



saratoga skyline - Urban Lifestyles -

The Time Is Right

Saratoga Springs is truly a special city. It is a well known destination for thoroughbred racing, fine arts and history. The abundance of outstanding dining, shopping, culture and history make this community a jewel in Upstate New York. The timing is right for a maintenance-free condominium living experience with a distinctive contemporary design that reminds you of the city, but provides a warm, home town feel. This property is perfect for the lock & leave” lifestyle, a stones throw to Award Winning Downtown Saratoga and walkable to Parks, Spring Run Trail, Farmer’s Market and more!

The Moderne Condominiums, Saratoga Springs

Introducing one-of-a-kind 2-3 bedroom condos & penthouses in a ultra-modern building located at 128 Henry St. in Saratoga Springs. This state-of-the-art building features floor to ceiling glass, innovative smart technology and common roof top lounge space with grill.

The Moderne offers floor plans ranging from 1,632SF to 2,273SF. These condominiums feature many amenities such as secured keyless entry with video intercom, quartz counters with waterfall edge, stainless steel appliances, tile backsplash and much more! All floor plans include covered loggia. Selected Penthouse units are two story and include second covered loggia, private roof top patio and 2nd parking spot.

Value. Integrity. Experience. Bonacio Construction

As an award-winning builder of residential, condominiums and commercial structures since 1988, Bonacio Construction has worked on projects large and small and both grand and modest. Inside every structure, you will discover the hallmarks of the Bonacio approach: value, integrity, attention to detail and a team approach that brings out the best in any building. Bonacio Construction brings a wealth of experience to all their condominium projects.

Julie & Co. Realty Mission Statement

To provide our clients with an exemplary experience, by delivering the utmost attention to detail. Our agents will provide accurate, up-to-date market conditions, skilled analysis and sound real estate advice. We will continue to provide our agents with innovative new ideas and tools, that will benefit both the agent’s and clients expectations.

For more information, please contact

Julie A. Bonacio | C: 518.701.5080 | Julie@Bonacio.com

www.saratogaskyline.com



HIGHLIGHTS

Stunning Modern Details
Innovative Smart Technology Package
Quartz Countertops with Waterfall Edge
Stainless Steel Appliances
Tile Backsplash
Wood Flooring in Foyer, Kitchen, Great Room & Master Bedroom
Tile Flooring in Bathrooms
Custom Closet Packages Throughout
Washer & Dryer
Covered Loggia
Roof Top Common Lounge Space with Grill
1 Parking Spot Included

4th Floor Selected Penthouses

2 Story Floorplan
2nd Covered Loggia
Private Outdoor Patio
2nd Parking Spot



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julie&co.
REALTY LLC.



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The Moderne Condominiums

Saratoga Springs, NY

Leviton Smart Electrical Panel:

- Expandable to monitor your entire homes energy use.
- Smart breakers provided for your water heater, furnace, and refrigerator to monitor energy use and faulty equipment.
- Safest breakers on the market. They will not allow you to turn them on until ground or arc fault protection is in place.
- Easy to read LED indicator lights on breakers for easy identification of fault

Leviton Smart Dimmers, Switches, Humidistat, Receptacles, USB's:

- Includes Smart Dimmers for the living room recessed lights, the kitchen recessed lights, kitchen pendants and the dining room chandelier. This allows for control on/off as well as dimming from any smart phone or tablet.
- Includes a Smart Switch for the LED under-cabinet lights in the kitchen and for the main entrance. Allows for on/off capabilities from phone or tablet.
- Includes (3) USB receptacles (Item 2a) in the (2) in the master bedroom and (1) at the kitchen counter. These are fast charging.
- Includes (2) humidistat controls for bathroom exhaust fans (Item 2b). These sense the amount of moisture in the air and turn on/off the exhaust fans as needed. No more remembering to turn them on/off!

Smart Thermostat:

- Control your heating and cooling remotely from your cell phone anywhere you have a cell signal.
- Set schedules from your phone to change the temperature during the day/night.

Smart Door Lock:

- Control unlocking and locking your front door from anywhere you have a cell phone signal. Let the dog walker in without giving them a key or code!
- Allows for creating up to 25 unique entry codes to monitor who is entering/exiting your home right from your cell phone.
- Lock out and change codes whenever you want from your phone.
- Receive cell phone alert if your door is forced open.

Smart Video Intercom:

- View guest at the front door from the intercom station in your home and unlock the door.
- Receive a phone call and unlock the front door from anywhere with your cell phone.

Key Points:

