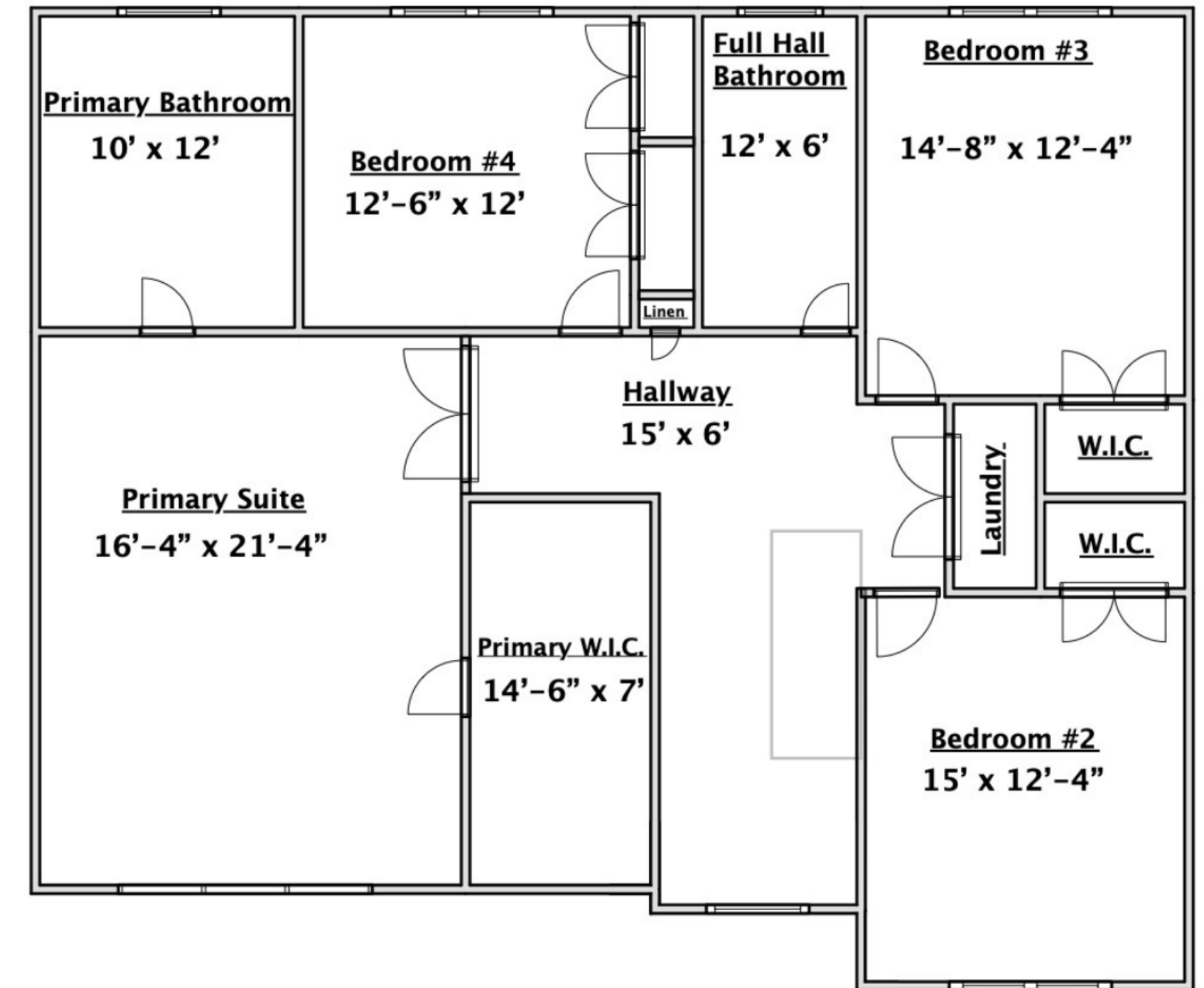
