



H

HUCKLEBERRY
ESTATES

Walkkill/Plattekill, New York



AT

HOWARD HANNA

RAND REALTY

We are proud to represent the best new home developments in the Hudson Valley. We've partnered with the top builders in the area to bring stunning homes and great neighborhoods to our beautiful community.

SITEMAP

**lot premiums may apply*



This site plan including measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing the site plan.

ABOUT THE HOMES



HOWARD HANNA
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819 Little Britain Rd, New Windsor, NY 12553



CHERRYSTONE

\$649,900

TAXES STARTING AT \$TBD

4 BR | 2.5 BA | 2,600 SQ.FT



MCKINLEY

\$599,900

TAXES STARTING AT \$TBD

4 BR | 2.5 BA | 2,400 SQ.FT



SANDSTONE

\$584,900

TAXES STARTING AT \$TBD

4 BR | 3.0 BA | 2,300 SQ.FT

FEATURED MODEL

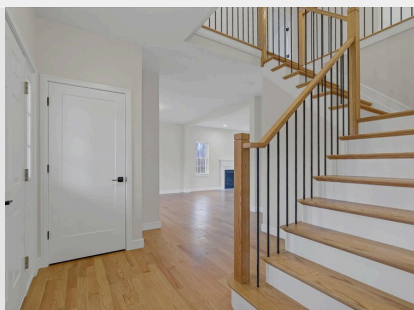
CHERRYSTONE



\$649,900

TAXES: \$TBD

TAX INFORMATION PROVIDED IS ESTIMATED



- luxury custom-designed kitchens
- spacious master suite with walk-in closet
- hardwood floors throughout first floor
- open concept family room to kitchen

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SECOND FLOOR



FIRST FLOOR



**certain features shown may be in upgrade - square footage subject to change*




 4 br

 2.5 ba

 2,600 sq ft



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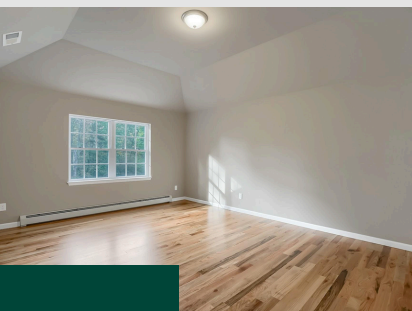
FEATURED MODEL
MCKINLEY



\$599,900

TAXES: \$TBD

TAX INFORMATION PROVIDED IS ESTIMATED

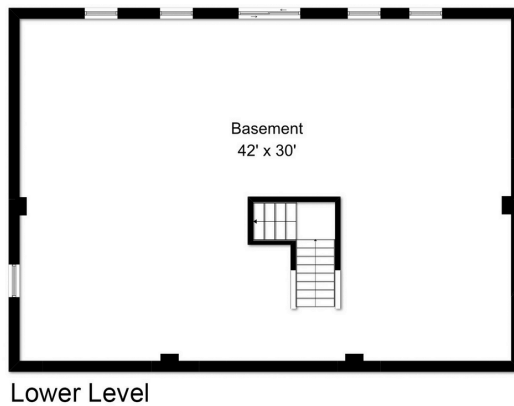
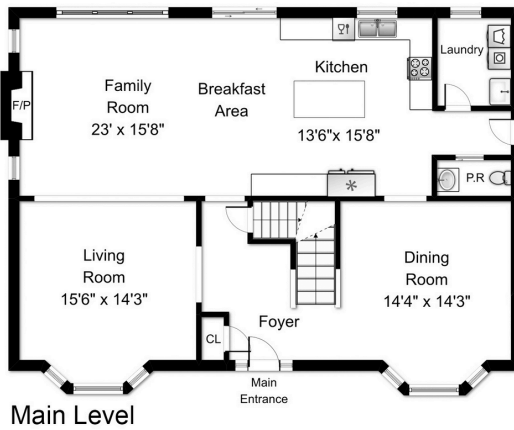


- luxury custom-designed kitchens
- 9 ft ceilings on the first floor
- spacious master suite with walk-in closet
- hardwood floors throughout first floor
- open concept family room to kitchen