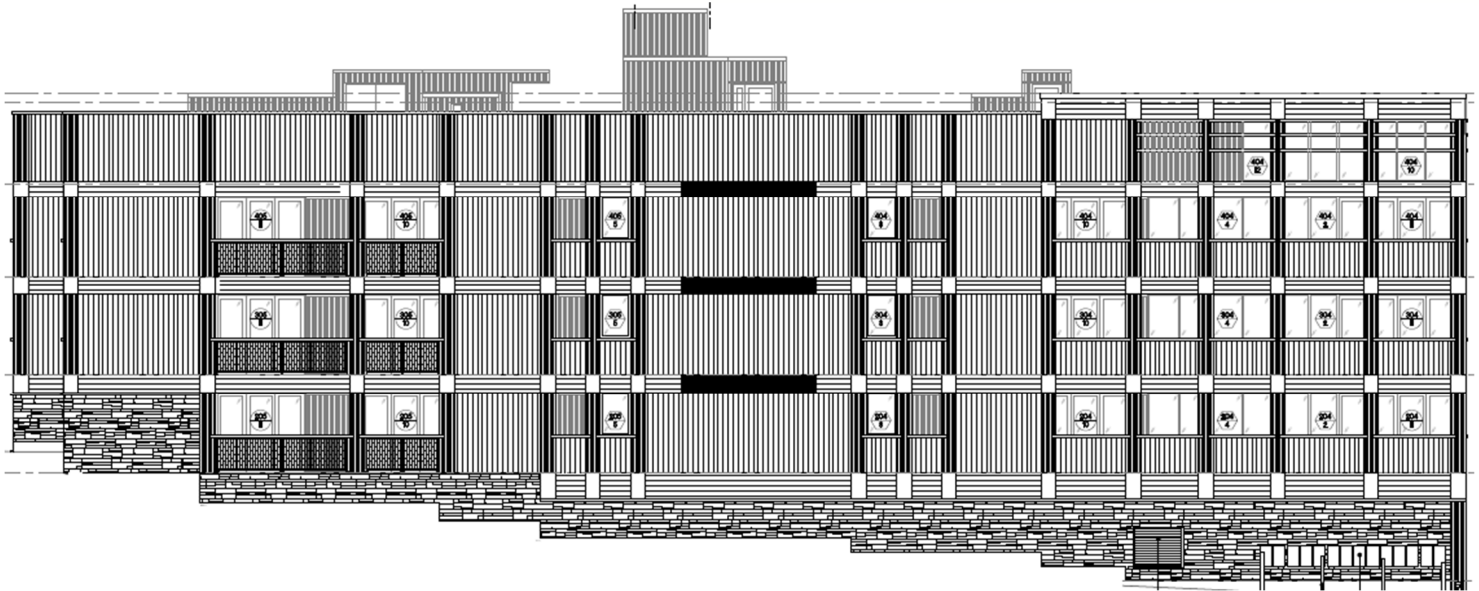
- Comes with a Smart Hub to control all items mentioned above.
- Works with all phone and tablet types.
- All items mentioned above can be controlled from 1 application on your phone or tablet.
- Expandable and customizable to each Condo Owners specifications.
- Easy to upgrade, no cutting and patching later.



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The Moderne Condominiums

North Elevation



South Elevation



For more information, please contact Julie & Co. Realty

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julie&co.

REALTY LLC.

THE COMPLETE OFFERING TERMS ARE IN AN OFFERING PLAN AVAILABLE FROM SPONSOR - FILE NO. CD19-0380
ALL MEASUREMENTS ARE APPROXIMATIONS

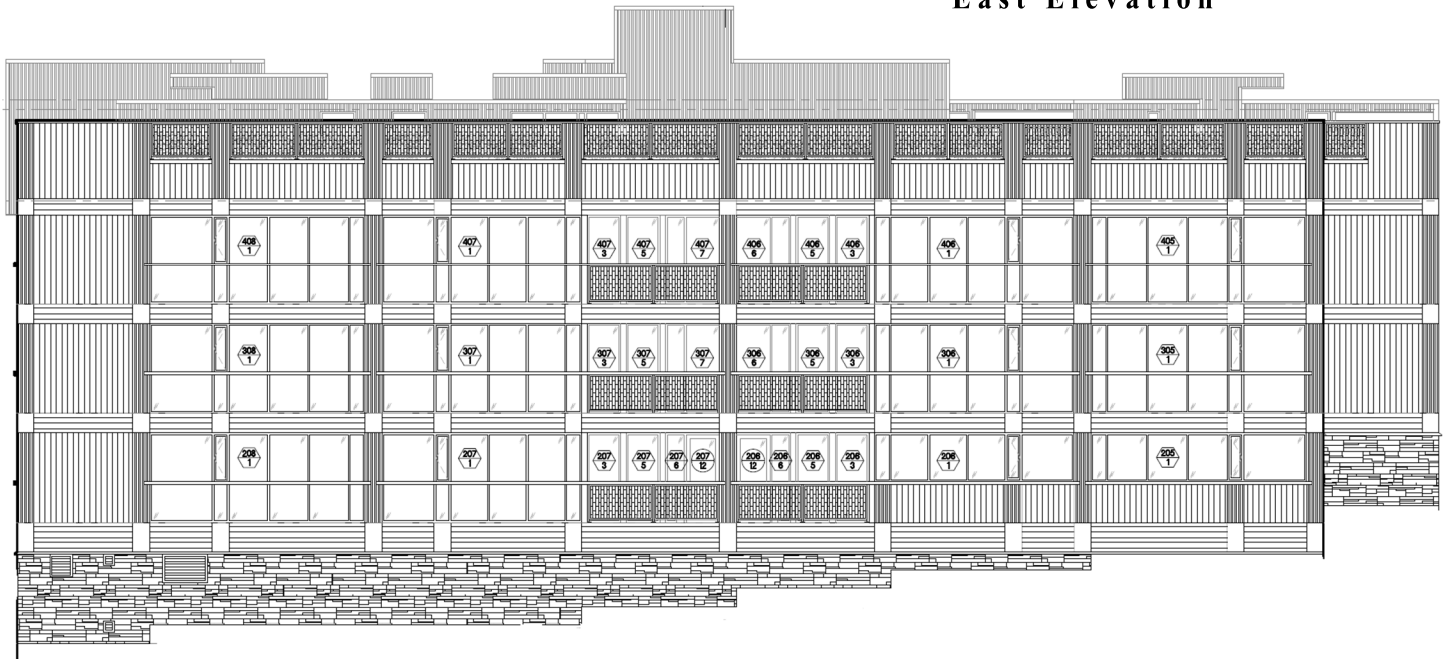
128 Henry Building, LLC reserves the right to change or substitute at equal value any or all construction related items during the building process as they deem necessary. Plans, elevations, specifications and finish schedules are all subject to change without notice.



