

KHAN CONSTRUCTION & DEVELOPMENT LLC.

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COMMUNITY FEATURES

Welcome to the Hidden Pond Estates, a Private, Water-Front Community, Nestled in the Town of Schodack. Our 60 acre site features 3 Stocked Ponds, Mountain Views, Estate Sized Lots (1.5 – 4.0 Acre Parcels), and An Abundance of Wildlife, All in a Park-Like Setting. We are located in the Outstanding East Greenbush School District, and just 13 Miles (15 Minutes) to downtown Albany. We Feature Custom Designs and Luxury Appointments at an Affordable Price.

YOUR HOME PROFESSIONAL SERVICES

- Complimentary Design Consultation
- Completely Custom Design Creation Available (by partner Architectural Firm)
- Pre-Construction Plan Review and Optimization
- Total Builder Supervision
- Construction Progress Updates
- Personal Electrical, Security and Audio Layout Prior to Installation
- Building Modifications Available During Construction (Delays May Occur)

LOT IMPROVEMENTS

- Selective Home Placement With Builder
- 10" x 20" Poured Concrete Footing With 2- #4 Reinforcing Steel Rods
- 4" Perforated Footing Drains Laid in Crushed Stone
- ½ H. P. Sump Pump Included With Non-Gravity Conditions

- 10" x 7'10" Poured Concrete Foundation With 2 - #4 Reinforcing Steel Rods and Anchor Bolts
- Basement Floor to be 4" 3000psi Concrete Over 10" Crushed Stone With Expansion Joints Installed **Premium Concrete**
- Asphalt Based Sealant Applied to All Wall Ties and Asphalt Sprayed on Coating to All Foundation Walls on Living Area up to Finished Grade
- Foundation Walls as well as Garage and Porch Walls to be Backfilled With Existing Soil in 2' Compacted Lifts and Positively Graded Per Site Conditions. Should Existing Soil be Found to be Unacceptable Fill Sand Shall be Installed.
- Garage and Porch Floors to be 4000psi Concrete With Fiber - Mesh, Anti-Spralling Additive, Expansion Joints Installed **Premium Concrete**
- Radon Vent Sub-Grade for Mitigation if Needed
- 2 ½" Compacted Asphalt Driveway Over Stone Base Installed Based on Site Conditions
- Concrete Front Walk from Driveway to Front porch 42" wide **Premium Concrete**
- Final grade and Hydro-Seed up to 10,000sqft

QUALITY STRUCTURAL FEATURES

- Engineered Wood Silent Floor Joists With ¾" T&G OSB Sub-Floor Adhered and Screwed to Provide Exceptional Strength and Performance
- 9'0" First Floor Ceilings With 2"x6" Exterior Walls, 7/16" Exterior Sheathing and Air Infiltration/Moisture Barrier House Wrap
- Engineered Roof Trusses with Sheathing Clips for Additional Stability
- Quality Architectural Roof Shingles in Choice of Color Installed Over 2 Courses of Ice/Water Barrier at Eaves and Valleys and #30 Felt Paper on remaining. 50 Year Manufacturer's Warranty.

EXTEIOR APPOINTMENTS

- Anderson Silverline Tilt-Wash, Low E Vinyl Windows With Insulated Glass and Argon Gas
- Exterior Therma-Tru Smooth-Star Fiberglass Doors With Schlage Lockset and Dead Bolt Installed at All Exterior Entrances Per Selection
- Certainteed “Mainstreet” Premium Vinyl Siding in Multiple Choice Color and Profile Choices Standard
- Custom Stone or Brick Facades Available