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**certain features shown may be in upgrade - square footage subject to change*

4 br

2.5 ba

2,400 sq ft

FEATURED MODEL

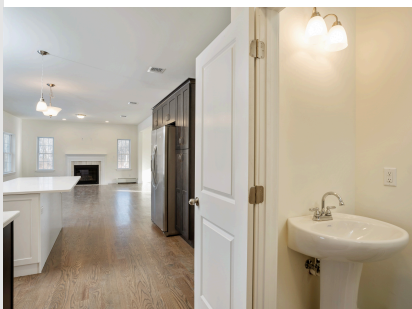
SANDSTONE



\$584,900

TAXES: \$TBD

TAX INFORMATION PROVIDED IS ESTIMATED

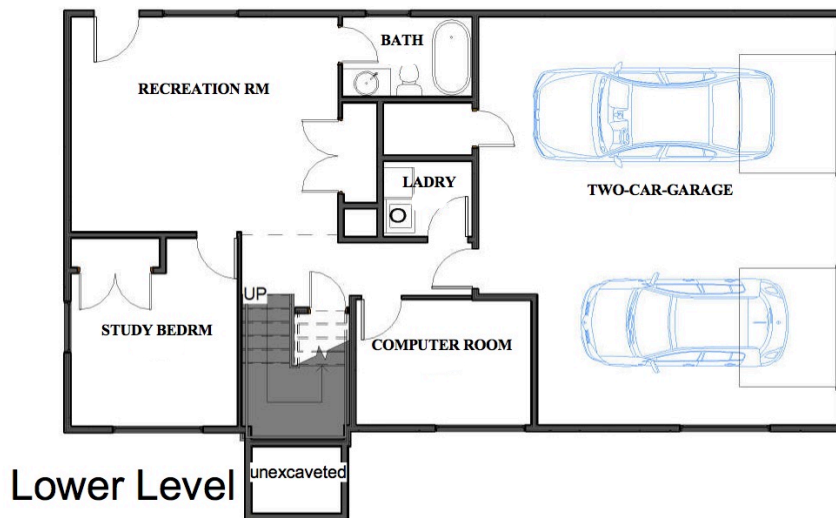
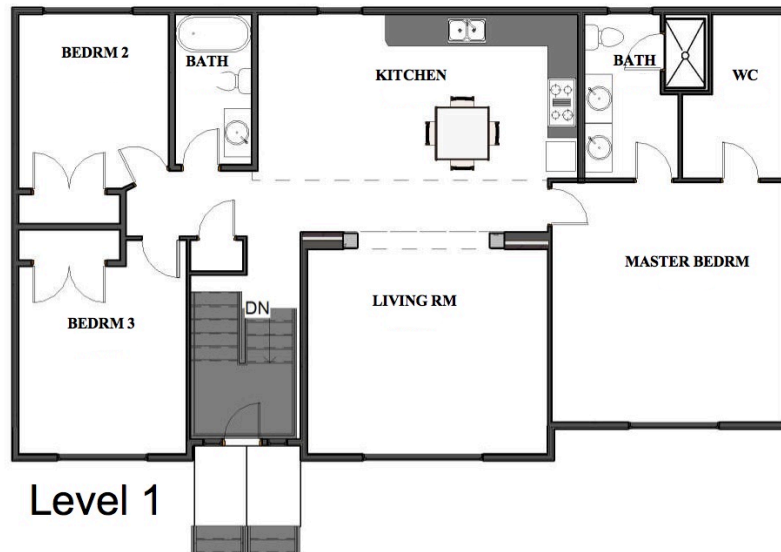


- luxury custom-designed kitchens
- spacious master suite with walk-in closet
- hardwood floors throughout first floor
- open concept family room to kitchen
- multi-generational option available

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**certain features shown may be in upgrade - square footage subject to change*

 4 br

 3.0 ba

 2,300 sq ft

UPGRADE LIST

KITCHEN UPGRADES

- Upgraded two-tone Fabuwood kitchen.
- Kitchen upgraded quartz backsplash, matching the countertops.
- Upgraded black appliance package, electric cook top, and wall oven & microwave combo.
- Black stainless steel farm sink.
- Black hood.
- Light color floor stain, (color weather oak)



BATHROOM UPGRADES

- Upgraded stand-alone vanities in kids and master bathrooms.
- Upgraded tiles in the master bathroom.
- Freestanding tub in the master bathroom.
- Upgraded black hardware faucets & fixtures in the master bathroom.