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The Moderne Condominiums

East Elevation



West Elevation



For more information, please contact Julie & Co. Realty

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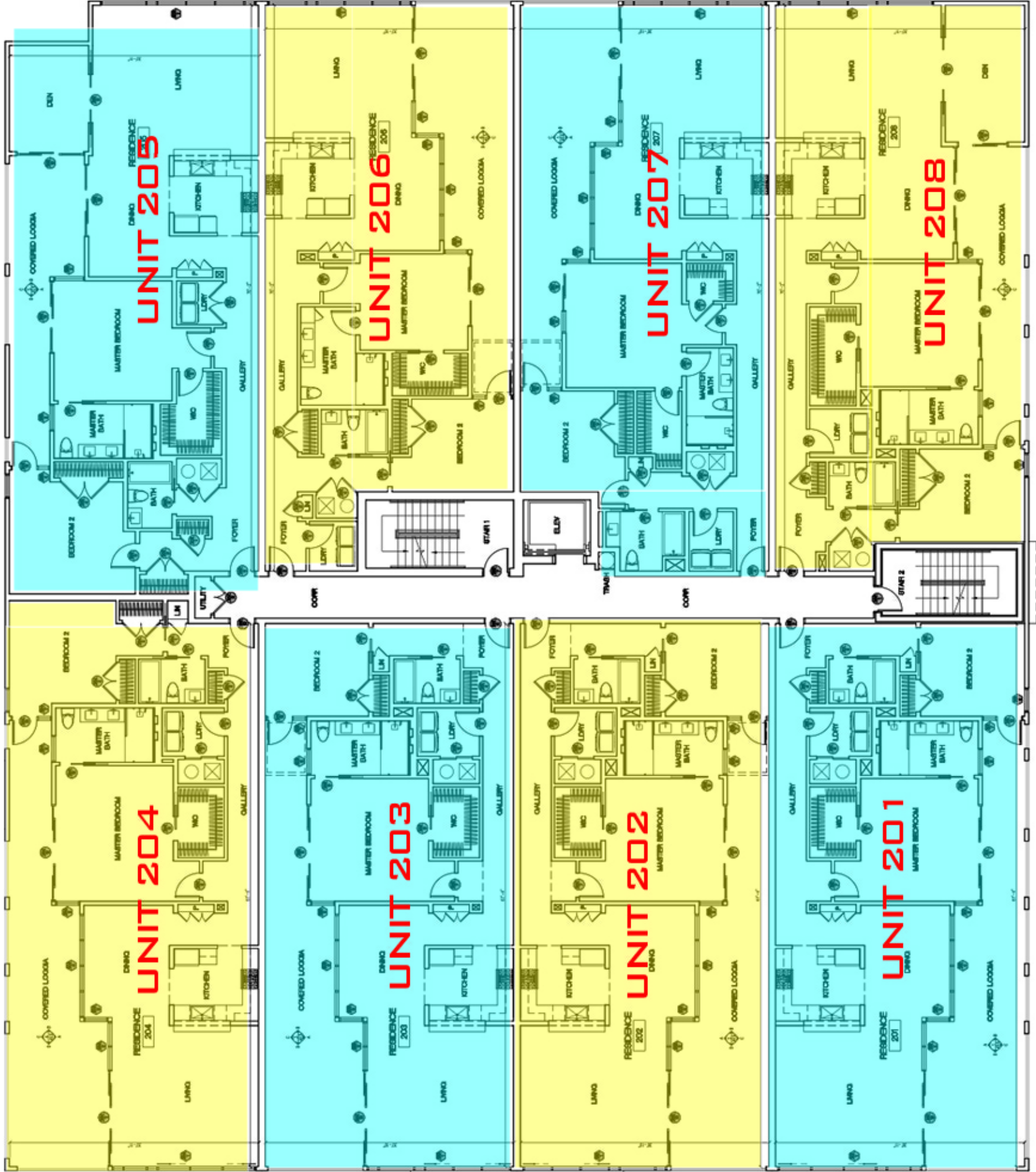
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128 Henry Building, LLC reserves the right to change or substitute at equal value any or all construction related items during the building process as they deem necessary. Plans, elevations, specifications and finish schedules are all subject to change without notice.