ENERGY EFFICIENCY and MECHANICAL FEATURES

- All Exterior Wall Framing Plate Penetrations to be Air Sealed to Prevent Air Leakage
- MINIMUM R-38 Batt Insulation Installed in All Habitable Space Ceilings With R-21 Fiberglass Batt Installation on Exterior House Walls. R-11 Basement Insulation Installed to 48” below grade
- 2” Rigid Insulation Installed Underneath Basement Slab
- Energy STAR Ratings Available
- NET ZERO Packages Available
- 95% Efficient Lenox Furnace With ALL Ducting Sealed to Reduce Air Leakage With Central Air Conditioning Programmable Thermostat and Humidifier for Living Comfort
- 50 Gallon High Efficiency Direct Vent Hot Water Heater
- On-Demand Water Heaters Available
- Energy Efficient Bath Fans Ducted Directly Outside
- 200 AMP Underground Electric Service
- SMART Wiring for Home Technology
- USB Outlets Standard
- Home Wired to Code With Switched Outlet in Bedrooms, Exterior Light at All Exits, 4 Telephone Jacks and 4 CATV Jacks

- Fire Alarm and Carbon Monoxide Detection Installed per Code
- Two Exterior Frost Free Hose Bibs
- Two Exterior GFCI Electrical Outlets
- Lighting Fixture Allowance \$2,500.00 at Builder's Cost
- Appliance Allowance of \$2,500.00 Installed

INTERIOR APPOINTMENTS

- Walk in Closets with Shelving Standard in All Master Bedrooms
- 6 Panel Hollow Core Interior Doors With Wood Grain or Smooth Finish
- 2 ½" Colonial Window and Door Trim in All Living Areas
- 5 ¼" Colonial Base in All Living Areas
- 2 ½ Red or White Pre-Finished Oak Floors in All First Floor Areas Excepting Bedrooms.
- Ceramic Tile on All Baths Floors Installed. Custom Patterns Available. (\$4.00 Builder Cost Material Allowance)
- Premium Marble and Granite Flooring Available
- Deluxe Free-Sliding Closet Shelving With Double Hanging in Master BR and 4 Shelve in Linen and Pantry Closets per Plan
- Oak Main Stair With M720 Colonial Rail and Colonial Baluster's
- Full Basement Stairs
- Wall to Wall Carpeting Over Upgraded 8lb Padding (\$20.00/yd.) Allowance
- All Ceilings Painted With 2 Coats Sherwin William Flat Ceiling White
- All Walls Painted With 2 Coats Sherwin Williams Flat White or Choice of 1 Color
- All Trim Painted With 2 Coats Sherwin Williams Interior Satin Paint in Color to Match the Wall Paint.
- Expanded Basement Staircase with Walk Outs Available

DISTINCTIVE CABINETS, TOPS AND ACCESSORIES

- Merrilat Oak or Maple Cabinets, Builder's Standard Styles per Layout With Choice of Finish, Wood Toe Kick and 36" Upper Cabinets. 42" Cabinets and Custom Styles Available
- Granite Countertop With Standard Edge and 4" Backsplash With Standard Stainless Steel Under-Mount Kitchen Sink
- Granite Countertop With Standard Edge and 4" Backsplash With Kohler Under-Mount Sink in All Main Baths
- Mirror For Vanities and Bath Accessories per Plan

PLUMBING FIXTURES WHITE IN COLOR WITH CHROME FIXTURES

- Kohler Wellworth Toilet Model 3998 With Elongated Bowl
- Kohler Wellworth Pedestal Lav Models 2296 and 2019 Base in Powder Bath
- Kohler Alteo 45100 Powder Bath Faucet
- Kohler Coralais Lav Faucets
- Kohler Ballera Kitchen Faucet
- Kohler K-304-NARITE Temp Pressure Balance Faucets in Tub/Shower Area
- Sterling Vikrell Shower Unit per Plan
- Framed Shower Doors per Plan

ADDITIONAL OPTIONS AVAILABLE

- Kohler Pot Fillers
- Heated Flooring and Heated Towel Bars
- Bidets
- Security, Surveillance, and Audio Systems
- Universal Home Remote Controls
- Custom Closet Designs
- Central Vacuum Systems
- Upgraded Garage Packages
- Custom Deck Designs