

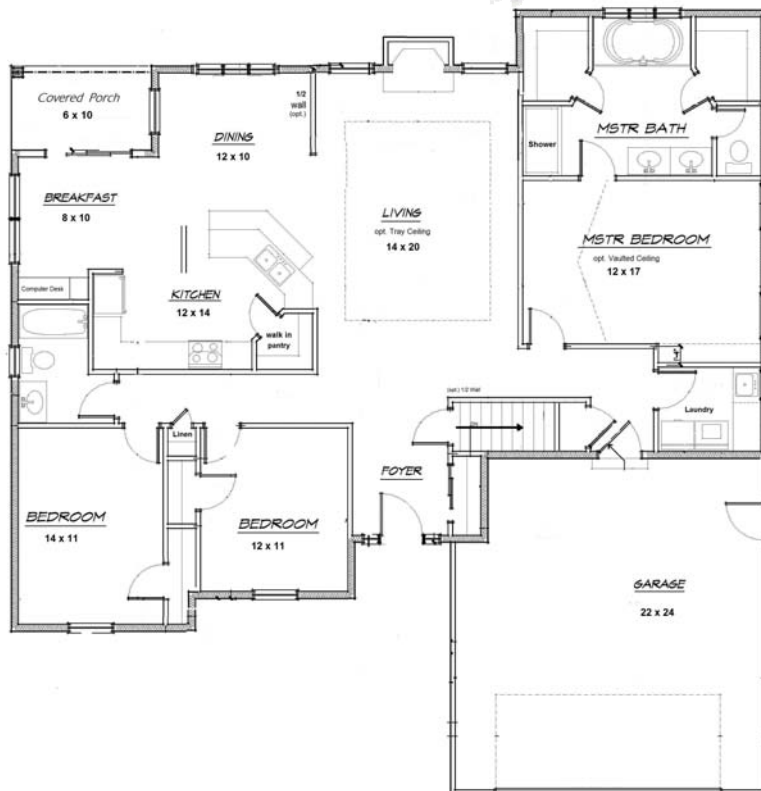
Martin Custom Homes

Excellence In Building Your Dreams

www.MCHCNY.com

The Samara

1850 Square Foot Ranch



Contact Ron Senecal, Builder Representative

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Standard Features

Living Features

1850 square feet
Open floor plan
3 bedrooms & 2 full baths
Large kitchen with eat-in area and breakfast bar
Walk-in pantry
Master bath with whirlpool tub and his & her closets
Master bedroom with Cathedral ceiling
Great Room with tray ceiling
First floor laundry room
Gas fireplace with TV area above and built in electronic component area
Wired for cable, TV, phone & computer networking (5 loc.)
2 car garage

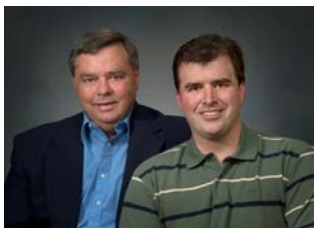
Construction

12 course basement (8')
2 x 6 walls
R-19 insulation in walls
R-38 insulation in ceiling
Low E - argon gas filled windows " U factor 31" colonial grids in front
Insulated garage doors
Microwave range hood vented to the outside
Ceramic in front foyer
All bathrooms have ceiling vent fans - not just windows
30 year architectural roofing
Premium vinyl siding

Other Features

Covered grilling deck 6' x 10'
High efficiency forced air gas furnace including Programmable Thermostat
50 gal. High efficiency hot water heater
Moen faucets throughout
200 amp power supply
Dimmer switches on all key lights
2 rooms wired for ceiling fans
Up to 6 recessed lights in the kitchen
Switched light fixtures in all bedrooms and master closet.

This home is easily customized!



Direct access to your builders...anytime!

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