THE MODERN-
FINISH SERIES
2ND FLOOR
DATE: 6.20.19

“A” SERIES
UNITS 204, 206,
202 & 208

“B” SERIES
UNITS 205, 203
207 & 201



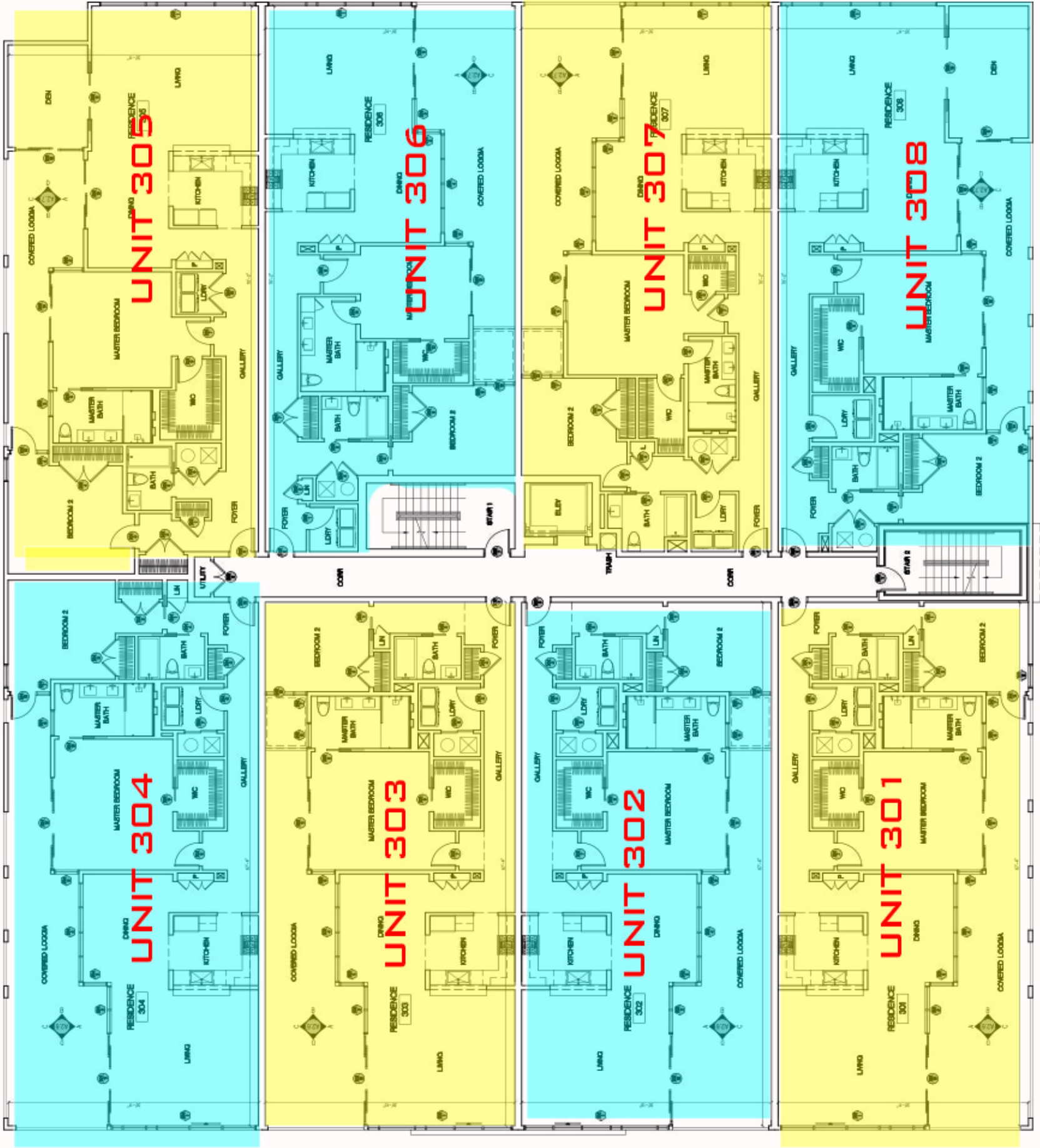
THE MODERN-FINISH SERIES

3RD FLOOR

DATE: 6.20.19

“A” SERIES
 UNITS 305, 303,
 307 AND 301

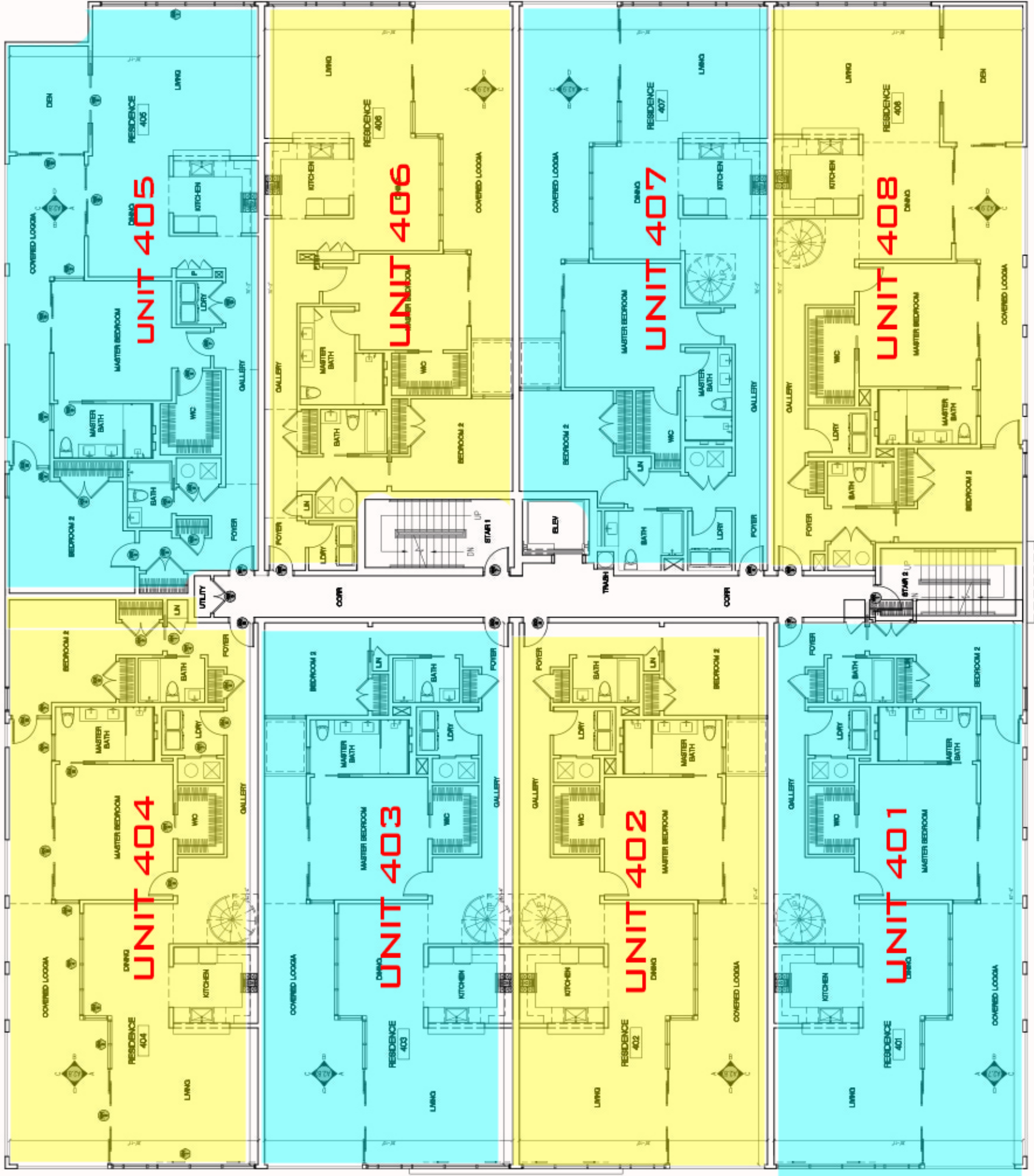
“B” SERIES
 UNITS 304, 306,
 302 AND 308



