

THE WESTMINISTER PATIO HOME AT FORT PLAIN



The
RESERVE
— ON THE ERIE CANAL —
BRIGHTON

AN ANTHONY J. COSTELLO & SON DEVELOPMENT

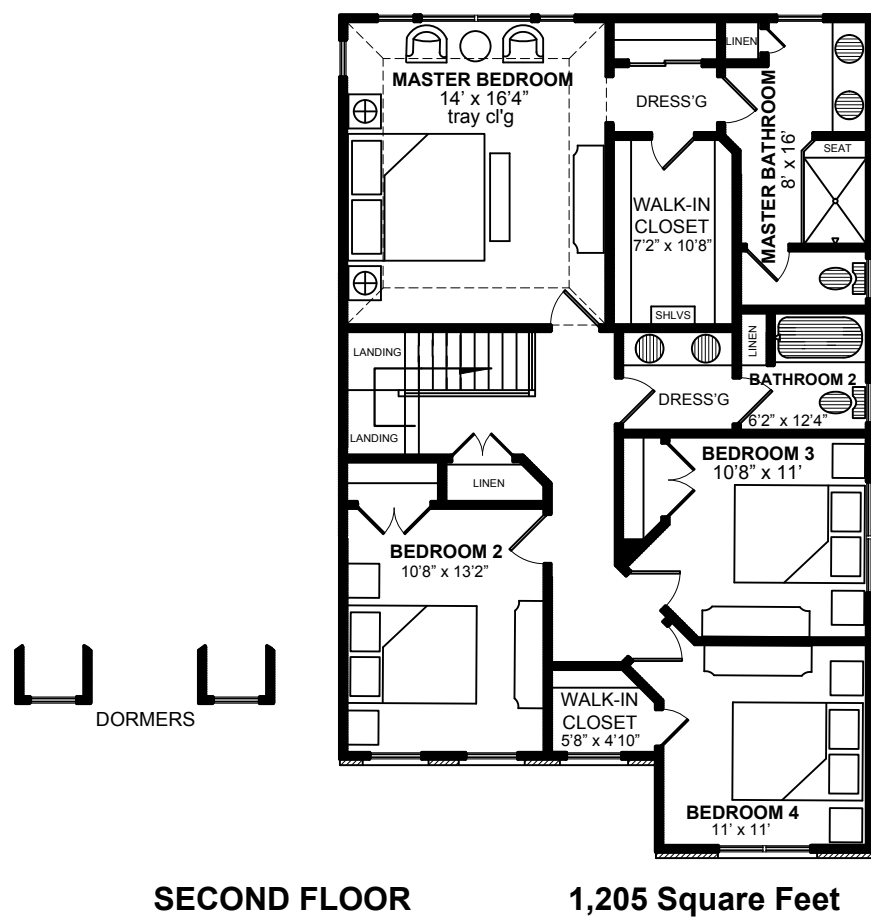
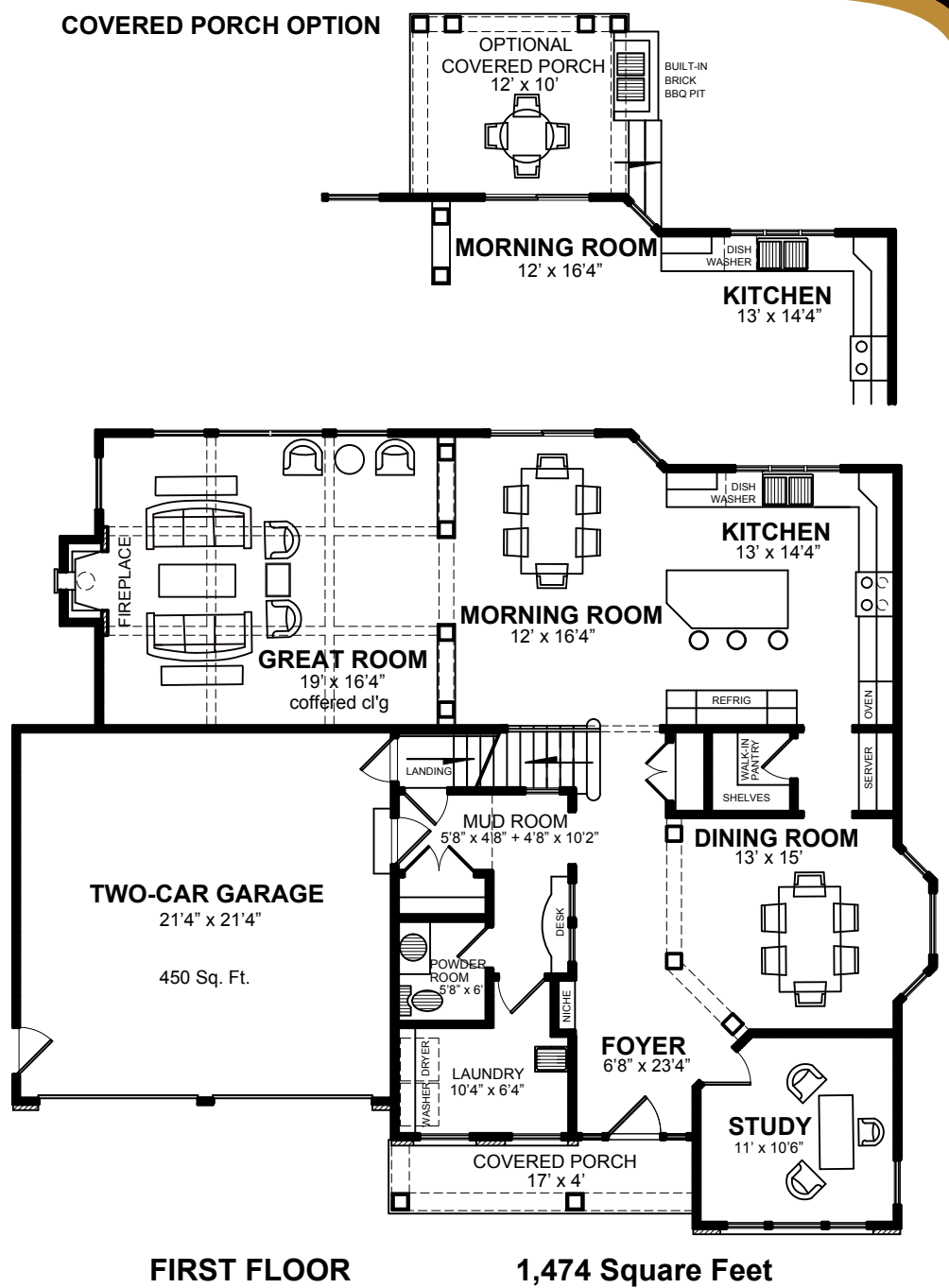
THE WESTMINISTER PATIO HOME AT FORT PLAIN

