

THE OXFORD RANCH PATIO HOME AT FORT PLAIN



The
RESERVE
— ON THE ERIE CANAL —
BRIGHTON

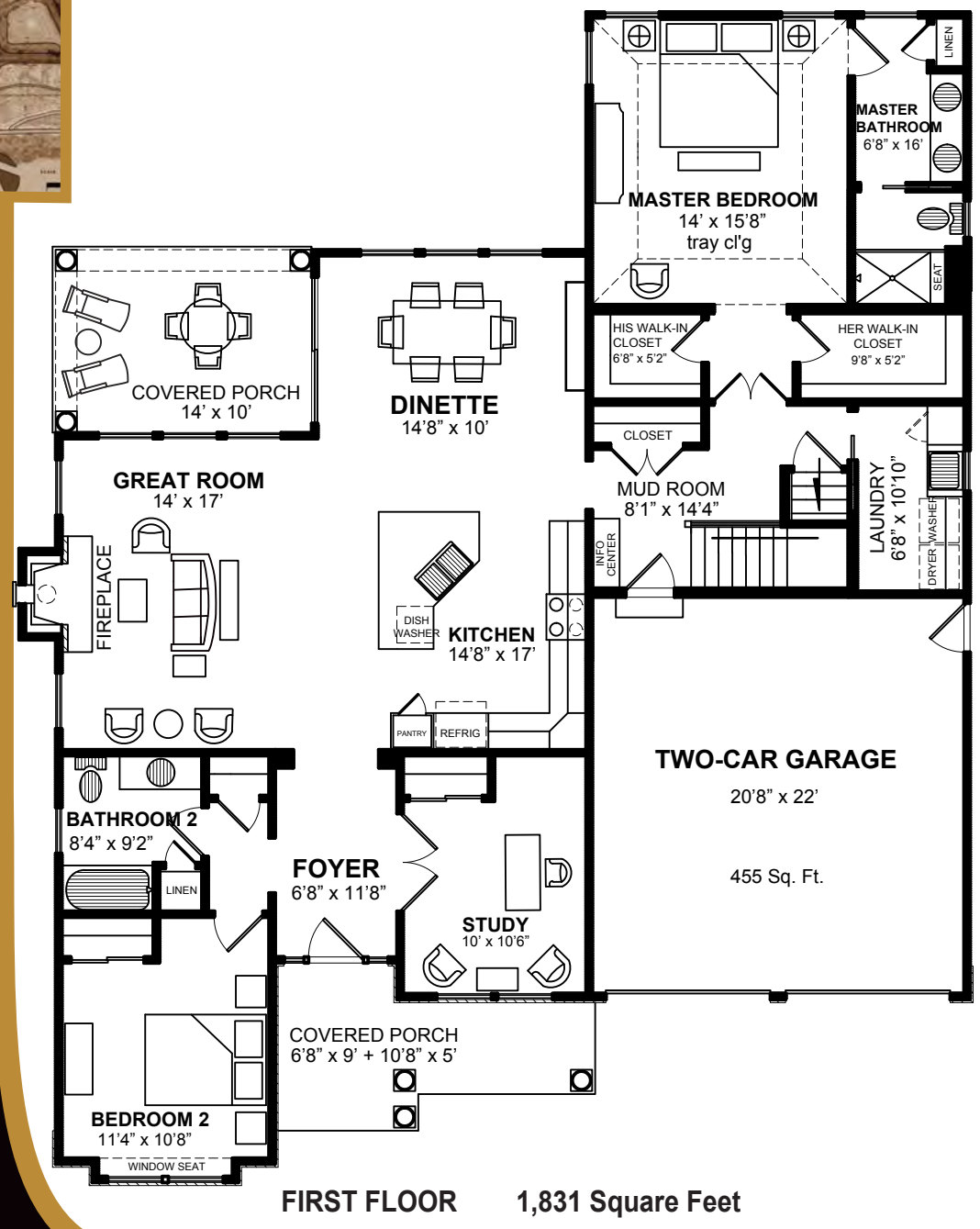
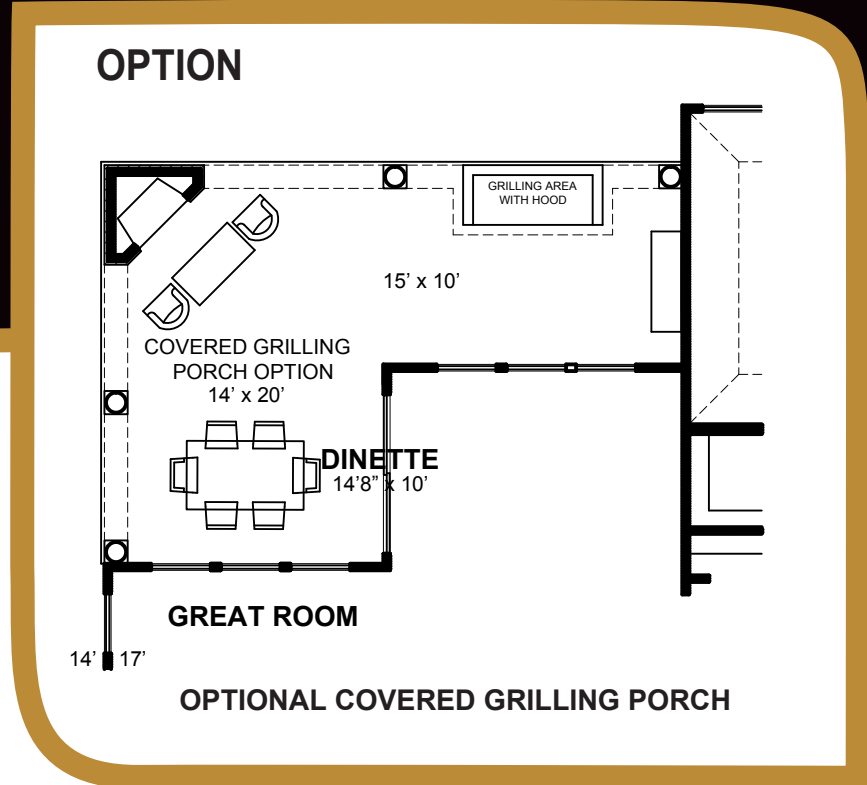
AN ANTHONY J. COSTELLO & SON DEVELOPMENT