THE MODERN-
FINISH SERIES
4TH FLOOR
DATE: 6.20.19

“A” SERIES
UNITS 402, 404,
406 AND 408

“B” SERIES
UNITS 401, 403,
405 AND 407

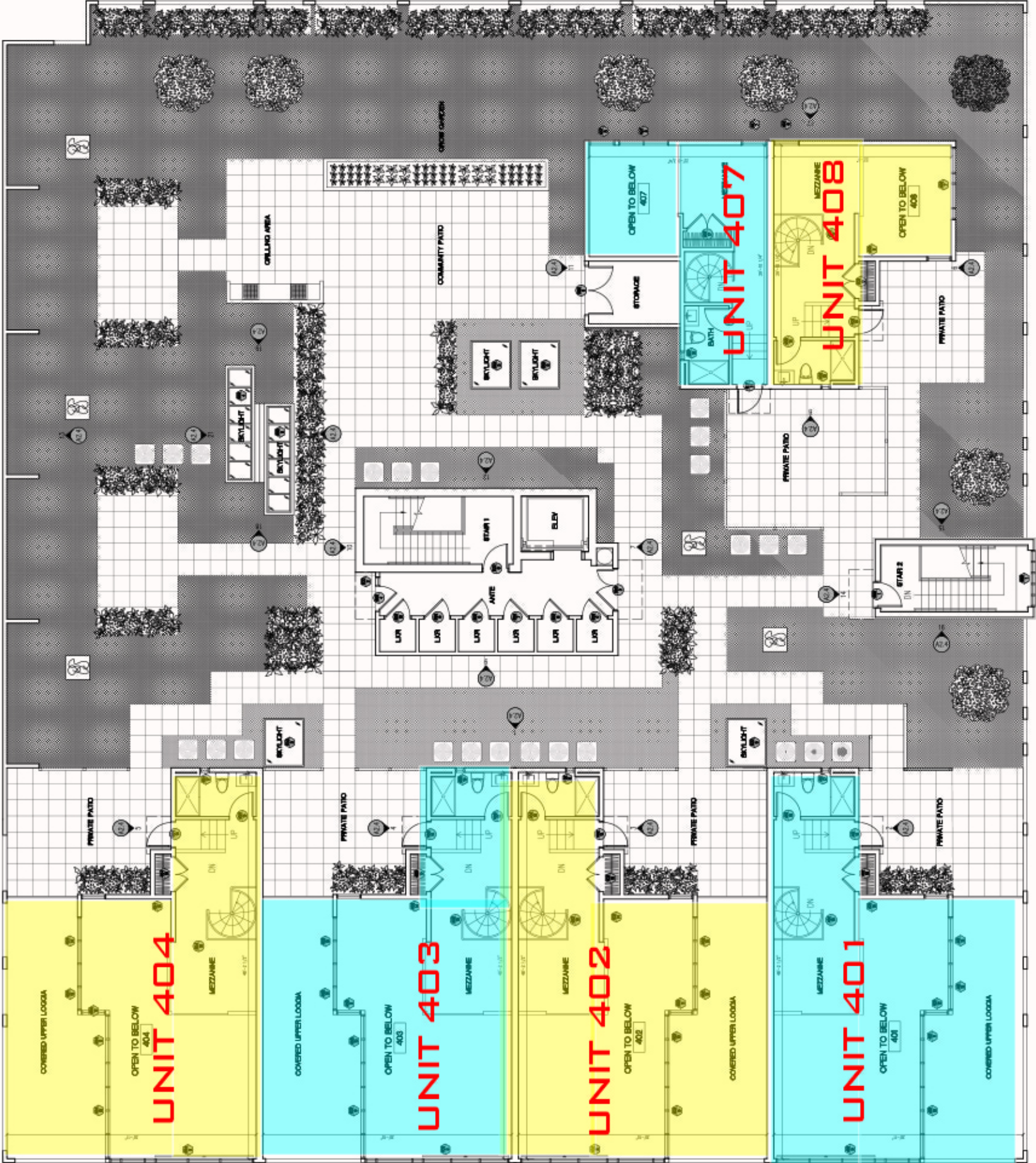


THE MODERN-
FINISH SERIES
4TH FLOOR MEZZ
DATE: 6.20.19

“A” SERIES
UNITS 402, 404
AND 408



“B” SERIES
UNITS 401, 403
AND 407





The Modern "A" Series

Please Reference Floor Plan: 6/20/19

"A" Series Units: 202, 204, 206, 208, 301, 303, 305, 307, 402, 404, 406, 408

- **Wood Flooring:** Casa Mia Collection – Smoked French Oak – Scalfani – CMSI437
 - **Location:** Everywhere EXCEPT Guest Bedroom, Bathrooms and Mechanical/Laundry
- **Carpet Selection:** Dreamweaver – Seascape – Baja 564
 - **Location:** Guest Bedroom
- **Covered Loggia Floor:** Dyed Concrete (Dye Pack)
- **All Entry Door Hardware:** Emtek EmTouch Brass Electronic Keypad Lever set – Polished Chrome
- **All Interior Door Hardware:** Emtek Helios Lever Handle with Modern Rectangular Rosette – Polished Chrome
- **All Interior Door Styles:** Masonite Heritage Series – Lincoln Park - 7'-0" H

- **Kitchen:**
 - **Kitchen Sink:** Elkay Dayton Stainless Steel Single Bowl Undermount Sink – Model #DCFU2816 – Dims: 30.5" x 18.2" x 8" (Supplied by Granite Vendor) *or Equal*
 - **Kitchen Faucet:** Delta Trinsic Pro – Model #9659-DST – Single Handle Pull Down Kitchen Faucet with Spring Spout – Finish: Chrome
 - **Kitchen Backsplash Selection:** 4x12 Glossy Deco Mix, New York "Fog"
 - **Kitchen Cabinets:**
 - **Finish:** High Gloss White **OR** High Gloss White Upper Cabinets with Wood Grain Laminate Base Cabinets - Cannella Rustik *Or Equal*
 - **Door Style:** Slab
 - **Countertop Selection:** Artic White Quartz **OR** Peppercorn Quartz
 - **Cabinet Hardware:** Elements 174SS *Or Equal*

