Shown)

### Model Home Option Report Lake Ridge - Hammon Cottage

project_id	building_id	unit_id	plan_id	name	option_id	quantity	option_price	extension
lr001	bea	0007	p2096_08c	Vent MW/Range Hood to Exterior	ap250	1	300.00	300.00
lr001	bea	0007	p2096_08c	Credit 3x5 FG Shower Unit	cs211	1	-470.00	-470.00
lr001	bea	0007	p2096_08c	5x3 FG Base/CT Wall Shwr Lvl-1	cs250	1	2,610.00	2,610.00
lr001	bea	0007	p2096_08c	3620 Bsmt. Window vs. Std 3016	es055	2	50.00	100.00
lr001	bea	0007	p2096_08c	Side Ent.Gar w/Bonus - Std Lot	es111	1	7,290.00	7,290.00
lr001	bea	0007	p2096_08c	Shake Siding vs Std @Fmt Elv	es200	1	1,530.00	1,530.00
lr001	bea	0007	p2096_08c	Trad.Oak Flr. Liv.Rm (Natural)	hd020	1	1,020.00	1,020.00
lr001	bea	0007	p2096_08c	Trad.Oak-UpHall w/ Option	hd055	1	890.00	890.00
lr001	bea	0007	p2096_08c	Bonus Room Option	ps040	1	13,280.00	13,280.00
lr001	bea	0007	p2096_08c	Lower Main Stair Rail Opt.	ps107	1	890.00	890.00
lr001	bea	0007	p2096_08c	2nd Fl Hall Rail vs 1/2 w/Bons	ps117	1	3,010.00	3,010.00
lr001	bea	0007	p2096_08c	Cultured Stone Elev Opt.	ps422	1	5,340.00	5,340.00
lr001	bea	0007	p2096_08c	9' Fnd Wall vs Stnd (w/ Rebar)	ps460	1	3,360.00	3,360.00
lr001	bea	0007	p2096_08c	Add Extra 244DH2049 Wind w/Gr	ww412	1	600.00	600.00
lr001	bea	0007	p2096_08c	Add Extra 244DH3049 Wndw w/ Gr	ww431	2	680.00	1,360.00
aw001	sie	0016	p1973_06f2	UnderCab Flour Lt Pkg Kit-Stnd	el245	1	840.00	840.00
Total Standard Options								42,050.00
Base Price								370,000.00
Total Price								412,050.00

Square Footage	
Base Cond. Liv. Area	2,096
Bonus Room	238
Total Liv. Area SF	2,334
Price per SF (Liv. Area)	\$176.54
Garage	418
Rear Porch	0
Front Porch	26
Total Square Feet	2,778