

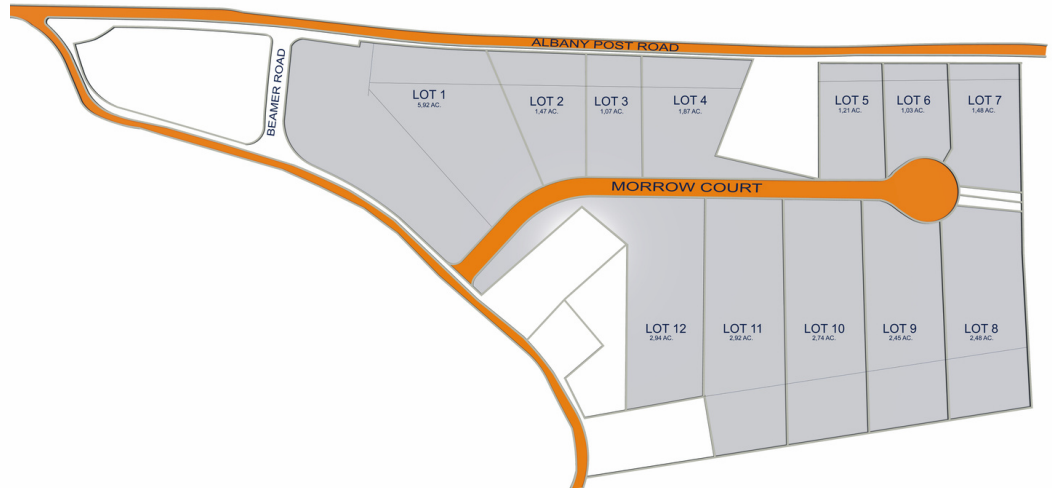


postroad
ESTATES

Designed to please. Built to last.

 **hudsonvalley**
REALTYCENTER

We are proud to represent the best new home developments in the Hudson Valley. We've partnered with the top builders in the area to bring stunning homes and great neighborhoods to our beautiful community.



*see website for up to date lot availability



hudson grande

Call for pricing

TAXES STARTING AT \$TBD
4 BR | 2.5 BA | 2,542 SQ.FT



hampton

Call for pricing

TAXES STARTING AT \$TBD
4 BR | 2.5 BA | 2,588 SQ.FT



harrington

Call for pricing

TAXES STARTING AT \$TBD
4 BR | 2.5 BA | 3,000 SQ.FT



harrington II

Call for pricing

TAXES STARTING AT \$TBD
5 BR | 2.5 BA | 3,400 SQ.FT



building your new home

initial steps



- Select your home model
- Select your home site
- Review structural options
- Submit written offer

next steps



- Builder's attorney will send contracts
- You will review contract with your attorney, sign and submit deposit
- Builder will sign contracts and submit to the town for permits
- Permits generally take about 2-4 weeks

next 1-3 months



- Homesite cleared
- Property staked out
- Foundation is poured
- Roof is installed

next 3-6 months



- Framing begins
- Plumbing and electrical ran
- Sheetrock and insulation installed
- Finishes

how to pick your selections

- Call vendor to schedule a time to meet with them
- They will show you standard options
- If you would like any upgrades they will provide pricing

Due to availability you must wait at least 90-days from fully executed contracts unless otherwise advised by your agent.

selections are done for:

- kitchen tile and countertops
- carpet
- roof and shingles
- kitchen and bath countertops
- hardwood
- lighting
 - If you choose your own lighting, we will give you a \$700.00 credit not include price to install (2020) pricing

NEW CONSTRUCTION

vendors list

Scotchtown Estates, Post Estates, Mountain View Estates, Whalen Road, Rye Hill or Stage Road, Meadow Hill Estates