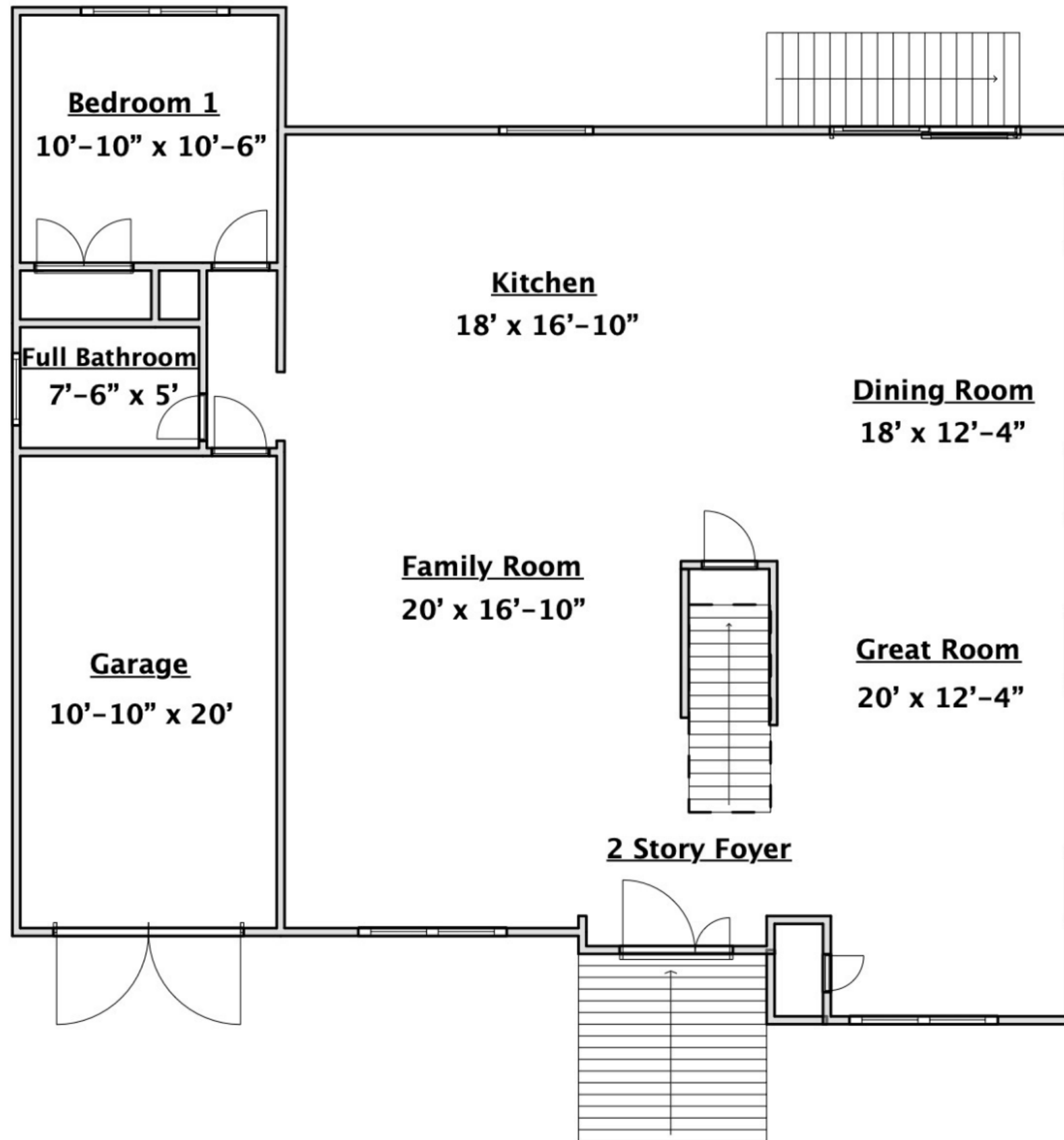