THE OXFORD RANCH PATIO HOME AT FORT PLAIN

2 Bedrooms & Study
 2 Baths
 Basement 1,831 Sq. Ft.
 Attached 455 Sq. Ft. 2-Car Garage

Total Living Area 1,831 Square feet

Fort Plain Patio Homes



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 BRIGHTON

585-272-6500
 info@brightonreserve.com
 www.BrightonReserve.com

Drawings and renderings may not be accurate and are used solely for the purpose of advertisement and sales. Floor plan dimensions on illustrations are approximate in some cases. The complete offering terms are in an offering plan available from sponsor. File No. HO12-0001

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Like nowhere you've ever lived. Homeowners at The Reserve have an elegant venue for a healthy lifestyle filled with family, friends, and so much more. The Reserve is a masterpiece community like no other. You'll enjoy:

Master Homeowner's Association (HOA)

Peace-of-mind, enjoyment, affordability – the HOA gives you more of what you love and takes care of what you don't.

- Includes membership to all Clubhouse amenities and activities.
- Driveway snow removal.
- Refuse and recycling pickup.
- Access to expansive trail systems.
- Landscaping maintenance including lawn service.

Structural/Mechanical Details

Take comfort knowing that high quality, safety, and durability are built into every home.

- 9-foot high concrete basement walls.
- Welcoming front covered porch.
- Back covered sun porch with optional grilling area with hood.
- Optional spacious covered grilling porch
- 6-inch seamless metal gutters.
- Metal-insulated pedestrian doors available in a variety of styles.
- Sophisticated security system with available options.
- Attractive exterior masonry accents.
- Energy Star high efficiency windows.
- Natural slate front walkway.
- 40-gallon hot water tank with option to increase to 50-gallon tank.

- Air conditioning and high efficiency, natural gas forced air heat.
- Optional humidifier.
- Two exterior hose faucets.
- Optional computer and data wiring.
- Ample electrical outlets to accommodate modern needs.

Interior Details

In a home built for living, details provide comfortable elegance and timeless style.

- Spacious and open floor plan with 9- to 12-foot ceilings (see plan for details).
- Great room gas fireplace accented with masonry surround.
- Doors with handsome yet practical hardware choices.
- Baseboards and casings selected for a refined style.
- Optional crown molding, chair rail, and built-in cabinets and/or book cases.
- A wide variety of flooring options.
- Abundant natural light and outside views provided in dining room and great room.
- Inviting built-in window seat in second bedroom.

Generous rooms with well-appointed fixtures and appliances lend ease and luxury to daily life while providing a designer-coordinated look. Customization options personalize your home.

Master Bedroom and Master Bathroom

- Large his and her walk-in closet with abundant shelving.
- Elegant master bedroom with tray ceiling.
- Convenient, accommodating double-bowl his and her vanity.
- Separate commode for additional privacy.
- Countertop choices from a range of products such as granite.
- Cabinet choices from an array of wood species and finishes.

Kitchen and Bathrooms

- Kohler or equal fixtures for beauty, style, and dependability.
- Coordinated countertops, cabinets, and flooring choices from a suite of products and options.
- Kitchen counter island with stool seating for additional dining options.
- Energy Star appliances including refrigerator, dishwasher, gas range/oven, microwave, and disposal.

Laundry Room and Mud Room

- Spacious first floor laundry room with generous storage and counters.
- Washer and dryer connections available for immediate use.
- Built-in information center conveniently located in mud room.



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