- **Master Bathroom:**
 - **Tile Flooring Color Selection:** Highland Dark Greige 12" x 24" Polished
 - **Tile Install:** Staggered Joint
 - **Tile Shower (Side Walls & Ceiling) Color Selection:** Horizon HZ01 White 6" x 16" Glazed Wall Tile
 - **Tile Shower (Back Wall Only) Color Selection:** Highland Dark Greige 12" x 24" Polished
 - **Tile Install:** Staggered Joint
 - **Tile Accessories:** (2) 12" x 12" Tile Niches
 - **Tile Shower Floor Color Selection:** Highland Dark Greige 2" x 2" Honed Mosaic
 - **Shower Glass Panel:** Frameless Door & Inline Panel with Chrome Metal Finish
 - **Sink Selection:** (QTY - 2) Revere – Rectangle Undermount RV2181: White (Supplied by Granite Vendor)
 - **Faucet Selection:** (QTY – 2) Brizo Sotria – 65350LF-PC, Widespread Faucet – Finish: Chrome



- **Toilet:** Kohler Wellworth – K-3998-0 Two Piece Elongated 1.28 gpf Toilet with Left Hand Chrome Trip Lever – Finish: White **Or Equal**
- **Shower/Tub Trim:** Brizo Sotria – T60250-PC Tempassure Thermostatic Finish: Chrome
- **Shower Drain:** Kohler K-9136-CP Square Design Tile in Shower Drain – Finish: Chrome
- **Cabinet Style and Color**
 - **Vanity Cabinet Color:** High Gloss White
 - **Vanity Cabinet Door Style:** Slab
- **Countertop Vanity Selection:** Manhattan Grey Quartz
- **Bathroom Mirror:** 42”H Clear Mirror with Polished Edges **Or Equal**
- **Cabinet Hardware:** Elements 174SS **Or Equal**
- **Robe Hook:** Brizo Sotria – 693550-PC, Double Robe Hook – Finish: Chrome
- **Tissue Holder:** Brizo Sotria – 695050-PC, Finish: Chrome
- **Towel Bar:** Brizo Sotria – 692450-PC, 24” Towel Bar – Finish: Chrome
- **Guest Bathroom:**
 - **Tile Flooring Color Selection:** Oxide 2.0 Silver 12” x 24” Porcelain
 - **Tile Install:** Staggered Joint
 - **Shower Panel System:** Mincey Marble 10” x 20” Vertical Contemporary Series, Stacked Block Pattern – Gloss Finish – Height: Up to 97”
 - **Shower Panel Accessories:** 7” x 7” x 9 7/8” Corner Mount Shampoo Shelf
 - **Sink Selection:** Revere – Rectangle Undermount RV2181: White *(Supplied by Granite Vendor)*
 - **Faucet Selection:** Brizo Sotria – 65350LF-PC, Widespread Faucet – Finish: Chrome
 - **Toilet:** Kohler Wellworth – K-3998-0 Two Piece Elongated 1.28 gpf Toilet with Left Hand Chrome Trip Lever – Finish: White **Or Equal**
 - **Tub:** Kohler Villager - 30”x 60” alcove bath with integral apron and left-hand drain (K-715-0) Finish: White
 - **Shower/Tub Trim:** Brizo Sotria – T60450-PC Tempassure Thermostatic Finish: Chrome
 - **Tub/Shower Glass Panel:** Frameless Spray Panel – Square Edge w/ Chrome Finish
 - **Cabinet Style and Color**
 - **Vanity Cabinet Color:** High Gloss White Vanity
 - **Vanity Cabinet Door Style:** Slab
 - **Countertop Vanity Selection:** Manhattan Grey Quartz
 - **Bathroom Mirror:** 42”H Clear Mirror with Polished Edges **Or Equal**
 - **Cabinet Hardware:** Elements 174SS **Or Equal**
 - **Robe Hook:** Brizo Sotria – 693550-PC, Double Robe Hook – Finish: Chrome
 - **Tissue Holder:** Brizo Sotria – 695050-PC, Finish: Chrome
 - **Towel Bar:** Brizo Sotria – 692450-PC, 24” Towel Bar – Finish: Chrome