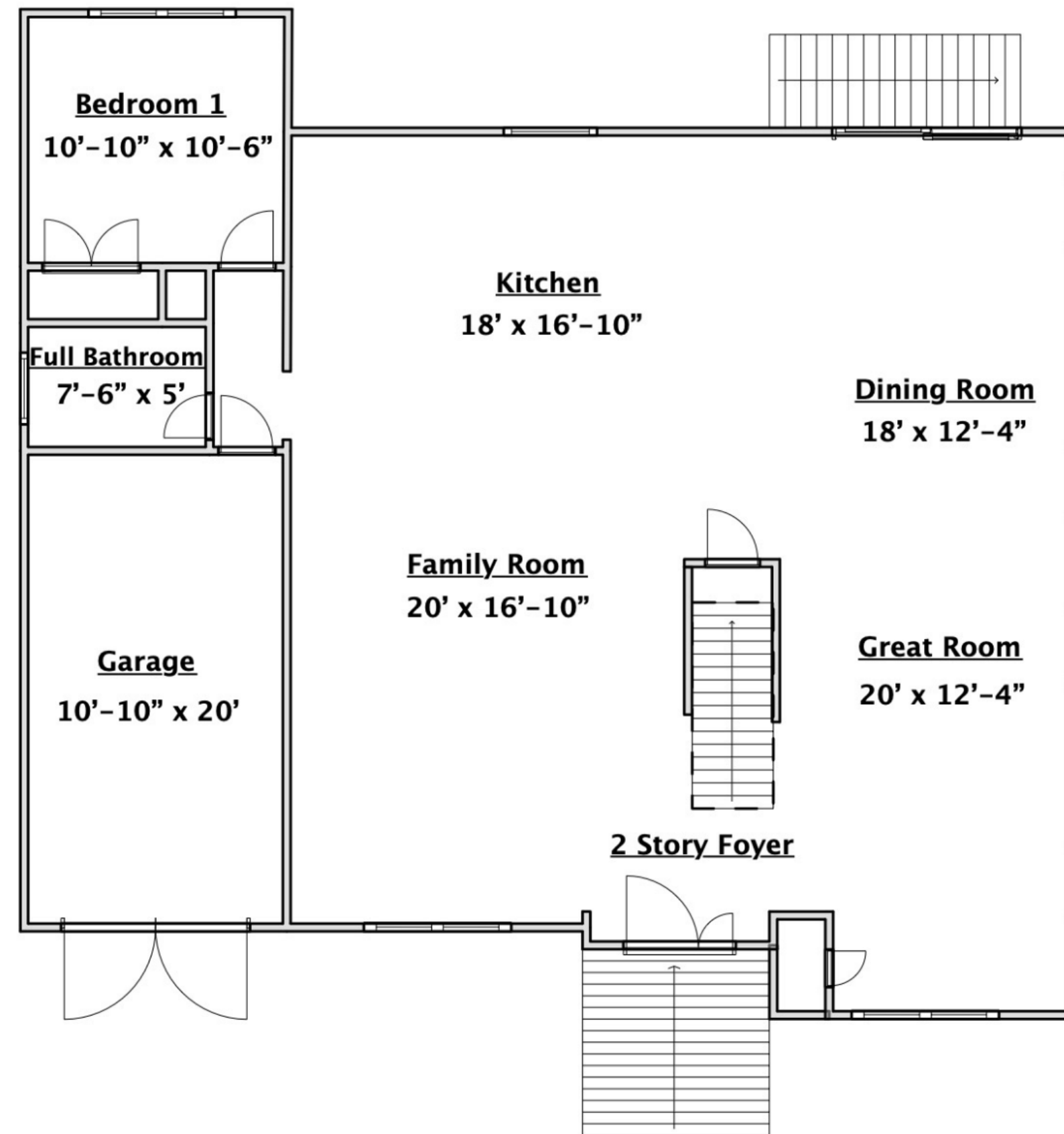
2201 Larch Street



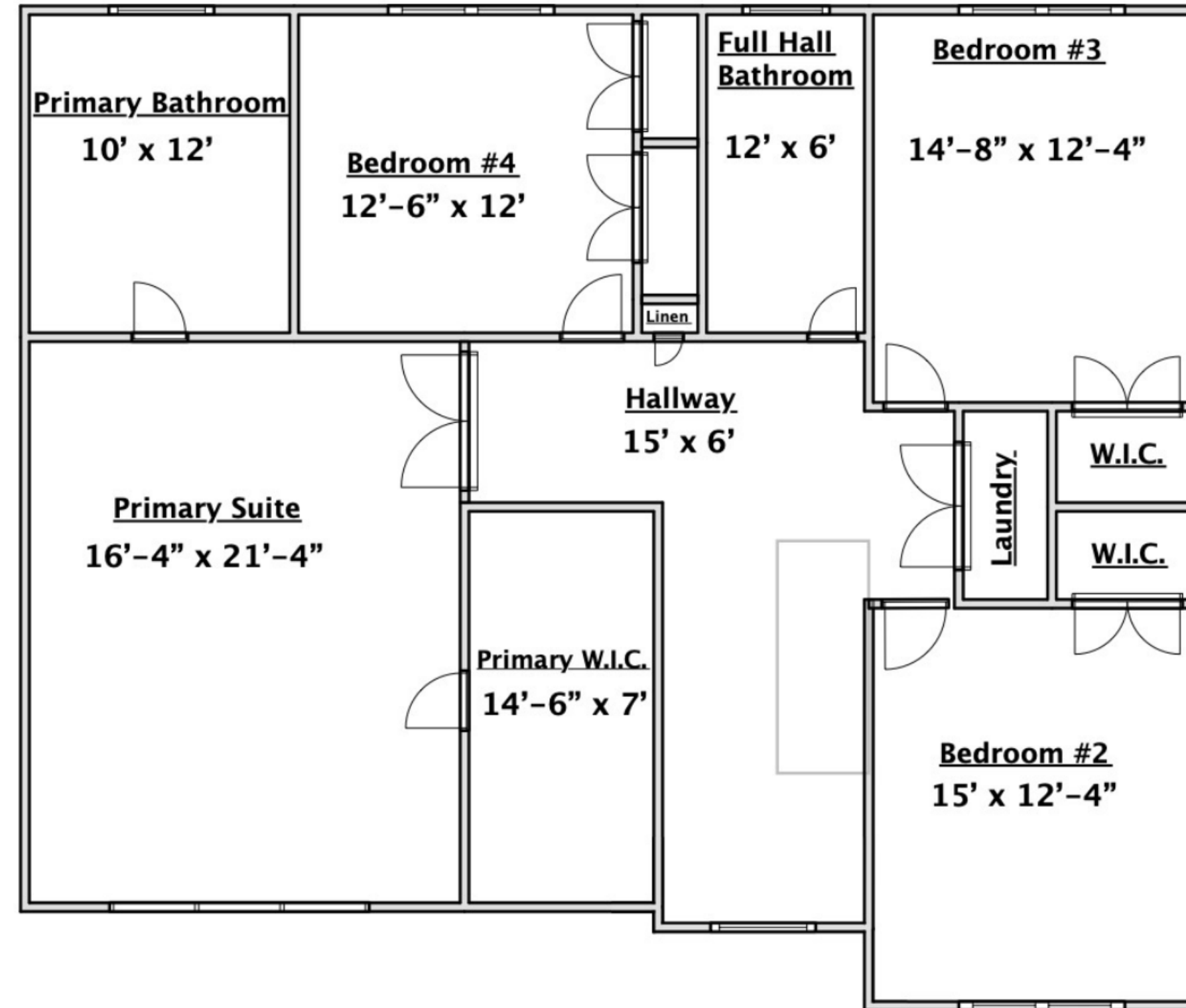
Floor Plans



