

THE FAIRFAX PATIO HOME AT FORT PLAIN



The
RESERVE
— ON THE ERIE CANAL —
BRIGHTON

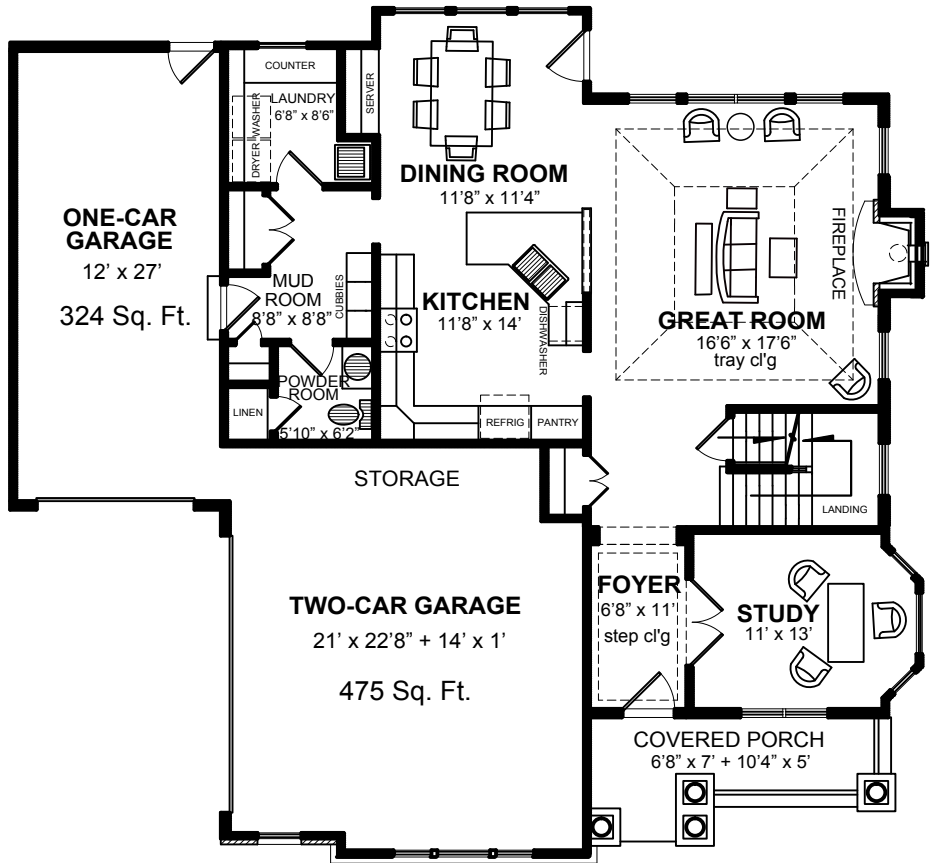
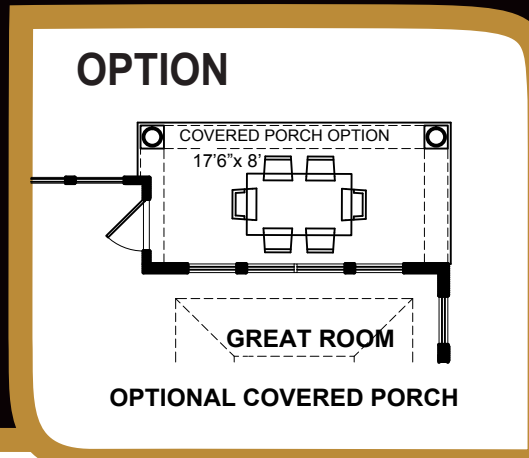
AN ANTHONY J. COSTELLO & SON DEVELOPMENT