Affordable Floors- Carpet only

- Jeff: 201-519-8467

All Stiles-Counter Top and Tile

- 845-783-3121

Interior Doorways, Kitchen Cabinets

- Joel: 845-782-8227

Hillview, Eagle Estates, Scotts Street

Gemini Tile- Tile Selections Only

- 845-342-1292

Affordable Floors- Carpet only

- Jeff: 201-519-8467

other notes

- We will meet you in about 60-90 days to select roofing and siding
- Standard kitchen colors are white, gray, dark gray, and brown
- Standard interior paint color is white


hudson grande



TAX INFORMATION PROVIDED IS ESTIMATED

 4 br

2.5 ba

 2,542 sq ft

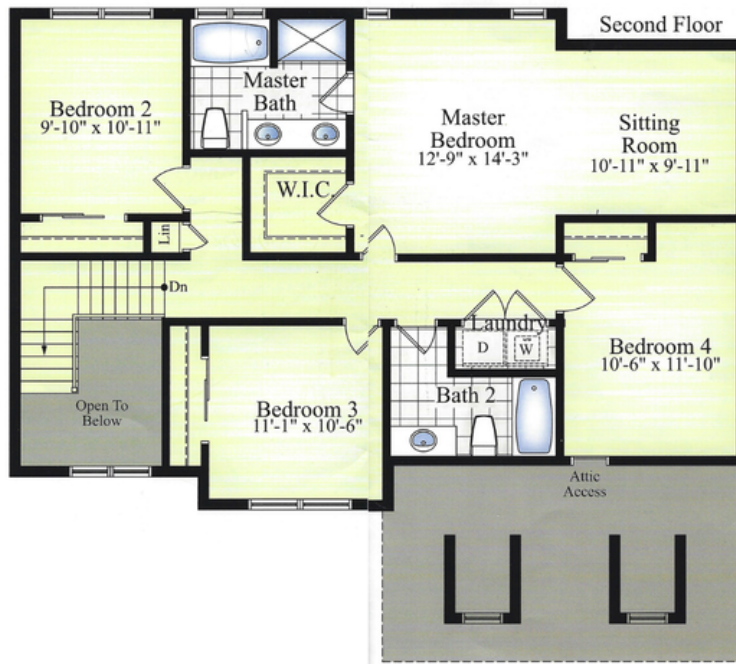
- luxury custom-designed kitchens
- 9 ft ceilings on the first floor
- spacious master suite with walk-in closet
- hardwood floors throughout first floor
- open concept family room to kitchen



 info@hudsonvalleyrealtycenter.com



postroad
ESTATES



*certain features shown may be in upgrade - square footage subject to change



(845) 395-9755
 @hudsonvrcny
 hudsonvalleyrealtycenter.com
 info@hudsonvalleyrealtycenter.com

postroad
ESTATES

FEATURED MODEL

hampton



Call for pricing

TAXES: \$TBD

TAX INFORMATION PROVIDED IS ESTIMATED



*certain features shown may be in upgrade - square footage subject to change

4 br

2.5 ba

2,588 sq ft

- luxury custom-designed kitchens
- 9 ft ceilings on the first floor
- spacious master suite with walk-in closet
- hardwood floors throughout first floor
- open concept family room to kitchen



(845) 395-9755

@hudsonvrcny

hudsonvalleyrealtycenter.com

info@hudsonvalleyrealtycenter.com

postroad
ESTATES



*certain features shown may be in upgrade - square footage subject to change

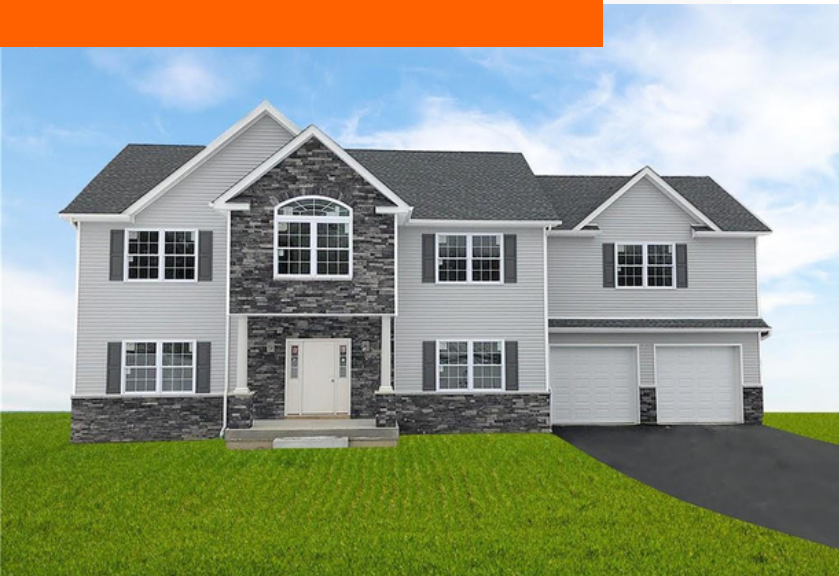


☎ (845) 395-9755
 📧 @hudsonvrcny
 🌐 hudsonvalleyrealtycenter.com
 ✉ info@hudsonvalleyrealtycenter.com

