

# Impressive • Elements



## THE CARRIAGE COLLECTION

*twin maintenance free townhomes*

## PHASE II

### KITCHENS OF GOOD TASTE

- ◆ Quality Oak Cabinetry
- ◆ 36" High Wall Cabinets
- ◆ Laminate Decorator Countertops
- ◆ Double Bowl Stainless Steel Sink with Kohler Lever Faucet
- ◆ Copper Supply Line for Refrigerator

### DELUXE APPLIANCES

- ◆ GE Hotpoint White or Black Appliance Package
- ◆ Glass Top Electric Range
- ◆ Space Saver Microwave
- ◆ Energy Star Dishwasher
- ◆ Garbage Disposal

### ENERGY SAVING FEATURES

- ◆ High Efficiency Gas Furnace with Programmable Thermostat
- ◆ Central Air Conditioning
- ◆ 50 Gallon Gas Water Heater
- ◆ Energy Star Rated Home

### ELEGANT POWDER BATH

- ◆ Kohler White Pedestal Sink with Oval Mirror
- ◆ Kohler Elongated White Water Closet
- ◆ Linoleum Flooring
- ◆ Towel Bar & Tissue Holder

### DELUXE MAIN BATH

- ◆ Quality Oak Cabinetry
- ◆ Kohler Elongated White Water Closet
- ◆ White China Lavatory, Kohler Single Lever Faucet
- ◆ Linoleum Flooring
- ◆ Towel Bar & Tissue Holder

### LAVISH MASTER BATH

- ◆ Quality Oak Cabinetry
- ◆ Kohler Elongated White Water Closet
- ◆ Laminated Countertop with Single Bowl Sink & Single Lever Faucet
- ◆ Full Width Mirror
- ◆ Glass Shower Door with Chrome Trim
- ◆ Towel Bar & Tissue Holder

### INTERIOR ELEGANCE

- ◆ Ceramic Tile Flooring at Entry Foyer
- ◆ Luxurious Wall-to-Wall Carpet
- ◆ 9' Ceilings Throughout 1<sup>st</sup> Floor (per plan)
- ◆ Smooth Walls & Ceilings Throughout
- ◆ Colonial Six Panel Painted Interior Doors with Satin Nickel Lever Handles
- ◆ Painted Interior Millwork Throughout
- ◆ Gas Fireplace with Wood Mantle & Marble Surround

### STYLISH EXTERIOR FINISH

- ◆ Quality Andersen Insulated Low-E Windows, Tilt-Take Out with Internal Grilles & Full Screens
- ◆ Quality Architectural Roof Shingles with 30 Year Warranty
- ◆ Maintenance Free Wood Grain Vinyl Siding
- ◆ Brick Exterior Accents at Front Elevation
- ◆ Tuscany Style Steel Insulated Overhead Garage Door (9x16) with Glass Inserts
- ◆ Therma-Tru Fiberglass Woodgrained Painted Insulated Entry Door
- ◆ Decorative Handle Lockset with Deadbolt
- ◆ 16' Rear Vinyl Privacy Fence
- ◆ Fully Sheetrocked Garage with Finished Taped & Painted Walls

### ELECTRICAL / CATV

- ◆ Distinctive Interior & Exterior Light Fixture Package
- ◆ Lamp Post with Photo Sensor
- ◆ 200 AMP Electric Service
- ◆ Door Chime
- ◆ Telephone Prewire with Cat.5 in 3 pre-designated Locations
- ◆ Cable Television Prewire in 3 pre-designated Locations

### QUALITY & SAFETY

#### FEATURES

- ◆ GFI Safety Outlets in Kitchen & Bath
- ◆ Two GFI Exterior Outlets
- ◆ 1<sup>st</sup> Alert Security System with Integrated Smoke & Carbon Monoxide Detectors
- ◆ Builder's Limited Warranty Program

### LANDSCAPING

- ◆ Professionally Designed Landscape Package
- ◆ Lot Professionally Graded & Hydroseeded
- ◆ Blacktop Driveway & Paver Walkway
- ◆ Inground Sprinkler System

### CUSTOMIZING FEATURES

#### AVAILABLE

- ◆ Whirlpool Tubs
- ◆ Finished Basement Plans
- ◆ Upgraded Cabinetry & Countertops
- ◆ Upgraded Carpet, Tile or Hardwood Flooring
- ◆ Upgraded Interior Lighting Packages
- ◆ Customizable Kitchen Layouts
- ◆ and more....

**The Rubinger Team**  
518.373.2122  
rubinger@capital.net

Builder reserves right to substitute materials.  
All information deemed reliable but not guaranteed.

  
ABELE BUILDERS, INC.

