

OPTIONAL

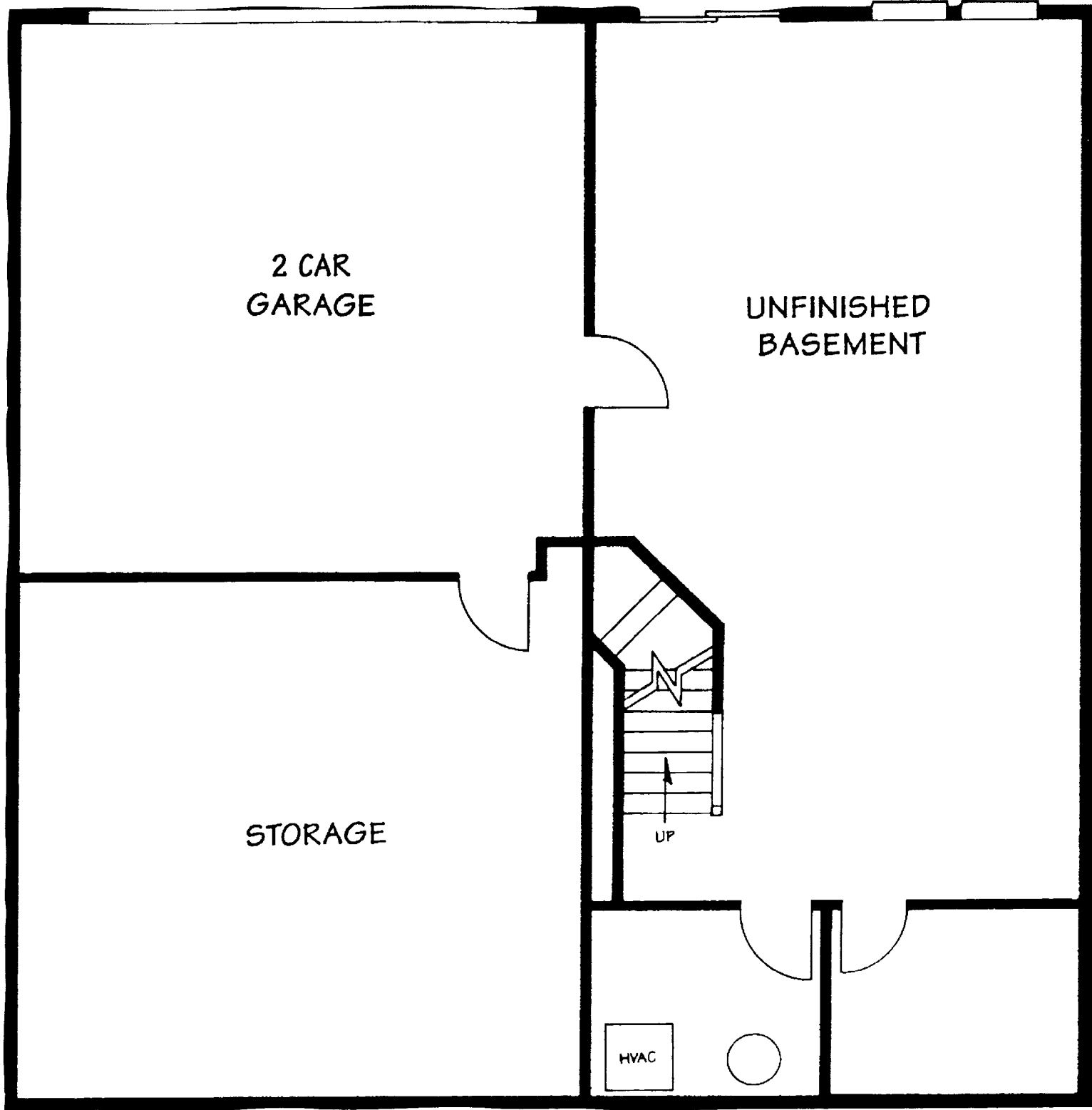
2 CAR
GARAGE

UNFINISHED
BASEMENT

STORAGE

UP

HVAC



Living Room17' 0" x 16' 10"
Dining Room13' 2" x 10' 6"
Family Room15' 0" x 12' 6"
Kitchen/Breakfast Room17' 0" x 12' 0"
Master Bedroom16' 0" x 13' 0"
Bedroom #214' 0" x 13' 0"
Bedroom #311' 0" x 10' 6"
Opt. Bedroom #416' 0" x 13' 0"