postroad
 ESTATES

FEATURED MODEL

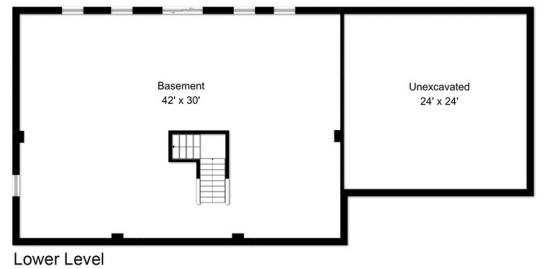
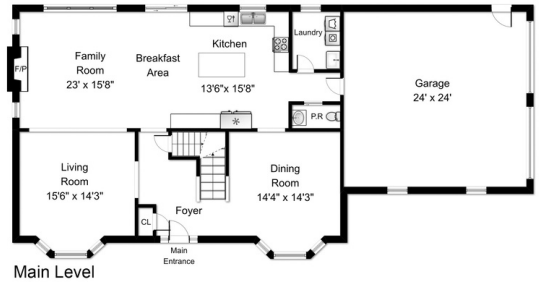
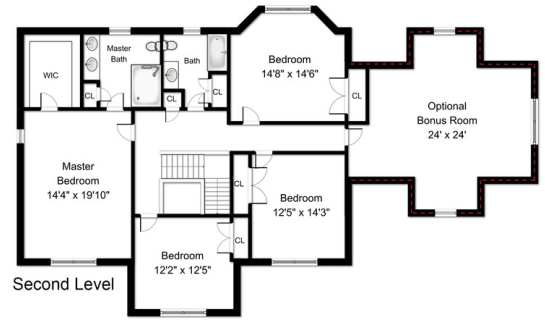
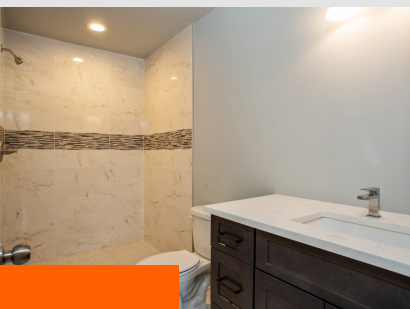
harrington



Call for pricing

TAXES: \$TBD

TAX INFORMATION PROVIDED IS ESTIMATED



*certain features shown may be in upgrade - square footage subject to change

4 br

2.5 ba

2,800 sq ft

- luxury custom-designed kitchens
- 9 ft ceilings on the first floor
- spacious master suite with walk-in closet
- hardwood floors throughout first floor
- open concept family room to kitchen