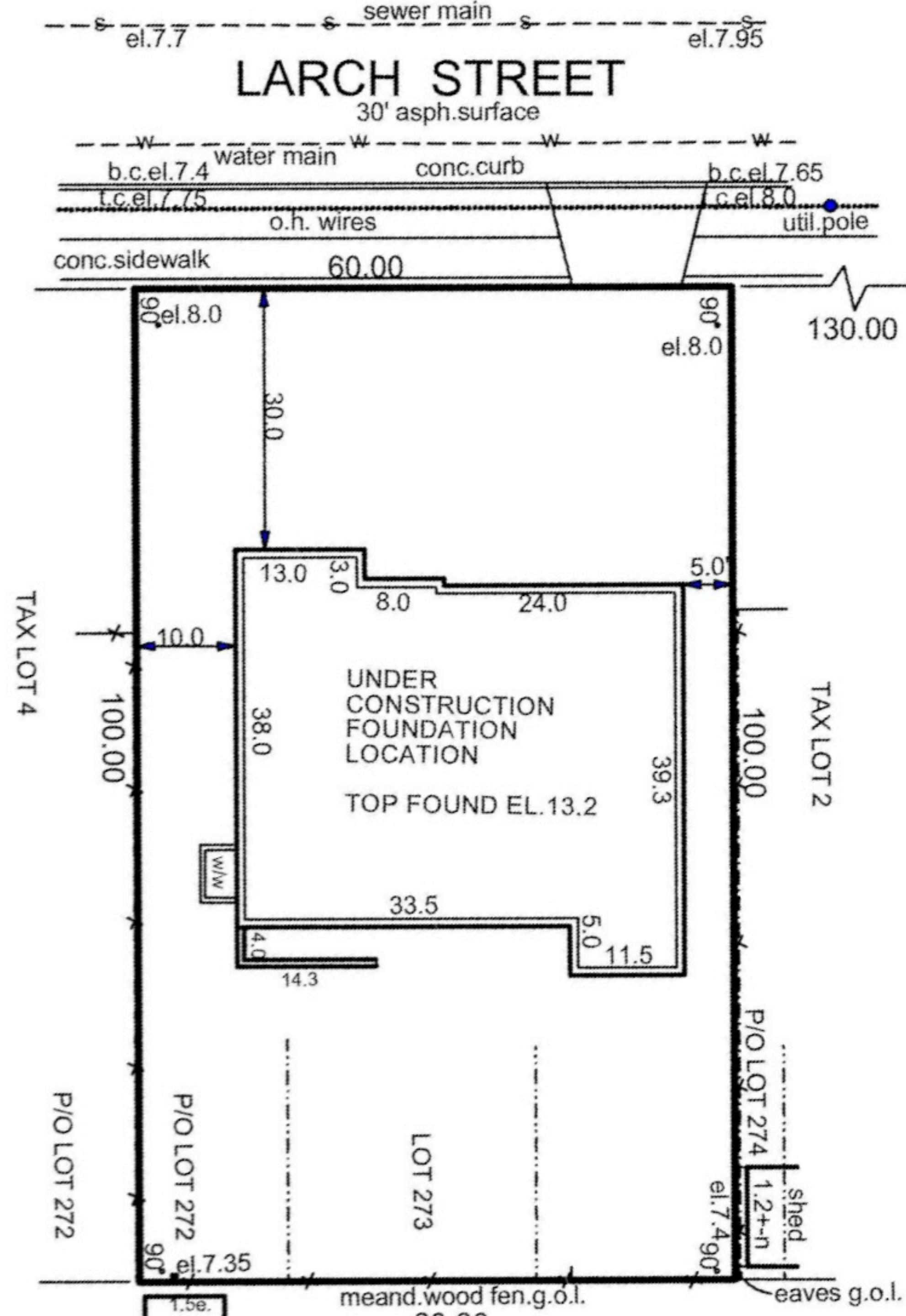
1st Floor



2nd Floor



Property Survey



Plumbing Fixtures

Kitchen

Sink: RVH8301
Ruvati Roma



Faucet: VG02001CHK6
Vigo Edison



1st Floor Hall Bathroom

Shower Trims:

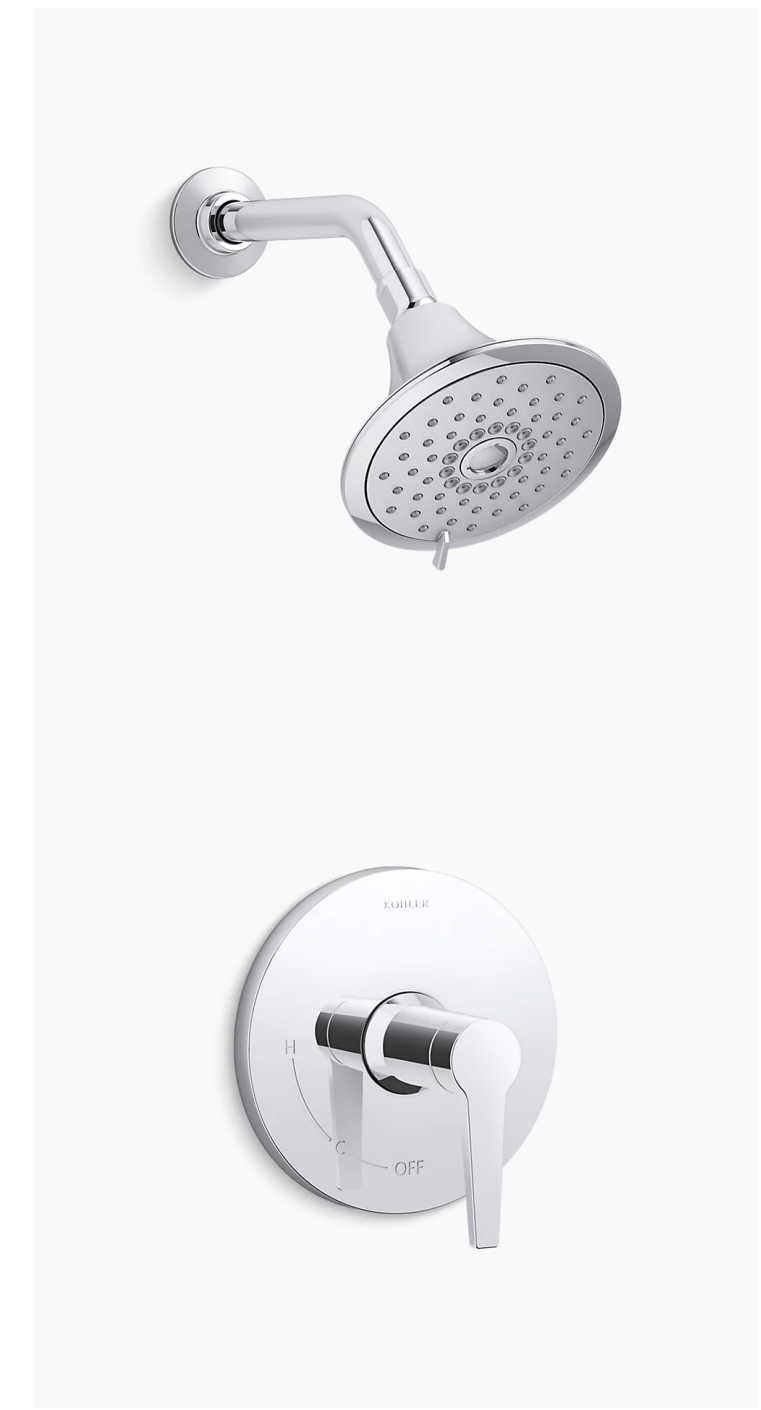
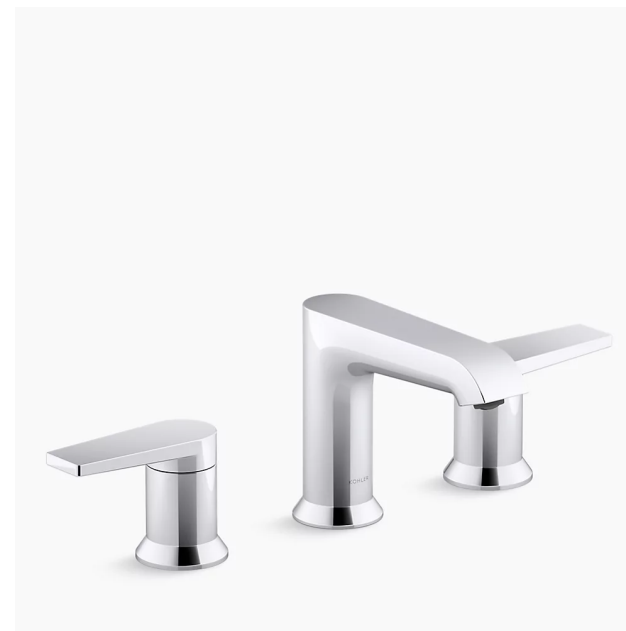
Valve Trim: K-TS74042-4
Kohler Hint

Shower Head: K-22169-CP
Kohler Forte

Sink: K-20000-0
Kohler Caxton



Faucet: K-97093-4
Kohler Hint



2nd Floor Hall Bathroom

Shower Trims:

