

# THE LANSING PATIO HOME AT FORT PLAIN



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

AN ANTHONY J. COSTELLO & SON DEVELOPMENT

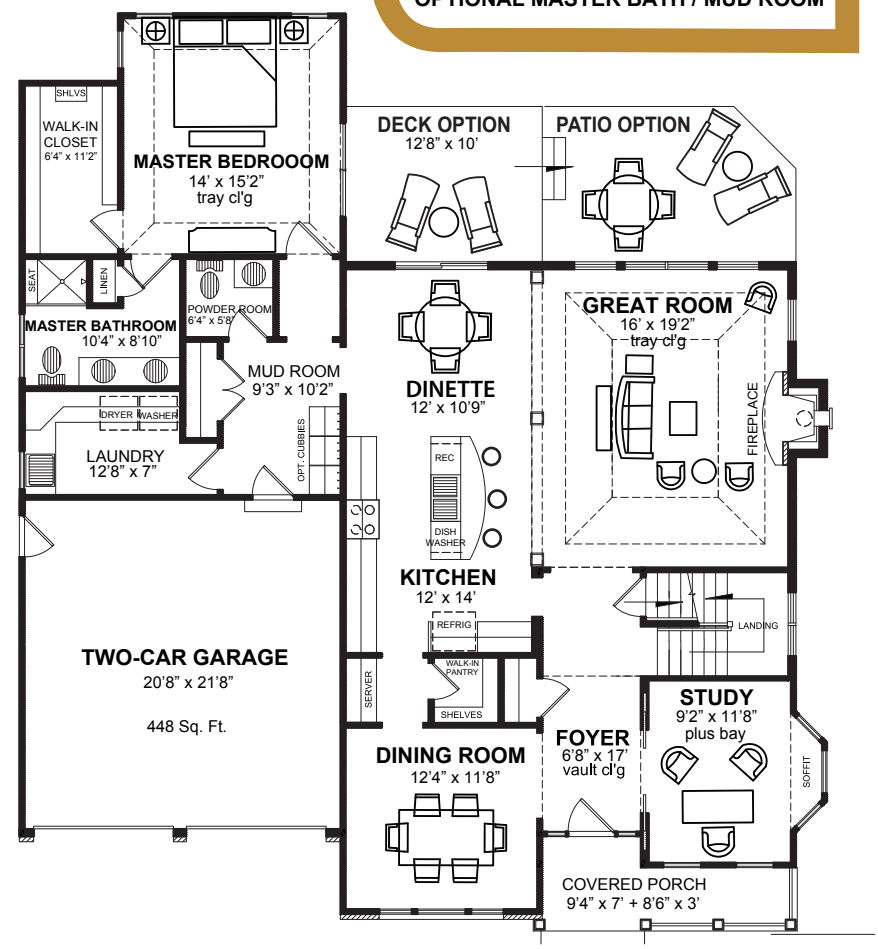


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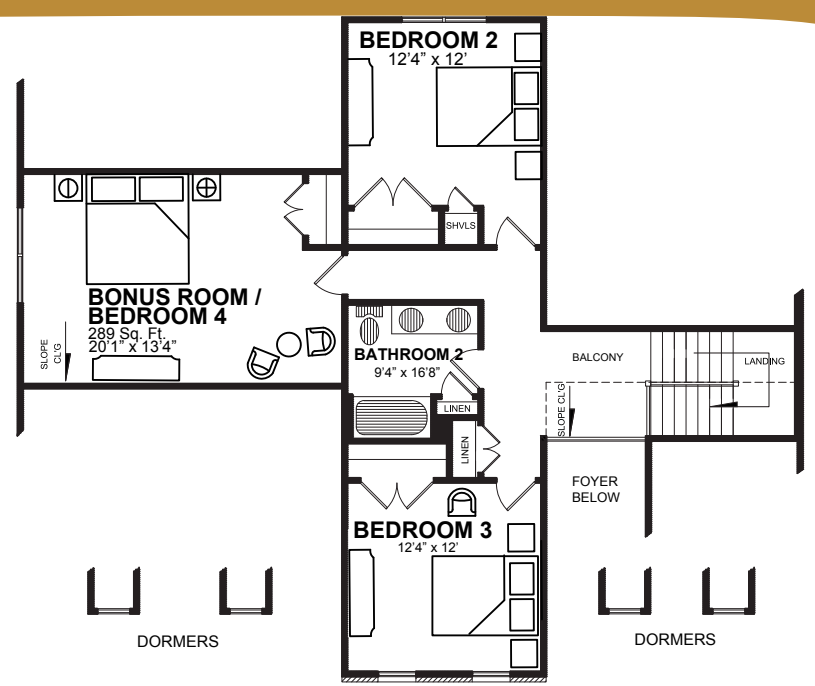
**4 Bedrooms & Study**  
**2 1/2 Baths**  
**Basement 1,807 Sq. Ft.**  
**Attached 448 Sq. Ft. 2-Car Garage**

First Floor 1,807 Square Feet  
 Second Floor 955 Square Feet  
**Total Living Area 2,762 Square Feet**

## Fort Plain Patio Homes



**FIRST FLOOR 1,807 Square Feet**



**SECOND FLOOR 955 Square Feet**  
 BONUS ROOM / BEDROOM 4

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 BRIGHTON

585-272-6500  
 info@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.

## 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 deck and/or natural slate patio.
- 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 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.
- Stately architectural columns and tray ceiling in great room.
- Inviting bay window in study and vaulted ceiling in foyer.
- Traditional staircase with landing.
- Upper floor balcony with view to foyer below.
- Second floor with additional bedrooms and bonus room for ample multi-use space.
- Separate dressing areas for second floor bedrooms.

*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 with separated 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.
- 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.

## Laundry Room and Mud Room

- Spacious first floor laundry room with generous storage and counters.
- Washer and dryer connections available for immediate use.
- Optional built-in cubbies for organized, convenient storage in mud room.



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