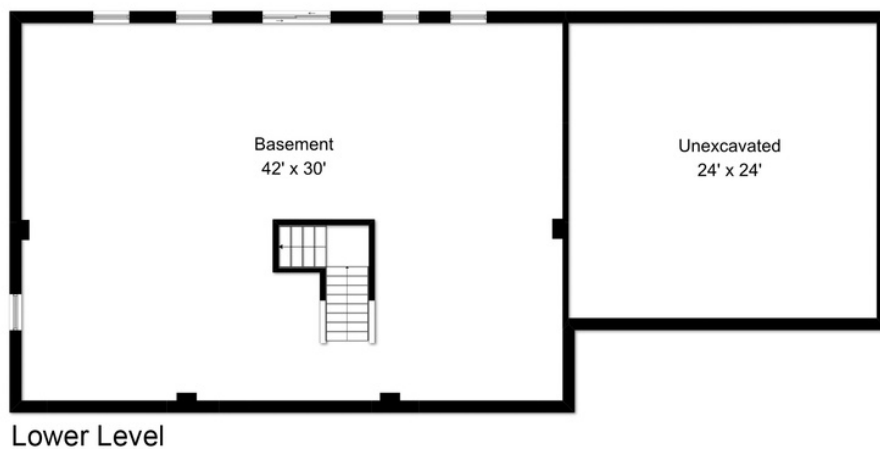
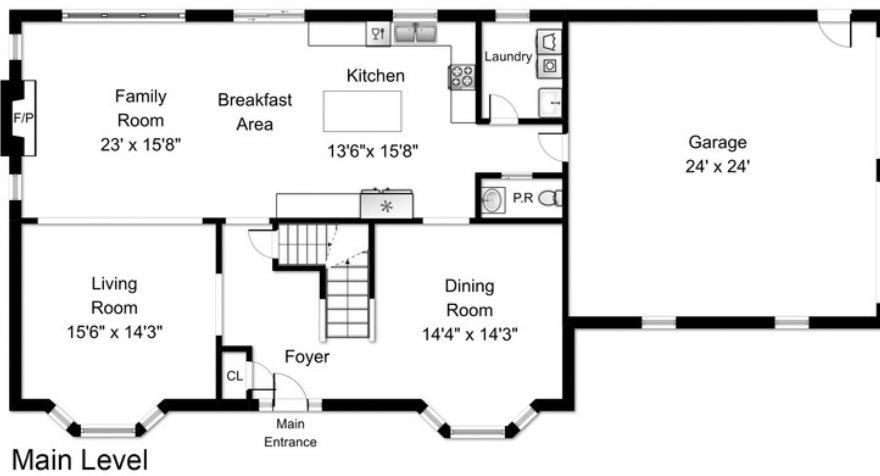
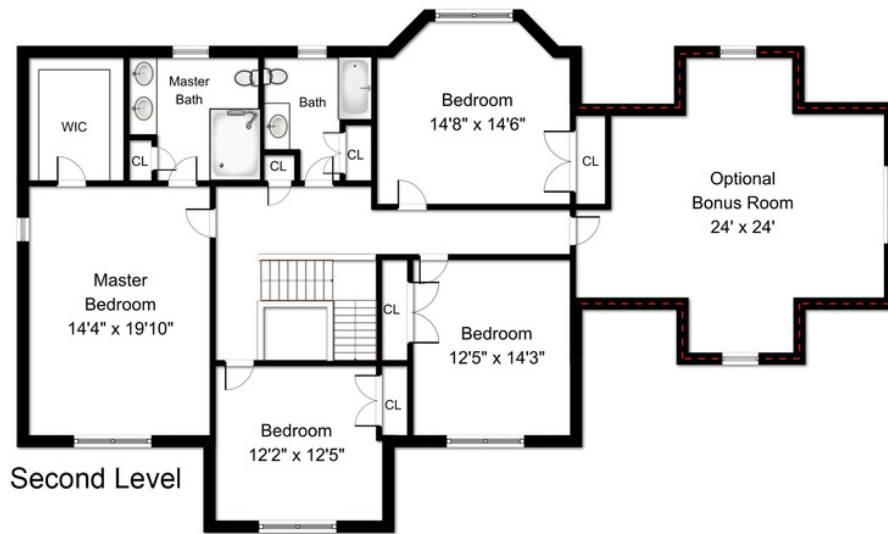
(845) 395-9755

@hudsonvrcny

hudsonvalleyrealtycenter.com

info@hudsonvalleyrealtycenter.com

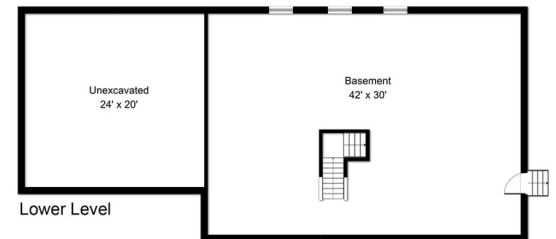
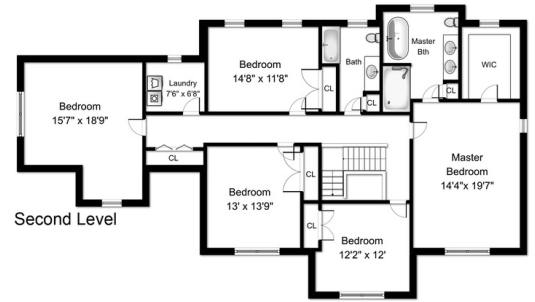