4 Bedrooms & Study
2 1/2 Baths
Basement 1,474 Sq. Ft.
Attached 450 Sq. Ft.
2-Car Garage

First Floor 1,474 Square Feet
 Second Floor 1,205 Square Feet

 Total Living Area 2,679 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.
- In-ground pop-up lawn sprinkler system.

Structural/Mechanical Details

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

- 8-foot high concrete basement walls.
- Welcoming front covered porch.
- Optional back covered porch and built-in brick barbecue pit.
- 6-inch seamless metal gutters.
- Metal-insulated pedestrian doors available in a variety of styles.
- Sophisticated security system with available safety options.
- Dormers 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.

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.
- Solid 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.
- Coffered ceiling in great room and bay window in dining room for a stately presentation.
- Elegant architectural columns in dining room and between the morning and great rooms.
- Traditional staircase with landing.
- Bright and cheerful morning room to provide additional dining options.

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 dressing area and 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, Corian, and Formica.
- Cabinet choices from an array of wood species and finishes.

Kitchen and Bathrooms

- Kohler or equal fixtures providing beauty, style, and dependability.
- Coordinated countertops, cabinets, flooring, and backsplash 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.
- Walk-in pantry with shelving and server.
- Separate dressing area off full bathroom.

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 desk in hall space between laundry room and mud room.



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