

# THE GUILDFORD PATIO HOME AT FORT PLAIN



*The*  
**RESERVE**  
— ON THE ERIE CANAL —  
BRIGHTON

AN ANTHONY J. COSTELLO & SON DEVELOPMENT

# THE GUILDFORD PATIO HOME AT FORT PLAIN

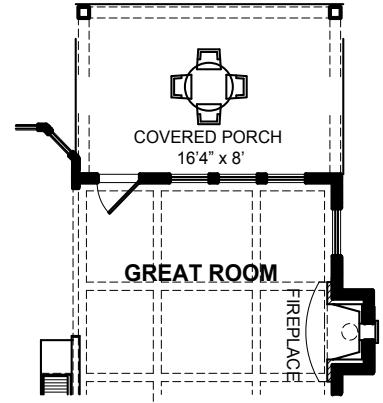
**4 Bedrooms & Study**  
**2 1/2 Baths**  
**Basement 1,388 Sq. Ft.**  
**Attached 505 Sq. Ft. 2-Car Garage**

First Floor 1,388 Square Feet  
 Second Floor 1,215 Square Feet  
 Total Living Area 2,603 Square Feet

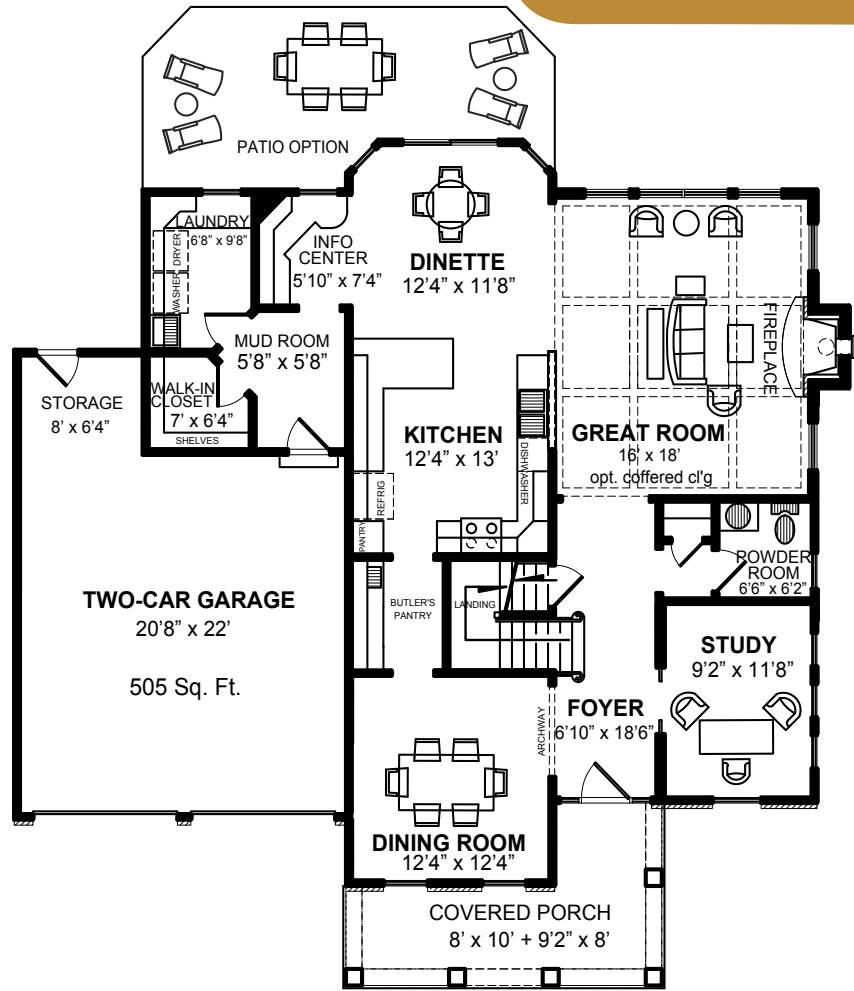
## Fort Plain Patio Homes



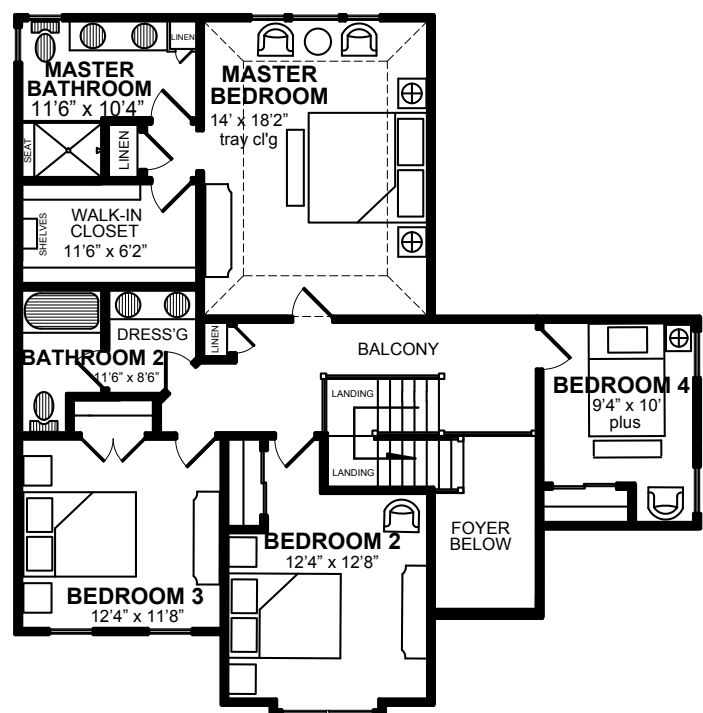
### OPTION



COVERED PORCH OPTION



FIRST FLOOR 1,388 Square Feet



SECOND FLOOR 1,215 Square Feet

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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.
- Optional back natural slate patio off dinette.
- Optional back covered porch off great room.
- 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.
- Two-car garage with ample storage.

## 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 with 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.
- First floor information center off dinette.
- Tray ceiling in great room for a stately presentation.
- Graceful arched passageway between foyer and dining room.
- Traditional staircase with landing and balcony.
- Second floor staircase balcony overlooks foyer below.

*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 walk-in closet with abundant shelving.
- Elegant master bedroom with tray ceiling.
- 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 or equal fixtures for beauty, style, and dependability.
- Coordinated countertops, cabinets, and flooring choices from a suite of products and options.
- Kitchen counter seating for snack bar style dining.
- Energy Star appliances including refrigerator, dishwasher, gas range/oven, microwave, and disposal.
- Butler's pantry for convenient storage and service.
- Separate dressing area off second bathroom.

## Laundry Room and Mud Room

- Spacious first floor laundry room with generous storage and counters.
- Washer and dryer connections available for immediate use.
- Laundry room and walk-in closet with shelving conveniently located off mud room.



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