*certain features shown may be in upgrade - square footage subject to change

FEATURED MODEL

harrington II



Call for pricing

TAXES: \$TBD

TAX INFORMATION PROVIDED IS ESTIMATED

*certain features shown may be in upgrade - square footage subject to change



5 br

2.5 ba

3,400 sq ft

- luxury custom-designed kitchens
- 9 ft ceilings on the first floor
- spacious master suite with walk-in closet
- hardwood floors throughout first floor
- open concept family room to kitchen



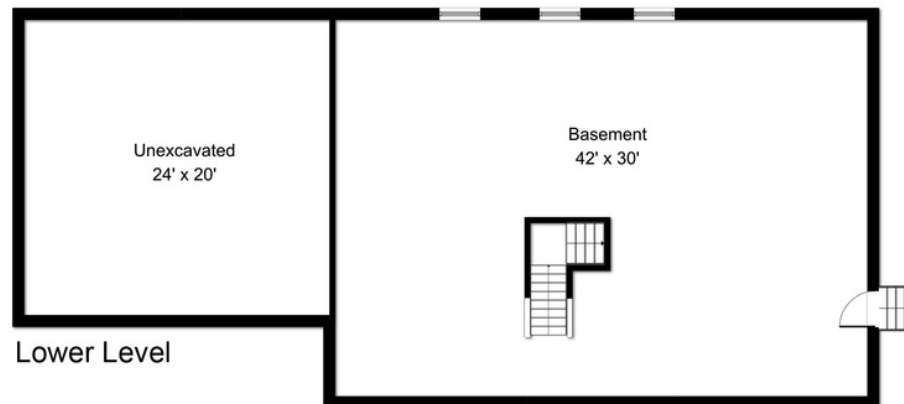
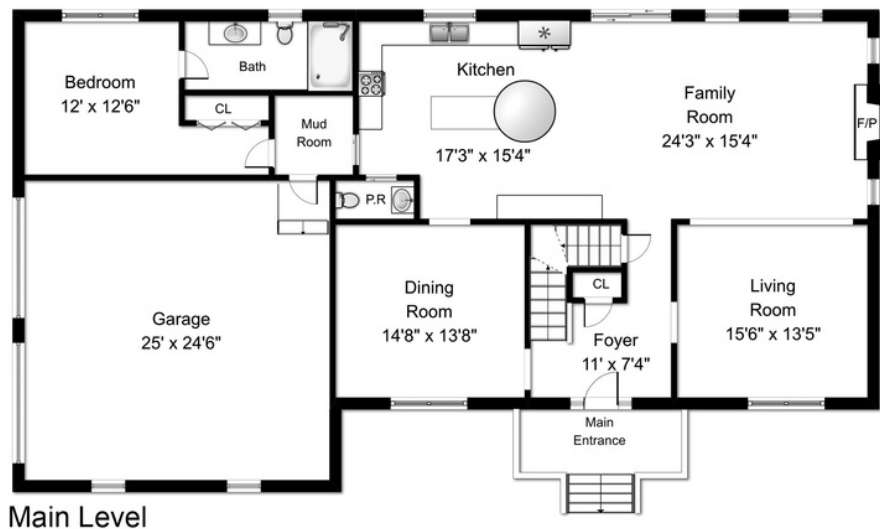
(845) 395-9755

@hudsonvrcny

hudsonvalleyrealtycenter.com

info@hudsonvalleyrealtycenter.com





*certain features shown may be in upgrade - square footage subject to change



☎ (845) 395-9755
 📱 @hudsonvrcny
 🌐 hudsonvalleyrealtycenter.com
 ✉ info@hudsonvalleyrealtycenter.com

postroad
ESTATES

home features

community features

- Highly-rated Valley Central School District
- Larger wooded homesites available
- Access to all major shopping and an array of great restaurants
- Minutes to major commuting highway and public transport to NYC
- Close proximity to Stewart Airport
- Only minutes away from shopping, eating, art, and dance

interior features

- 9 ft first floor ceilings with 8 ft second-floor ceilings
- Staircase with oak tread, rails, and painted spindles
- Premium wall-to-wall carpeting with a choice of colors
- Choice of six-panel interior doors with traditional colonial trim
- All models include spacious master suite with walk-in closet
- Abundant closet space
- Hardwood floors throughout the first floor
- Painted wood trim and interior windows and door casings
- Ceramic tile in the laundry room and bathrooms
- Recessed lighting

