

THE KINGSWAY PATIO HOME AT FORT PLAIN



The
RESERVE
— ON THE ERIE CANAL —
BRIGHTON

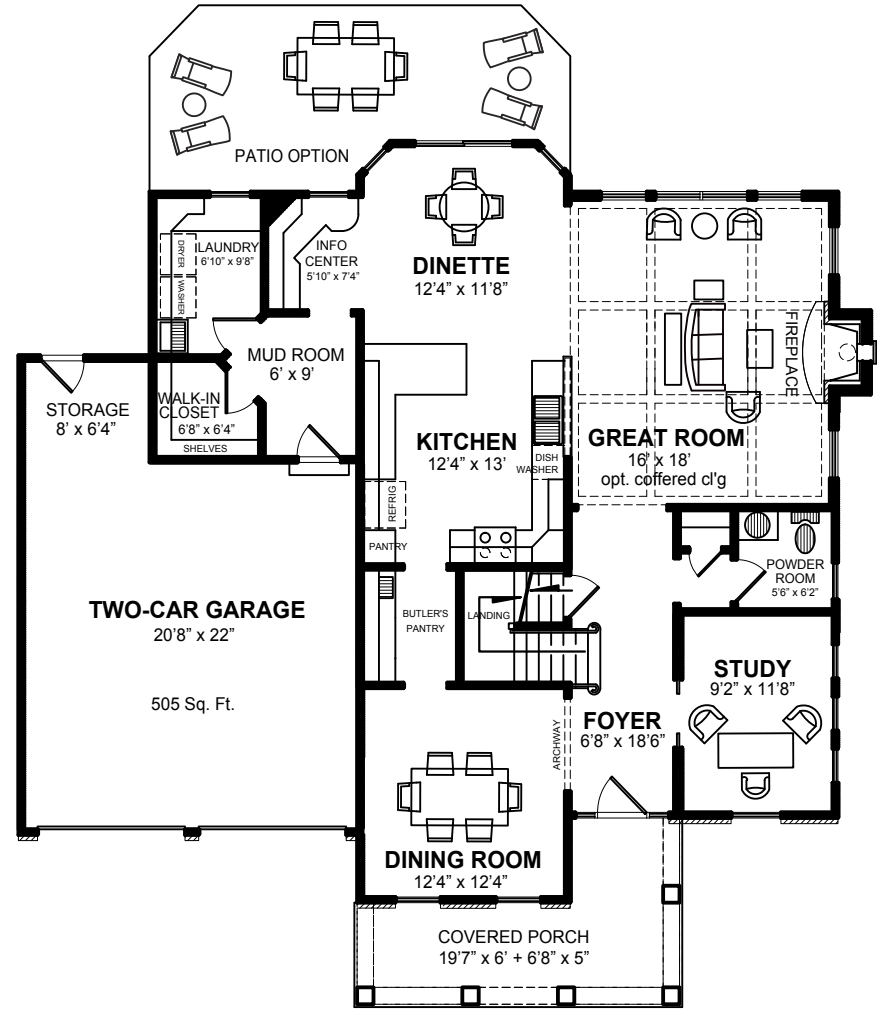
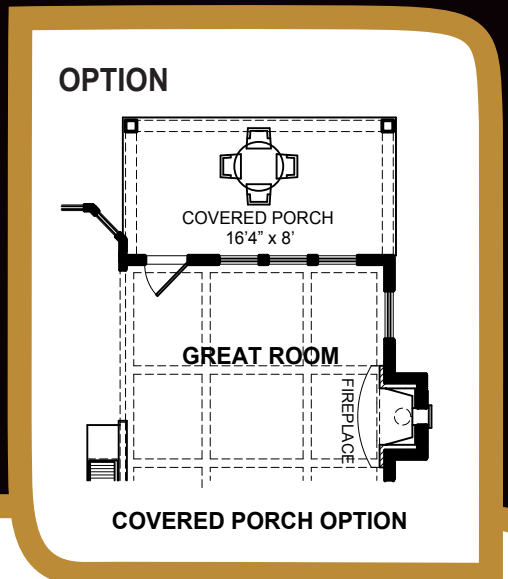
AN ANTHONY J. COSTELLO & SON DEVELOPMENT

THE KINGSWAY PATIO HOME AT FORT PLAIN

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

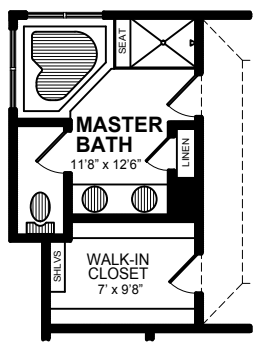
First Floor 1,388 Square Feet
 Second Floor 1,286 Square Feet
Total Living Area 2,674 Square Feet

Fort Plain Patio Homes

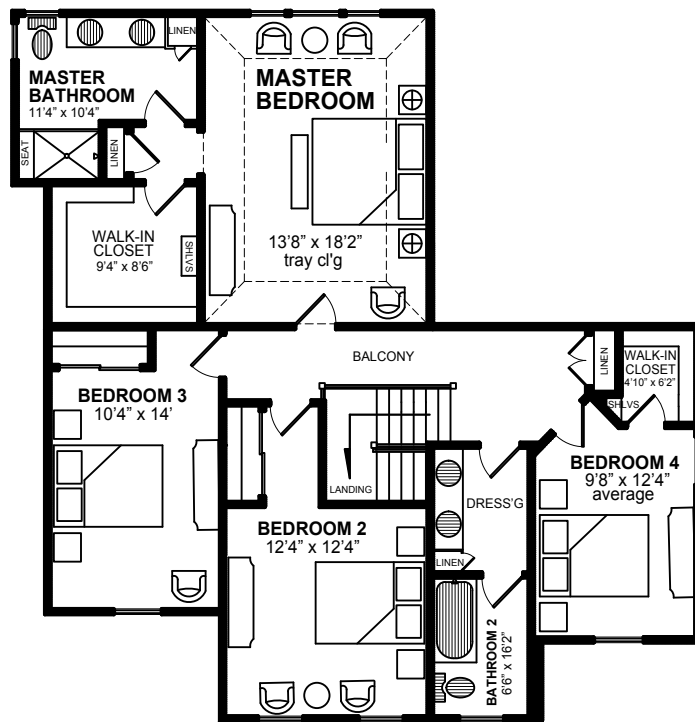


FIRST FLOOR 1,388 Square Feet

OPTION



OPTIONAL MASTER BATH / WALK-IN CLOSET



SECOND FLOOR 1,286 Square Feet

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585-272-6500
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www.BrightonReserve.com

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THE KINGSWAY PATIO HOME AT FORT PLAIN

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THE KINGSWAY 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 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.
- A wide variety of flooring options.
- 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.
- First floor information center off dinette.
- Optional coffered ceiling in great room for a stately presentation.
- Graceful arched passageway between foyer and dining room.
- Traditional staircase with landing and balcony.

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.
- Optional whirlpool tub and separate commode.
- 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.
- Separate dressing area off full bathroom.
- Coordinated countertops, cabinets, and flooring choices from a suite of products and options.
- Stool seating at raised kitchen counter island.
- Energy Star appliances including refrigerator, dishwasher, gas range/oven, microwave, and disposal.
- Butler's pantry for convenient storage and service.

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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