- **Guest Bathroom Mezzanine: (Units 402, 404, 408)**
 - **Tile Flooring Color Selection:** Oxide 2.0 Silver 12" x 24" Porcelain
 - **Tile Install:** Staggered Joint
 - **Shower Panel System:** Mincey Marble 10" x 20" Vertical Contemporary Series, Stacked Block Pattern – Gloss Finish – Height: Up to 97"
 - **Shower Panel Accessories:** 7" x 7" x 9-7/8" Corner Mount Shampoo Shelf
 - **Sink Selection:** Revere – Rectangle Undermount RV2181: White (*Supplied by Granite Vendor*)
 - **Faucet Selection:** Brizo Sotria – 65350LF-PC, Widespread Faucet – Finish: Chrome
 - **Toilet:** Kohler Wellworth – K-3998-0 Two Piece Elongated 1.28 gpf Toilet with Left Hand Chrome Trip Lever – Finish: White **Or Equal**
 - **Shower Base:** Sterling Ensemble 60" Shower Receptable with Right / Left Hand drain (Drain #72181810-0) Dims: 3.5" H, 32" D, 60" W
 - **Shower Trim:** Brizo Sotria – T60450-PC Tempassure Thermostatic Finish: Chrome
 - **Shower Rod:** Moen Curved Shower Rods-Curved Model # CSR2160CH – Finish: Chrome
 - **Cabinet Style and Color**
 - **Vanity Cabinet Color:** High Gloss White Vanity
 - **Vanity Cabinet Door Style:** Slab
 - **Countertop Vanity Selection:** Manhattan Grey Quartz
 - **Bathroom Mirror:** 42"H Clear Mirror with Polished Edges **Or Equal**
 - **Cabinet Hardware:** Elements 174SS **Or Equal**
 - **Robe Hook:** Brizo Sotria – 693550-PC, Double Robe Hook – Finish: Chrome
 - **Tissue Holder:** Brizo Sotria – 695050-PC, Finish: Chrome
 - **Towel Bar:** Brizo Sotria – 692450-PC, 24" Towel Bar – Finish: Chrome
- **Mechanical/Laundry Flooring:** Patcraft – Northridge – Cabin Timber 02540
- **Appliances:**
 - **Dishwasher:** GE® Café - Stainless Steel Dishwasher (CDT836P2MS1)
 - **Microwave:** GE® Café – 22" Countertop Convection Microwave (CEB515P2NSS)
 - **Microwave Trim:** G.E. Café -27" Trim (CX152P2MSS)
 - **Refrigerator:** GE® Café – Energy Star 36" Counter Depth French Door Refrigerator 23.1 Cu. Ft. (CWE23SP2MS1)
 - **Range:** GE® 30" Slide-In Gas Range 5.6 Cu. Ft. (CGS700P2MS1)
 - **Hood:** G.E. Café – 30" Wall Mount Glass Canopy Chimney Hood (CVW73012MSS)
 - **Washer:** GE® 4.5 DOE cu. ft. Capacity Front Load ENERGY STAR® Washer with Steam (GFW450SSMWW) Color: White
 - **Dryer:** GE® 7.5 cu. ft. Capacity Front Load Electric Dryer with Steam (GFD45ESSMWW) Color: White
 - **Garbage Disposal:** XO 1/2 HP Continuous Feed Waste Disposer (XOD12BUILDER)



- **Overall Paint Schedule:**
 - **ALL Walls**→SW 9166 Drift of Mist
 - **Trim Color**→SW7006 Extra White
 - **Ceiling Color**→SW7006 Extra White

- **Overall Decorative Lighting Fixtures:**
 - **Kitchen Pendants: (QTY 2)** Seagull (6140401EN3-848) One Light Mini Pendant Driscoll Collection – Satin Bronze - Cased Opal Etched Glass
 - **Master Bedroom & Closet, Guest Bedroom, Laundry and Foyer Light:** Progress P730005-030-30 Drums and Clouds LED 11-inch White Flush Mount Ceiling Light, Progress LED
 - **All Recessed Lighting:** Lithonia Lighting - Direct Wire LED Recessed Downlight Model # 6JBKSQ, Finish: Matte White Square
 - **Undercabinet Lighting:** Lithonia Lighting: - Rayzer Modular LED Lighting System RAZTRANS24 120 - 24v Transformer – 120 v power source
 - **Master Bathroom Shower Lighting:** Lithonia Lighting - Direct Wire LED Recessed Downlight - Model # 6JBK SQ -Finish: Matte White Square 3000K/10.7W/770L 90 CRI
 - **Guest & Master Bath Sconces:** Lithonia Lighting: Contemporary Cylinder Vanity with switchable White color Temperature - FMVCCL 24IN MVOLT 30 K 90 CRI BN Length: 34-3/16", Weight: 3.1lbs - Finish: Chrome
 - **Master Bathroom LED Undercabinet Lighting:** Lithonia Lighting: Rayzer Modular LED Lighting System - RAZ 24IN 30K 90CRI - Series: Rayzer Low Profile LED Undercabinet - 3000K, 90 CRI: >90 - Finish: Brushed Nickel, Length: 24-1/4", Width: 1-1/4", Height: 1/2"
 - **Mechanical Room Lighting:** Lithonia Lighting: FMLWL Low Profile LED Wraparound, FMLWL 24 840 - Series: FMLWL 24 – 2' LED Wrap - Color: Static White >85CRI, Non-Dimming, Voltage: 120 V



The Modern "B" Series

Please Reference Floor Plan: 6/20/19

"B" Series Units: 201, 203, 205, 207, 302, 304, 306, 308, 401, 403, 405, 407

- **Wood Flooring:** Casa Mia Collection – Smoked French Oak – Isola – CMIS694
 - **Location:** Everywhere EXCEPT Guest Bedroom, Bathrooms and Mechanical/Laundry
- **Carpet Selection:** Dreamweaver – Seascape – Del Ray 745
 - **Location:** Guest Bedroom
- **Covered Loggia Floor:** Dyed Concrete (Dye Pack)
- **All Entry Door Hardware:** Emtek EmTouch Brass Electronic Keypad Lever set – Polished Chrome
- **ALL Interior Door Hardware:** Emtek Helios Lever Handle with Modern Rectangular Rosette – Polished Chrome
- **ALL Interior Door Styles:** Masonite Heritage Series – Lincoln Park - 7'-0" H

- **Kitchen:**
 - **Kitchen Sink:** Elkay Dayton Stainless Steel Single Bowl Undermount Sink – Model #DCFU2816 – Dims: 30.5" x 18.2" x 8" (Supplied by Granite Vendor) *Or Equal*
 - **Kitchen Faucet:** Delta Trinsic Pro – Model #9659-DST – Single Handle Pull Down Kitchen Faucet with Spring Spout – Finish: Chrome
 - **Kitchen Backsplash Selection:** 4x12 Glossy Deco Mix, New York "Fog"
 - **Kitchen Cabinets:**
 - **Finish:** High Gloss White OR High Gloss White Upper Cabinets with Wood Grain Laminate Base Cabinets – TakeSe Teak *Or Equal*
 - **Kitchen Cabinet Door Style:** Slab
 - **Countertop Selection:** Artic White Quartz OR Peppercorn Quartz
 - **Cabinet Hardware:** Elements 174SS *Or Equal*

