

  
**303 EASTLINE**  
 ESTATES

**ALL OF THESE OUTSTANDING FEATURES ARE INCLUDED IN YOUR NEW HOME**

**Impressive Interior Features**

- Smooth Walls and Ceiling throughout
- Wall to Wall Carpeting with Prime 6lb Urethane Padding
- Deluxe “Total Slide” Closet Maid Shelving System for Maximum Storage and Convenience
- Quality Lighting Package allowance coordinated with Lighting Designer
- Hard Wire Smoke Alarm in Bedrooms, Basement, First and Second Floors
- Carbon Monoxide Detectors Each Floor
- One Telephone Cat. 5 Jack (Location of Your Choice)
- Four Cable TV Locations (Location of Your Choice)
- 36” Gas Fireplace with Tile Surround and Painted Mantle

**R&M Homes Construction Features**

- 9 ft. First floor Ceilings
- Public Water, Sewer, Natural Gas, Cable – Underground
- 2 x 6 Exterior Walls with Fiberboard Sheathing
- ¾” Tongue and Grooved OSB Sub-Flooring
- 8” x 8’ Poured Concrete Foundation Wall
- Perimeter Drainage System in Basement
- Framed and Insulated R 19 Exterior Basement Walls Floor to Ceiling
- Two Car Garage with 16’ x 7’ or 2-8’ x 7’ Steel Raised Panel Insulated Overhead Door with Windows and Opener (Per Door) with Two Controllers
- 200 AMP Electrical Service

**R&M Homes Construction Features Continued...**

- Front and Rear Frost-Free Hose Bibs
- Front and Rear Exterior GFI Electrical Outlets
- Ice and Water Shield on Eaves and in Valleys
- Future Proof Conduit

**Energy Saving Features**

- Wind Barrier Exterior House Wrap (Reduces Air Infiltration)
- R-21 Fiberglass Exterior Wall Insulation
- R-49 Fiberglass Ceiling Insulation
- Continuous Roof Ridge Venting
- Premium Series 3000 Low Maintenance, High Efficiency Low-E, Argon Filled Glass, Vinyl Tilt-In Double Hung Windows with Screens by Silverline (Per Plan)
- Low Maintenance Vinyl Sliding Low-E Glass Patio Door with Insulated Glass and Screen by Silverline
- Fiberglass Insulated Entry Doors
- Up to 95% A.F.U.E. High Efficiency Gas Furnace
- Humidifier
- 14.5 SEER Central Air Conditioning
- Programmable Thermostat
- Water Saver Plumbing Fixtures
- 50 Gallon Natural Gas Hot Water Heater

**Peace of Mind**

- Exclusive R&M Homes Home and Family Protection Plus – see consultant for details
- R&M Homes Exclusive Limited Warranty
- Start of Construction and Framing Inspection with Builders’ Representative
- Pre-Closing Orientation on Your New Home



\*R&M Homes will grade any disturbed areas up to 20’ to 25’ of rear yard and 15’ on each side yard. Any grading beyond these areas is homeowner’s responsibility. All Prices are subject to change without notice. The Builder reserves the right to substitute materials of equal or better value without notice. Specifications will be finalized prior to commencement of construction.

**Cynthia M. Quade**  
 Licensed Real Estate Broker/Owner  
 518-376-2965 ♦ [cmquade32@gmail.com](mailto:cmquade32@gmail.com)  
[www.signatureONEREALTYGROUP.COM](http://www.signatureONEREALTYGROUP.COM)



*Please Note: R&M Homes Reserves the right to change prices at any time without notice and furthermore, is not responsible for typographical errors ~ All sizes and square footages are approximate.*

*All information deemed reliable, but not guaranteed by Broker*

1/21/2020

  
**303 EASTLINE**  
ESTATES

**ALL OF THESE OUTSTANDING FEATURES ARE  
INCLUDED IN YOUR NEW HOME**

**Distinctive Exterior Features**

- Alside Maintenance Free Vinyl Siding and Soffits and Aluminum Fascia
- 100 square feet of Cultured Stone at Front Elevation (location tbd)
- GAF Lifetime (Limited Warranty) Architectural Shingles
- Garage Service Door with Blacktop Walkway to Driveway – Front Entry Garage Only
- Window Grills (Front Windows) and Screens for All Windows
- Double Width Blacktop Driveway
- Concrete Walkway from Driveway to Front Entry
- Hy-Dro Seeded Lawn with Automatic Sprinklers Front Yard (See Landscape Policy)
- Designer Landscaping Package enhances the curb appeal of your new home
- Individual Mailboxes placement according to USPS

**Personalized Kitchen Features**

- Custom Designed Kitchen with 36” Upper Cabinets (Choice of Aristokraft Pioneer, Avalon, Westbury, Augusta or Augusta Arch) with Level 1 Crown Molding
- Custom Fit Granite Countertops with 4” Backsplash (Level 1)
- Bruce 2 ¼” Prefinished Hardwood Flooring
- Choice of Single or Double Bowl Stainless Steel Sink with Vegetable Spray and Delta Chrome Faucet
- Recessed Light Above Kitchen Sink
- Stainless Steel Energy Star Rated Self-Cleaning Smooth Top Electric Range with Space Saver Microwave and Energy Star Dishwasher
- Water Line Shutoff Box for Easy Hook-up to your Refrigerator
- Premier Low Maintenance, Low-E Vinyl Casement Window with Screens by Silverline (Per Plan) fully cased with windowsills

**Deluxe Main and Elegant Master Bathroom Features**

- One Piece Fiberglass AKER Tub/Shower Combo at Main Bath
- 48” One Piece Fiberglass AKER Shower at Master bath
- Two Piece GERBER China Toilets
- DELTA Chrome Faucet
- DELTA Pressure Balanced Chrome Tub/Shower Controls
- Easy-Care Aristokraft Vanity Choices
- Full Width Trimmed Vanity Mirror
- One Piece Cultured Marble Vanity Top or Custom Fit Formica Vanity Top with Oval China Sink (Per Plan)
- Ceramic Tile Floor – Standard Selection
- Exhaust fan and Light Combination
- Chrome Finish Towel and Paper Holders

**Powder Room Features**

- Pedestal Sink with Chrome Faucet
- Two Piece GERBER China Toilet
- Oval Mirror
- Ceramic Tile Floor – standard selection
- Exhaust fan and Light Combination
- Chrome Finish Towel and Paper Holder

**Impressive Interior Features**

- Two Story Foyer (Per Plan)
- Fully Carpeted Main Staircase (Two Story Homes)
- Traditional Stained Oak Railings with Painted Spindles (Per Plan)
- Two Panel Interior Doors with 3 ½” Colonial Style Trim, Painted with Latex Enamel Paint
- Bruce 2 ¼” Prefinished Hardwood Flooring Foyer, Kitchen, Nook and Dining (Per Plan)
- 3 ½” Colonial Casing
- 5 ¼” Wide Base Molding
- 3 ½” Colonial Wood Style Trimmed Window Openings

SIGNATURE  
**ONE**  
REALTY GROUP

R&M  
Homes



*Please Note: R&M Homes Reserves the right to change prices at any time without notice and furthermore, is not responsible for typographical errors ~ All sizes and square footages are approximate.*

*All information deemed reliable, but not guaranteed by Broker*

1/21/2020