HOME UPGRADES

- Light color floor stain, (color weather oak)
- Upgraded light fixtures finishing package.
- Upgraded wrought iron Railings.
- Basement walkout.
- Finished bonus room above the garage.
- Upgraded siding color with board & batten.
- Upgraded white front porch RDI rail kit.



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WHAT TO EXPECT

WHEN BUILDING YOUR NEW HOME

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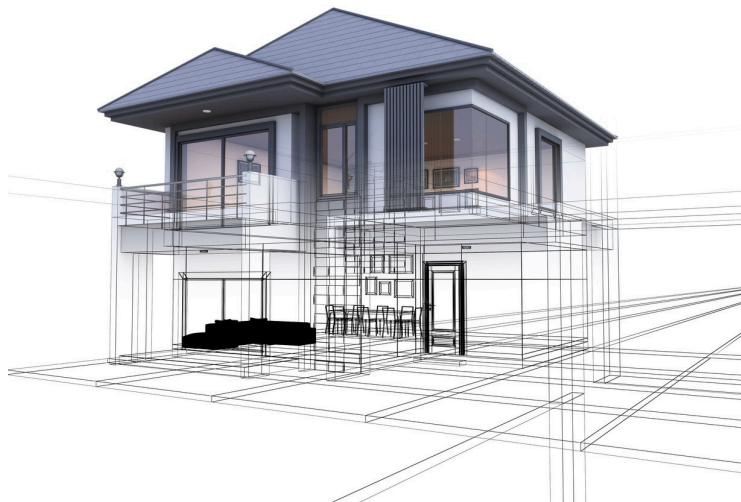
INITIAL STEPS

- Select your home model
- Select your home site
- Review structural options
- Submit written offer



NEXT STEPS

- Builder's attorney will send contracts Review with attorney, sign and submit depsoit Builder will sign contracts and submit for permits
- Permits generally take about 2-4 weeks



NEXT 1-3 MONTHS

- Homesite cleared
- Property staked out
- Foundation is poured
- Roof is installed

NEXT 3-6 MONTHS

- Framing begins Plumbing and electrical ran Sheetrock & insulation installed
- Finishes



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SELECTION PROCESS

1. Call vendor to schedule a time to meet
2. Vendors will show you standard options
3. Vendors will provide pricing on upgrades

Due to availability you must wait at least 90-days from fully executed contracts unless otherwise advised by your agent.

NOTES:

We will meet you in 60-90 days to select roofing and siding.

Standard Kitchen Colors are white, gray, and brown.

Standard interior paint color is white.

SELECTIONS LIST

- Kitchen tile and countertops
- Carpet
- Roof and shingles
- Kitchen and bath countertops
- Hardwood
- Lighting*

*If you choose your own lighting, we will give you a \$700.00 credit not include price to install (2020) pricing



VENDORS LIST

Post Estates, Mountain View Estates, Huckleberry Estates, Vineyard Estates:

- Jeff at Affordable Floors (Carpet only): 201-519-8467
- All Stiles-Countertops and Tile: 845-783-3121
- Joel at Interior Doorways (Kitchen Cabinets): 845-782-8227



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HOME FEATURES

COMMUNITY FEATURES

- Highly-rated Wallkill school district
- Larger wooded homesites available
- Access to all major shopping and an array of great restaurants
- Minutes to major commuting highway and public transport to NYC
- A short distance to Stewart Airport
- Only minutes away from shopping, eating, art, and dance