THE FAIRFAX PATIO HOME AT FORT PLAIN

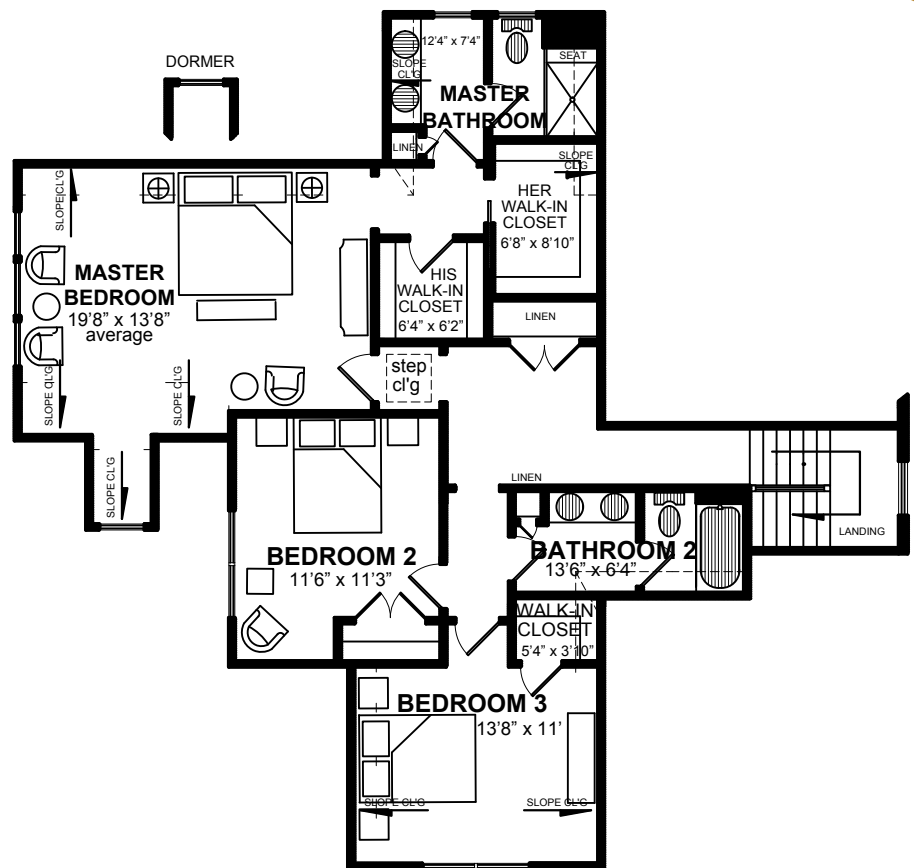
3 Bedrooms & Study
2 1/2 Baths
Basement 1,156 Sq. Ft.
Attached 475 Sq. Ft. 2-Car Garage
Attached 324 Sq. Ft. 1-Car Garage

First Floor 1,156 Square Feet
 Second Floor 1,213 Square Feet
Total Living Area 2,369 Square Feet

Fort Plain Patio Homes



FIRST FLOOR 1,156 Square Feet



SECOND FLOOR 1,213 Square Feet

The
RESERVE
 — ON THE ERIE CANAL —
 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

THE FAIRFAX PATIO HOME AT FORT PLAIN

AN ANTHONY J. COSTELLO & SON DEVELOPMENT

THE FAIRFAX PATIO HOME AT FORT PLAIN

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.
- Optional back covered sun porch.
- 6-inch seamless metal gutters.
- Metal-insulated pedestrian doors available in a variety of styles.
- Sophisticated security system with available safety options.
- Dormer and 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.
- Two-car garage with ample storage and separate one-car garage.

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.
- Abundant natural light and outside views provided in dining room and great room.
- Stately architectural details including tray ceiling in great room, step ceiling in foyer, and bay window in the study.
- Traditional staircase with landing.

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 closets with abundant shelving.
- Convenient, accommodating double-bowl his and her vanity.
- Countertop choices from a range of products such as granite.
- Cabinet choices from an array of wood species and finishes.

Kitchen and Bathrooms

- Kohler fixtures or equally reputable brand.
- 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 cubbies for organized, convenient storage in mud room.



585-272-6500

info@brightonreserve.com

www.BrightonReserve.com

