

# Liberty Cove . . .

## William Holding Builders

### Construction Standard Features



#### Greece Office



4210 W. Ridge Road  
Rochester, NY 14626

Office: 227-8900

Fax: 723-0786

E-Mail:

GreeceOffice@  
HilbertRealty.com

#### Webster Office



93 West Main Street  
Webster, NY 14580

Office: 872-7510

Fax: 872-7529

E-Mail:

WebsterOffice@  
HilbertRealty.com

Visit us in the  
Historic Dean House In  
the Village of Webster

#### Heating Details . . .

- Rheem 80% efficiency gas furnace
- Programmable setback thermostat

#### Finishing Detail . . .

- Oak raised panel kitchen cabinets and vanities with laminate / Formica post countertops
- Six panel Masonite doors throughout
- Ceramic tile in master bath
- Vinyl in foyer, kitchen, dinette, main bath and powder room
- Plush wall to wall carpet
- Plate glass mirrors in baths & powder room
- Stippled ceiling throughout
- Two interior paint color choices
- One exterior trim color choice and one front door color choice

#### Electrical Details . . .

- \$750 lighting allowance
- 200 Amp electric service per NYS Underwriters Code
- Electric or gas range & dryer connections
- Smoke alarms and ground fault interrupters as per code
- Two outside weatherproof GFI outlets
- Two phone outlets
- Two cable TV outlets
- Rangehood

#### Plumbing Details . . .

- Kohler fixtures in all baths
- Fiberglass tub/shower units
- Kohler single lever faucets and shower valves (Chateau)
- Double well stainless steel sink with sprayer in kitchen
- Two outside freezerless hose bibs
- Shut offs under sinks
- Submersible sump pump
- 40 gal. gas hot water tank

**These standards are subject to change without notice.**

**www.HILBERTREALTY.com**

# Liberty Cove . . .

## William Holding Builders

### Construction Standard Features



#### Greece Office



4210 W. Ridge Road  
Rochester, NY 14626

Office: 227-8900

Fax: 723-0786

E-Mail:

GreeceOffice@  
HilbertRealty.com

#### Webster Office



93 West Main Street  
Webster, NY 14580

Office: 872-7510

Fax: 872-7529

E-Mail:

WebsterOffice@  
HilbertRealty.com

Visit us in the  
Historic Dean House In  
the Village of Webster

#### Subdivision and Lot Details . . .

- All underground utilities
- Concrete sidewalk along one side of street
- Storm & Sanitary sewers
- Street lamps along dedicated street
- Blacktop street with concrete gutters
- Underground cable TV service available
- Concrete from entry sidewalks to driveway
- Asphalt binder driveway -No Guarantee, no credit
- Lot finish graded with topsoil to individual grading plan
- Landscape match allowance up to \$750
- Pre-construction meeting with Builder

#### Exterior Details . . .

- Vinyl siding, corners & overhangs
- Aluminum Eaves
- Tyvek wrapped
- Architectural roof - 30 year
- Double hung vinyl thermopane windows with screens, grills on front as per plan
- Insulated raised panel steel garage door
- Aluminum seamless gutters

#### Structural Details . . .

- 5/8" AdvanTech sub floor decking glued and nailed
- 7/16" OSB roofing
- 7/16" OSB for sidewalls
- 12 course basement: Dimble wrap- exterior foundation barrier.
- 2 x 6" exterior wall framing - 16" on center
- Truss construction as per print
- Insulated Basement Windows

#### Insulation Details . . .

- R38 in ceiling as per NYSEC
- R13 side walls as per NYSEC
- R11 basement as per NYSEC
- Tyvek wind resistant vapor barrier under siding
- Insulated metal exterior doors
- Thermopane windows

**These standards are subject to change without notice.**

**www.HILBERTREALTY.com**