

THE KINGSLAND PATIO HOME AT FORT PLAIN



The
RESERVE
— ON THE ERIE CANAL —
BRIGHTON

AN ANTHONY J. COSTELLO & SON DEVELOPMENT

THE KINGSLAND PATIO HOME AT FORT PLAIN

2 Bedrooms, Study & Bonus Room

3 Baths

Basement 1,831 Sq. Ft.

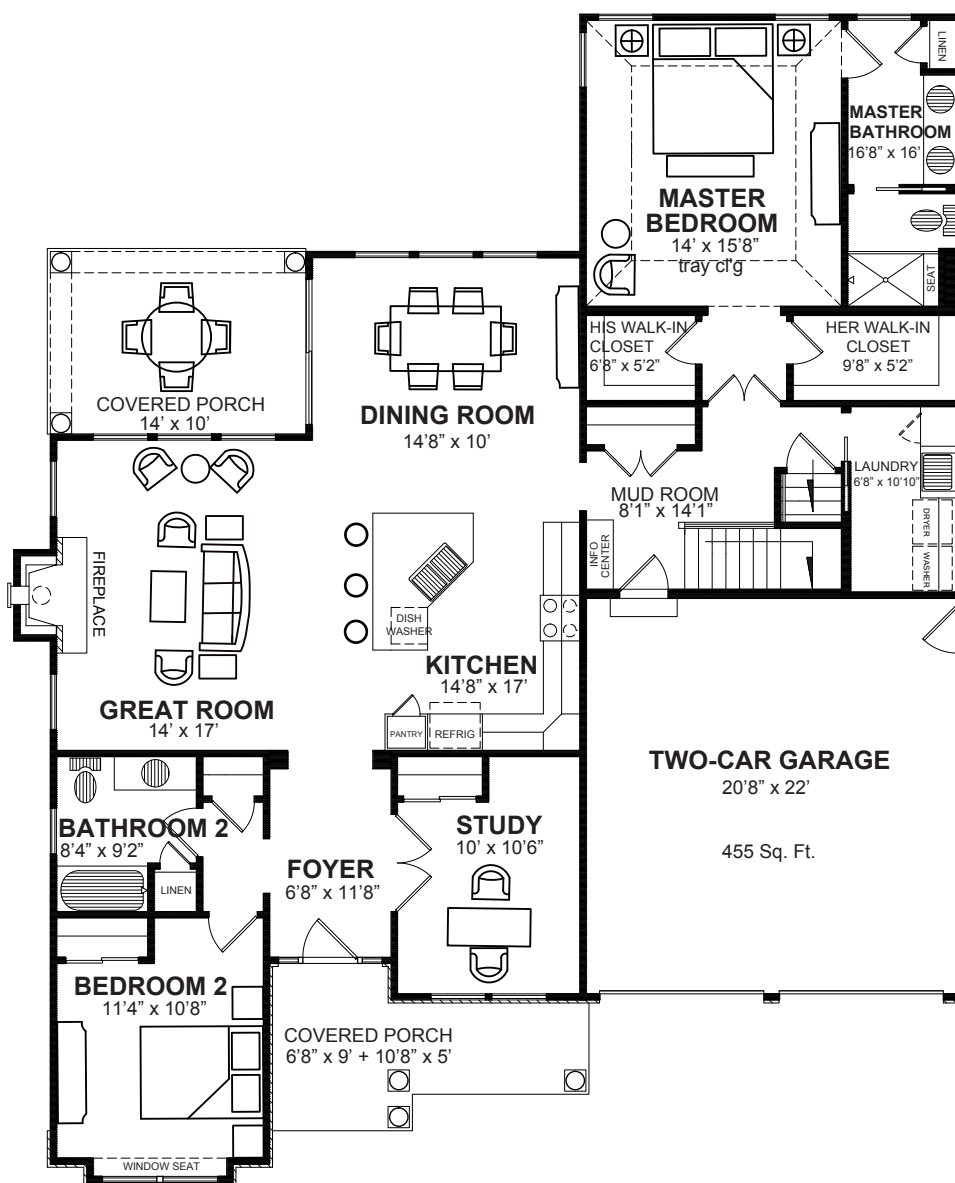
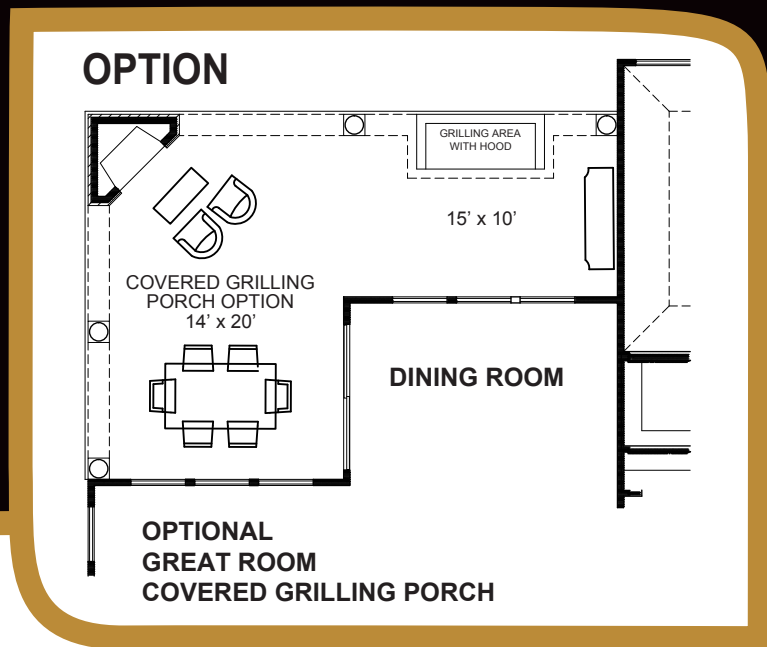
Attached 455 Sq. Ft. 2-Car Garage

First Floor 1,831 Square Feet

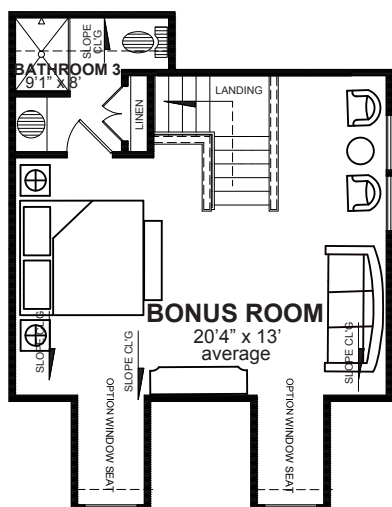
Second Floor 462 Square Feet

Total Living Area 2,293 Square Feet

Fort Plain Patio Homes



FIRST FLOOR 1,831 Square Feet



SECOND FLOOR 462 Square Feet

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585-272-6500

info@brightonreserve.com

www.BrightonReserve.com

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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.
- 6-inch seamless metal gutters.
- Metal-insulated pedestrian doors available in a variety of styles.
- Sophisticated security system with available safety 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 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 window seat in second bedroom.
- Second floor with third bathroom and bonus room for ample flex space.
- Optional built-in window seats in bonus room.

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 double-bowl his and her vanities.
- 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 to accommodate snack bar style dining.
- 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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