INTERIOR FEATURES

- 9 ft first-floor ceilings & 8 ft second-floor ceilings
- Staircase with oak tread, rails, & painted spindles
- Premium wall-to-wall carpeting in your color
- Choice of six-panel interior doors with traditional colonial trim
- Spacious master suite with walk-in closet
- Abundant closet space
- Hardwood floors throughout the first floor
- Painted wood trim, interior windows, & door casings
- Ceramic tile in the laundry room and bathrooms
- Recessed lighting

ENERGY EFFICIENT FEATURES

- Andersen® Silverline insulated, double pane, Low-E, single hung vinyl windows or equivalent
- Therma-Tru® Smooth Starinsulated front door with decorative hardware sidelights
- Propane-fueled hot water/furnace tank
- 2 x 6 exterior walls
- R19 exterior wall insulation
- R30 basement ceiling insulation
- R38 attic ceiling insulation and all thermal barrier breaks foamed and caulked
- House wrap to reduce air filtration and air barrier sealing
- Insulated ductwork
- Water-saving plumbing fixtures
- Energy-efficient central heating and cooling
- Door Blowertest to ensure maxim airtightness

EXTERIOR FEATURES

- Multiple house plans to choose from
- Multiple exterior color and elevations available
- Designer-style front entry door
- All homesites graded and seeded
- Concrete sidewalk to front entry from driveway
- Steel-reinforced poured concrete, waterproof coated foundation
- Full unfinished basement with walkout condition (where allowed)
- Vinyl siding for easy care and low maintenance
- Aluminum rain gutters and downspouts
- Front and rear exterior weatherproof GFCI electrical outlets
- Front and rear exterior frost-free hose bibs
- Exterior decorative lights at entry doors of home
- Pressure-treated rear deck 12' x 14'
- Steel garage doors with insulated panels
- Vinyl double-hung tilting windows and screens

KITCHEN DESIGN FEATURES

- Premium-grade, custom kitchen cabinetry with 36" wall cabinets and crown molding, choice of color
- Granite countertops
- Stainless steel kitchen sink and faucet
- Recessed lighting
- Stainless steel appliance package including refrigerator, dishwasher, range, and microwave

BATHROOM FEATURES

- Powder room includes pedestal sink and ceramic tile flooring
- Full bathroom double sink, full bath, and ceramic tile flooring
- Ceramic tile flooring and tub/shower enclosures
- Lighting Fixtures

UPGRADE OPTIONS

- Garage door openers
- Mirror and lighting features
- Granite / Marble
- Deck options
- Landscape package
- Front door options
- Kitchen cabinetry
- Frameless shower doors
- Bonus room(s)

Custom options available upon request

**Builders' contracts supersede any listing documents or advertised marketing.*



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FAQ

What is the process for choosing our new home?

First, you choose the model that best fits your family's needs. Next you choose your new home site. Then you will sit with one of our New Home Consultants and choose our structural options, such as, fireplace, bonus room, decks, front porch, and more!

The next steps are with your lender and attorney. The builder's attorney will send contracts for you to review and sign with your attorney. Once the contracts are signed, we forward them to your lender. The builder requires a 10% deposit on contract. Then construction begins! We estimate 4-6 months depending on weather.

What will the taxes be on our new home?

Each home is assessed by site size and square footage. The estimated tax is around \$13,000 - \$16,000 annually.

What kind of upgrade options do you offer?

While we provide a base model home with many upgrades already included, we understand the importance to some buyers of putting their own personal touch into their new home. We have a list of commonly requested upgrades in your packet. Our builder will happily work with you to come up with a custom plan of upgrades if you would like something that isn't on our list.

Can I come see the progress of our new home being built?

Yes! We want you to enjoy every aspect of all the excitement that goes into building your new home. We ask that if you are looking to walk the home that you schedule an appointment with us. Safety is very important to us and we want to make sure the home is safe for you and your family to walk through.

Can we have a walkout basement?

Walkout conditions are dependent on the grade of the homesite. The homesite you choose will determine if the walkout conditions can be met.

Can we choose our own paint colors or fixtures?

You can upgrade the paint colors, as well as provide the fixtures you want and the builder will pass along the fee for installation.

Is there an HOA?

There is no HOA.

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