energy efficient features

- Andersen® Silverline insulated, double pane, Low-E, single hung vinyl windows or equivalent
- Therma-Tru® Smooth Star insulated front door with decorative hardware sidelights
- Propane-fueled hot water/furnace tank
- 2 x 6 - exterior walls
- R19 - exterior wall insulation
- R30 - basement ceiling insulation
- R38 - attic ceiling insulation and all thermal barrier breaks foamed and caulked
- House wrap to reduce air filtration and air barrier sealing
- Insulated ductwork
- Water-saving plumbing fixtures
- Energy-efficient central heating and cooling
- Door Blower test to ensure maxim air tightness

exterior features

- Multiple house plans to choose from
- Multiple exterior color and elevation options available
- Designer style front entry door
- All homesites graded and seeded
- Concreted sidewalk to front entry from driveway
- Steel-reinforced poured concrete, waterproof coated foundation
- Full unfinished basement with walkout condition (where allowed)
- Vinyl siding for easy care and low maintenance
- Aluminum rain gutters and downspouts
- Front and rear exterior weatherproof GFCI electrical outlets
- Front and rear exterior frost-free hose bibs
- Exterior decorative lights at entry doors of home
- Pressure-treated rear deck 12' x 14'
- Steel garage doors with insulated panels
- Vinyl double-hung tilting windows and screens

kitchen design features

- Premium-grade, custom-designed kitchen cabinetry with 36" wall cabinets and crown molding, choice of finish color
- Granite countertops
- Stainless steel kitchen sink and faucet
- Recessed lighting
- Stainless steel appliance package including refrigerator, dishwasher, range, and microwave

bathroom features

- Powder room includes pedestal sink and ceramic tile flooring
- Full bathroom double sink, full bath, and ceramic tile flooring
- Ceramic tile flooring and tub/shower enclosures
- Lighting Fixtures

upgrade options

- Garage door openers
- Mirror and lighting features
- Granite / Marble
- Deck options
- Landscape package
- Front door options
- Kitchen cabinetry
- Frameless shower doors
- Bonus room(s)

Custom options available upon request

**Builders' contracts supersede any listing documents or advertised marketing.*

Revised: 5-18-2022



(845) 395-9755
@hudsonvrcny
hudsonvalleyrealtycenter.com
info@hudsonvalleyrealtycenter.com

postroad
ESTATES

faq

What is the process for choosing our new home?

First, you choose the model that best fits your family's needs. Next you choose your new home site. Then you will sit with one of our New Home Consultants and choose our structural options, such as, fireplace, bonus room, decks, front porch, and more!

The next steps are with your lender and attorney. The builder's attorney will send contracts for you to review and sign with your attorney. Once the contracts are signed, we forward them to your lender. The builder requires a 10% deposit on contract. Then construction begins! We estimate 4-6 months depending on weather.

What will the taxes be on our new home?

Each home is assessed by site size and square footage. The estimated tax is around \$13,000 - \$16,000 annually.

What kind of upgrade options do you offer?

While we provide a base model home with many upgrades already included, we understand the importance to some buyers of putting their own personal touch into their new home. We have a list of commonly requested upgrades in your packet. Our builder will happily work with you to come up with a custom plan of upgrades if you would like something that isn't on our list.

Can I come see the progress of our new home being built?

Yes! We want you to enjoy every aspect of all the excitement that goes into building your new home. We ask that if you are looking to walk the home that you schedule an appointment with us. Safety is very important to us and we want to make sure the home is safe for you and your family to walk through.

Can we have a walkout basement?

Walkout conditions are dependent on the grade of the homesite. The homesite you choose will determine if the walkout conditions can be met.

Can we choose our own paint colors or fixtures?

You can upgrade the paint colors, as well as provide the fixtures you want and the builder will pass along the fee for installation.

Is there an HOA?

There is no HOA.

**Builders' contracts supersede any listing documents or advertised marketing.*



📞 (845) 395-9755
📱 @hudsonvrcny
💻 hudsonvalleyrealtycenter.com
✉ info@hudsonvalleyrealtycenter.com