Total Square Footage2142
with Opt. Bedroom #42352

- Architect custom-designed homes
- Maintenance-free lap siding
- 25-year architectural dimensional roof shingles
- Double-hung low-maintenance windows with a sound transmission class rating of 35
- Insulated metal raised panel garage door
- Professionally-planned landscape program
- Patio or deck (site specific)
- Covered entry
- Attached two-car garage
- Electric garage door opener
- Concrete walkway and steps
- Paved asphalt driveway
- Exterior lighting front and rear

- 3 or 4 bedrooms
- 2 1/2 baths
- Generous-sized master suites with walk-in closets
- 9' ceilings
- Bright and inviting family room
- Elegant volume ceilings (per plan)
- Hardwood or ceramic tile flooring in foyer and kitchen
- Gas fireplace with slate surround and hearth
- Insulated raised panel front door
- Double glazed sliding patio door
- Designer lighting throughout
- Luxurious wall-to-wall carpeting throughout
- Raised panel interior doors
- Abundant closets
- Security system

- Custom gourmet island kitchen
- Bright windowed breakfast room
- Choice of 12"x12" ceramic tile or hardwood flooring
- Custom wood cabinetry in a choice of styles and finishes
- Laminate countertop in choice of colors
- Side-by-side refrigerator with ice and water dispenser
- Gas cooktop
- Electric self-cleaning oven
- Microwave
- Ultra-quiet multi-cycle dishwasher
- Stainless steel double bowl sink with single lever faucet
- Garbage disposal

- Luxurious designer ceramic tile in master bath with his and her vanities
- Soaking tub in master bath
- Separate glass-enclosed shower
- Coordinated fixtures and faucets
- Laminate countertops in master and secondary baths
- Ceramic tile flooring and tub surround in secondary bath
- Powder room with pedestal sink and ceramic tile floor
- Exhaust fans in all baths
- R-11 Batt Insulation between floors and bathroom partitions

- Quality wood frame construction
- Engineered wood truss floor and roof systems
- 25-year architectural dimensional roof shingles
- Basements
- Poured concrete basement walls with Owens-Corning Tuf-N-Dry waterproof system
- R-38 ceiling insulation
- R-15 wall insulation
- 75 gallon gas hot water heater
- Copper water piping
- Automatic fire sprinklers
- Gas forced-air heating and central air conditioning

- Washer and dryer connections
- Smoke detectors
- Security/fire alarm with call-back capability
- 200 amp electrical service

- Double-hung low-maintenance windows with a sound transmission class rating of 35
- 5/8" oriented strand board roof sheathing
- 2 layers of exterior wall sheathing: 1 layer of 5/8" exterior grade gypsum over 1 layer of 7/16" oriented strand board
- 2 layers of 1/2" gypsum wallboard on the inside of all exterior walls
- 2 layers of 1/2" gypsum wallboard over resilient channel on the ceiling under the attic
- Acoustically caulked wall penetrations; zero penetrations through the ceiling under the attic; baffled attic and plumbing vents

- Public water and sewer
- Prewired for telephone
- Prewired for cable TV

- Finished basements (site specific)
- Walk-out garden level (site specific)
- Whirlpool tubs
- Washers and dryers
- Central vacuum system
- Intercom and/or sound system



Belle Fair
AT RYE BROOK

BELLEFAIR AT RYE BROOK

1150 KING STREET • RYE BROOK, NEW YORK 10573
914-933-BELL (914-933-2355) • FAX: 914-933-1033

www.bellefair.com