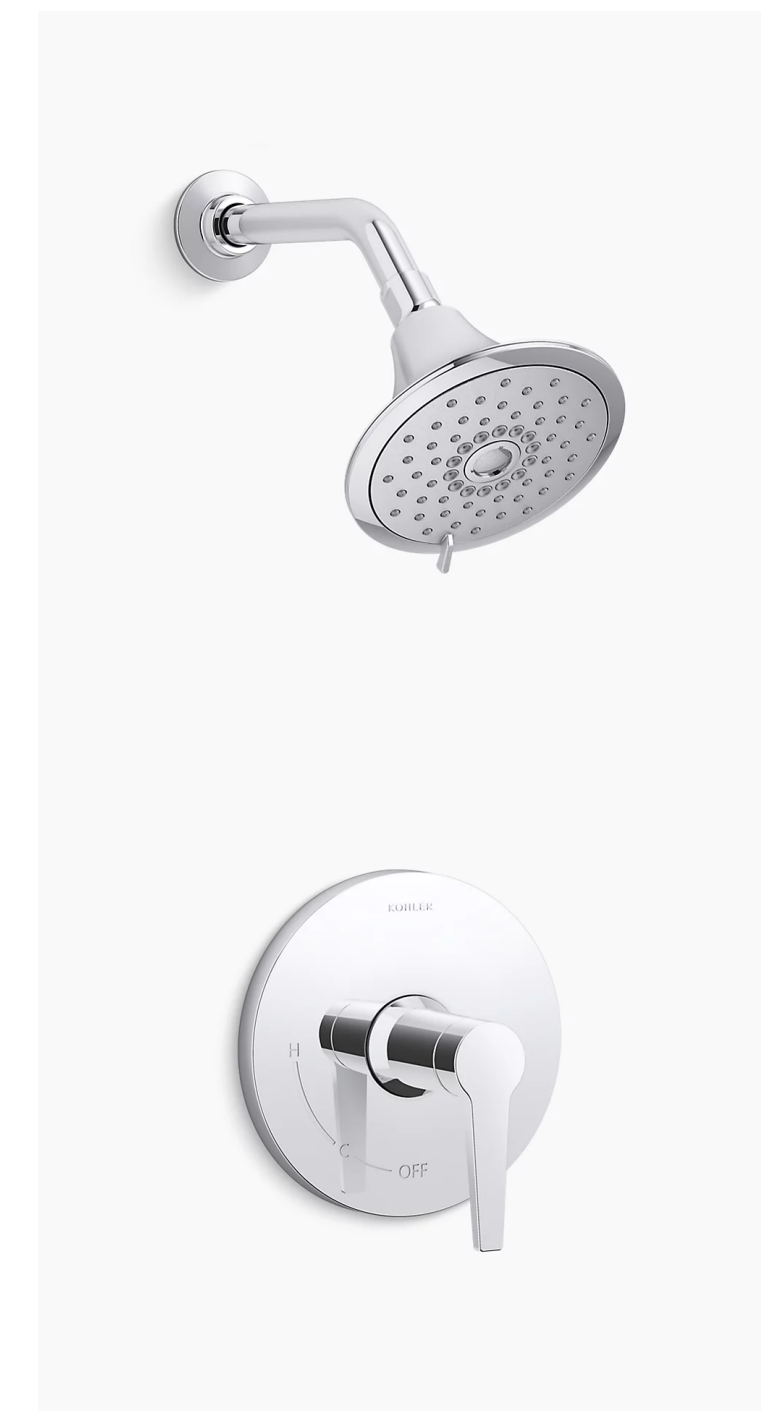
Valve Trim: K-TS74042-4
Kohler Hint

Shower Head: K-22169-CP
Kohler Forte

Sinks: K-20000-0
Kohler Caxton



Faucets: K-97093-4
Kohler Hint



Primary Bathroom

Sinks: K-20000-0
Kohler Caxton



Faucets: K-97093-4
Kohler Hint



Tub: WCOBT200060
Wyndham Brooklyn

Tub Filler: PT62827
Jacuzzi Contento



Primary Bathroom (Continued)

Shower Trims:

Valve Trims: K-TS74042-4
Kohler Hint

Diverter Valve Trims: K-TS74042-4
Kohler Pitch

Handshower Slidebars:
K-22178-G-CP
Kohler Purist

Rain Heads: K-26148-G
Kohler Honesty



Kitchen







Appliances

Refrigerator & Freezer:

Frigidaire Refrigerator FPRU19F8WF
&
Frigidaire Freezer FPFU19F8WF



Gas Range:

Bosch HGS8655UC



Hood:

GE XOV36SC



Microwave:

Sharp SMD2470ASY



Dishwasher:

Frigidaire GDPH4515AF



Washer & Gas Dryer:

Whirlpool WGD4720RW & WFW4720RW



Floors



Interior Railings



Doors



Design Features

PROJECT INFORMATION

10/18/2024

LOCATION:

2201 Larch Street

WANTAGH, NY 11793

ITEMS INCLUDED IN HOME AS STANDARD ARE LISTED BELOW:

Distinctive Exterior Design

- Professionally designed exteriors.
- GAF Roof Shingles
- Baked enamel Black aluminum leaders and gutters
- Exterior outlets by all exterior doors to code
- Front Landscape Package with automatic sprinkler system
- Rear yard graded and seeded.
- Vinyl Clapboard exterior.
- All fascia, soffits, and window trim are black
- Therma Tru fiberglass front entry door with deadbolt.
- Clopay Modern Garage Door fully insulated garage door with decorative insulated glass insert, & Smart MYQ opens from anywhere garage opener.
- Asphalt driveway and paver edging with paver walkway to front stoop
- Blue stone front and rear stops veneered with natural stone risers and cheeks.
- Natural stone on front as shown.
- Outside lights at every exterior entrance. Including Garage

Deluxe Modern Kitchen

- Modern Matte European Style cabinets with plywood boxes, built in garbage pail, easy close. drawers, and doors. Rollouts in all base cabinets. Built in dual garbage pail. Low Profile Cabinet hardware.
- Quartz counter tops in kitchen with waterfall on island.
- Pop up Outlet on island with phone chargers for your convenience
- Undercabinet led cabinet lights
- Under mount stainless steel 10” deep kitchen sink with all the accessories.

Spacious Easy-Care Baths

- Down Bath Has Modern Flat Panel Vanity with a Kohler Sink and Faucet. Large format porcelain tiles on floor and wet walls. Full shower with soap and shampoo Niches. Modern Kohler fixtures. Modern LED Mirror.
- The upstairs hall Bath has Double sink 72” Vanity with Modern Kohler Faucets and Quartz Counters. Dual LED Mirrors, Large format porcelain tiles and Modern Kohler fixtures. Oversized shower with built in soap and shampoo Niche. Frameless shower door with Modern Hardware.
- Primary bath has a Double Floating Modern Vanity with Kohler Faucets and Quartz Counters. Oversized LED Mirror, Large format porcelain tiles in shower and vanity wall. Large format Porcelain tile on the floor. Modern Kohler fixtures. Oversized wall to wall shower with built in soap and shampoo Niche. Frameless shower door with Modern Hardware. Free standing tub with floor mounted tub filler.
- Energy Star Exhaust fans in all baths –

Custom Interior Features

- *Led hi hats throughout*
- *Bedrooms are pre-wired for cable and data to accommodate all your Tv, streaming, & internet needs*
- *Decora switches & outlets compatible with the Lutron Caseta smart system*
- *Lutron Smart dimmer switches which can be controlled on your smart phone thru the Lutron App*
- *Ring Doorbell Via the Ring App on your smart Phone.*
- *Lift master Smart Garage door via the MyQ App on your smart phone*
- *7.5" painted Base molding in all rooms.*
- *Solid core doors throughout.*
- *8" European wide plank white oak floors throughout. Built up square Oak tread stairs with Modern wrought iron railings throughout.*
- *9' ceiling on 1st floor*
- *8' ceilings on 2nd floor*
- *Electric Fireplace*
- *Shiplap Fireplace built in with 80" TV and recessed space to hide equipment seamlessly*
- *Laundry room on 2nd floor with floor drain and tile floor.*
- *8' Full Basement*
- *1-car garage.*
- *200amp electrical service with subpanel 2nd floor and subpanel in basement.*
- *One coat prime & two coats paint on all interior surfaces.*
- *Front Ring doorbell. -*
- *Two garden hose bibs.*
- *County sewer & water.*
- *Smoke alarm & carbon monoxide detectors to code for your safety*
- *Central Vacuum System 1st Floor, 2nd Floor, and Garage*

Energy Saving Features

- *ENERGY STAR FORCED AIR GAS HEAT AND 2 ZONE 16 SEER CENTRAL AIR CONDITIONING.*
- *ENERGY Star insulation packaged with full air sealing package.*
- *Spray foam of box Beam and 3" of spray foam on foundation walls.*
- *Anderson 400 series casement windows and patio doors. Energy Star.*
- *Led light bulbs throughout.*
- *50-gallon energy star gas hot water*
- *Energy Star Appliances*
- *Liquid Propane Gas System*