

# STARHAVEN VILLAS

Luxury 55+ Single Family Homes

starhavenvillas.com

## Included Features

*Saratoga Springs*

### Exterior

- Custom Look Rambler Designs with Full Basement
- Detached Lots - No Common Walls
- Brick, Stone, Rock, Hardie & Stucco with front Wainscot and Wrapped Corners
- Large Covered Rear Patio
- Covered Front Porch on Available Models
- 1-Tone Paint
- 2 x 6 Exterior Walls
- 9' Foundation
- Full rain gutters
- 30-Year Architectural Shingles
- Entry Lights on All Exterior Doors
- 16' x 8' Raised Panel Insulated Garage Door with ½ HP LiftMaster Automatic Door Opener (per plan)
- Therma-Tru weather stripping on all exterior doors

### Interior

- Carpet, Tile & LVP Flooring (LVP flooring included in the main living area)
- Energy Efficient Gas Fireplace with Paint Grade Mantle and Tile Surround
- Wide Doors and Hallways (above ADA standards)
- 9' Main Floor Ceilings
- Textured Walls
- 2-Tone Sherwin Williams Paint
- Walk-In Closet in Master Bedroom
- Grade 1 Granite/Quartz Countertops Throughout with 4" Backsplash
- Rounded Drywall Corners
- 4 USB Outlets
- Generous Lighting Allowance

### Bath

- Cultured Marble Curbless Shower with Bench
- Delta faucets in Chrome & Brushed Nickel
- Painted & Stained Flat Panel Cabinets featuring
- Soft-Close (life-time warranty)

### Kitchen

- Large Open Designs with Vaulted Ceilings
- Painted & Stained Flat Panel Cabinets featuring Soft-Close (life-time warranty)
- Pre-plumbed water-line for refrigerator
- KitchenAid Appliances
- Stainless-Steel Sink with ½ HP garbage disposal
- Large Walk-In Pantry (per plan)

### Owner's Suite

- Large Master Bedroom with Ceiling Fan
- Spacious Walk-In Closet
- Cultured Marble Curbless Shower with Bench
- Separate Garden Tub
- Painted & Stained Flat Panel Cabinets featuring Soft-Close (life-time warranty)

### Mudroom/Laundry Room

- Full-Size Washer Dryer Hookups
- 2 Upper Cabinets Above Washer/Dryer
- Paint Grade MDF Bench/Hooks
- No-Step Entry from Garage and Patio

### Green Living

- Energy Efficient Lighting
- 50 Gallon Water Heater
- 95% Efficient Lennox Gas Furnace
- 13 SEER Lennox AC Unit
- Lifetime Low-E Insulated Windows
- R-19 rated batt insulation
- R-38 rated blown-in ceiling insulation



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