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Cicero Home Builders

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## DISTINCTIVE STANDARD FEATURES

### GENERAL FEATURES

- Wooded home sites
- Public water and sewer
- Underground utilities
- Ballston Spa Schools
- Natural Gas
- Wired for High-Speed Internet & Cable TV
- All models come standard with front-load garage

### CUSTOM INTERIOR FEATURES

- Upgraded Scotchguard stain resistant carpet with 1/2" pad in carpeted areas
- Six-panel Masonite interior doors, painted
- Walls & ceilings smooth finish, two coats of latex paint, bone white
- Vinyl coated wire shelving in all closets
- 3 1/2" casings & 5 1/4" baseboard

### CUSTOM EXTERIOR FEATURES

- Premium vinyl siding
- Thermotru steel insulated front door with side light per plan
- Deadbolt & kick plate on the front door
- Certain Teed architectural shingles, choice of color from building selection
- 2 frost free exterior hose bibs
- 2 exterior electrical outlets
- Graded & seeded lots
- Blacktop driveway
- Concrete walkway from driveway to the front step

### QUALITY CONSTRUCTION FEATURES

- Raised panel steel garage door
- 2x6 exterior wall construction
- Full foundation with poured concrete walls under living space area, concrete floor with perimeter channel, insulated per code
- 3/4" subfloor tongue & groove, glued & nailed for quieter floor
- Ice & water shield on roof in valleys & eaves, main house
- Washer & electric dryer hookups as per plan (gas dryer hookup available at extra cost)
- Fully sheetrocked 2 car front-load garage, walls & ceilings finished & taped

### ELECTRICAL FEATURES

- 200 amp service with breakers
- Outdoor lighting provided on each exterior door
- Interior lighting package
- 4 telephone jacks, locations to be chosen by owners at the electrical walkthrough
- 3 cable outlets to be chosen at the walkthrough
- Hard-wired smoke alarms in all bedrooms and one on each floor including basement as per code
- Carbon monoxide detector
- Doorbell & chime

### KITCHEN FEATURES

- Professionally designed kitchen per plan
- Stainless steel appliances including upswept ceramic cooktop self-cleaning electric range, dishwasher, microwave with light & fan, garbage disposal
- Upgraded cabinetry from builder's selection
- Recessed light above the kitchen sink
- Formica countertops

### ENERGY SAVING FEATURES

- Double sidelight entry per plan
- Energy efficient vinyl insulated windows with grids between Thermopane glass with low "E" on front only
- Screens on all windows
- Steel insulated entry doors
- 50-gallon hot water heater
- Vented ridge system on the roof for continuous air-flow
- R-21 insulation on walls, R-38 insulation in ceilings
- Quality exterior house wrap for reduced air infiltration
- Energy efficient gas forced hot air furnace

### LUXURY BATH APPOINTMENTS

- Deluxe fiberglass tub with shower in main baths
- Ceramic tile flooring from builder's selection
- Attractive marble tops in full baths
- Pedestal sink in half bath, Delta single-lever faucet or equal
- Exhaust fan in main & master baths & half baths without window, complete with deluxe towel bars
- Shower/Tub in all baths standard per engineered stamped plans