- **Master Bathroom:**
 - **Tile Flooring Color Selection:** Tiburon White 12" x 24"
 - **Tile Install:** Staggered Joint
 - **Tile Shower (Side Walls & Ceiling) Color Selection:** Horizon HZ01 White 6" x 16" Glazed Wall
 - **Tile Shower (Back Wall Only) Color Selection:** Tiburon White 10" x 22" Wave Wall
 - **Tile Install:** Staggered Joint
 - **Tile Accessories:** (2) 12' x 12" Tile Niches
 - **Tile Shower Floor Color Selection:** Tiburon White 2" x 2" Mosaic on 13 x 13 Sheet
 - **Shower Glass Panel:** Frameless Door & Inline Panel with Chrome Metal Finish
 - **Sink Selection:** (QTY - 2) Revere – Rectangle Undermount RV2181: White (Supplied by Granite Vendor)
 - **Faucet Selection:** (QTY – 2) Brizo Sotria – 65350LF-PC, Widespread Faucet – Finish: Chrome



- **Toilet:** Kohler Wellworth – K-3998-0 Two Piece Elongated 1.28 gpf Toilet with Left Hand Chrome Trip Lever – Finish: White **Or Equal**
- **Shower/Tub Trim:** Brizo Sotria – T60250-PC Tempassure Thermostatic Finish: Chrome
- **Shower Drain:** Kohler K-9136-CP Square Design Tile in Shower Drain – Finish: Chrome
- **Cabinet Style and Color**
 - **Vanity Cabinet Color:** High Gloss White
 - **Vanity Cabinet Door Style:** Slab
- **Countertop Vanity Selection:** Peppercorn Quartz
- **Bathroom Mirror:** 42"H Clear Mirror with Polished Edges **Or Equal**
- **Cabinet Hardware:** Elements 174SS **Or Equal**
- **Robe Hook:** Brizo Sotria – 693550-PC, Double Robe Hook – Finish: Chrome
- **Tissue Holder:** Brizo Sotria – 695050-PC, Finish: Chrome
- **Towel Bar:** Brizo Sotria – 692450-PC, 24" Towel Bar – Finish: Chrome

- **Guest Bathroom:**
 - **Tile Flooring Color Selection:** Atlantic Nero 6" x 24" Lappato Porcelain
 - **Tile Install:** Staggered Joint
 - **Shower Panel System:** Mincey Marble 10" x 20" Vertical Contemporary Series, Stacked Block Pattern – Gloss Finish – Height: Up to 97"
 - **Shower Panel Accessories:** 7" x 7" x 9 7/8" Corner Mount Shampoo Shelf
 - **Sink Selection:** Revere – Rectangle Undermount RV2181: White *(Supplied by Granite Vendor)*
 - **Faucet Selection:** Brizo Sotria – 65350LF-PC, Widespread Faucet – Finish: Chrome
 - **Toilet:** Kohler Wellworth – K-3998-0 Two Piece Elongated 1.28 gpf Toilet with Left Hand Chrome Trip Lever – Finish: White **Or Equal**
 - **Tub:** Kohler Villager- 30"x 60" alcove bath with integral apron and left-hand drain (K-715-0) Finish: White
 - **Shower/Tub Trim:** Brizo Sotria – T60450-PC Tempassure Thermostatic Finish: Chrome
 - **Tub/Shower Glass Panel:** Frameless Spray Panel – Square Edge w/ Chrome Finish
 - **Cabinet Style and Color**
 - **Vanity Cabinet Color:** High Gloss White Vanity
 - **Vanity Cabinet Door Style:** Slab
 - **Countertop Vanity Selection:** Manhattan Grey Quartz
 - **Bathroom Mirror:** 42"H Clear Mirror with Polished Edges **Or Equal**
 - **Cabinet Hardware:** Elements 174SS **Or Equal**
 - **Robe Hook:** Brizo Sotria – 693550-PC, Double Robe Hook – Finish: Chrome
 - **Tissue Holder:** Brizo Sotria – 695050-PC, Finish: Chrome
 - **Towel Bar:** Brizo Sotria – 692450-PC, 24" Towel Bar – Finish: Chrome



- **Guest Bathroom Mezzanine: (Units 401, 403, 407)**
 - **Tile Flooring Color Selection:** Atlantic Nero 6" x 24" Lappato Porcelain
 - **Tile Install:** Staggered Joint
 - **Shower Panel System:** Mincey Marble 10" x 20" Vertical Contemporary Series, Stacked Block Pattern – Gloss Finish – Height: Up to 97"
 - **Shower Panel Accessories:** 7" x 7" x 9 7/8" Corner Mount Shampoo Shelf
 - **Sink Selection:** Revere – Rectangle Undermount RV2181: White (*Supplied by Granite Vendor*)
 - **Faucet Selection:** Sotria – 65350LF-PC, Widespread Faucet – Finish: Chrome
 - **Toilet:** Kohler Wellworth – K-3998-0 Two Piece Elongated 1.28 gpf Toilet with Left Hand Chrome Trip Lever – Finish: White **Or Equal**
 - **Shower Base:** Sterling Ensemble 60" Shower Receptable with Right / Left Hand drain (Drain #72181810-0) Dims: 3.5" H, 32" D, 60" W
 - **Shower Trim:** Brizo Sotria – T60450-PC Tempassure Thermostatic - Finish: Chrome
 - **Shower Rod:** Moen Curved Shower Rods-Curved Model # CSR2160CH - Finish: chrome
 - **Cabinet Style and Color**
 - **Vanity Cabinet Color:** High Gloss White Vanity
 - **Vanity Cabinet Door Style:** Slab
 - **Countertop Vanity Selection:** Manhattan Grey Quartz
 - **Bathroom Mirror:** 42"H Clear Mirror with Polished Edges **Or Equal**
 - **Cabinet Hardware:** Elements 174SS **Or Equal**
 - **Robe Hook:** Brizo Sotria – 693550-PC, Double Robe Hook – Finish: Chrome
 - **Tissue Holder:** Brizo Sotria – 695050-PC, Finish: Chrome
 - **Towel Bar:** Brizo Sotria – 692450-PC, 24" Towel Bar – Finish: Chrome
- **Mechanical/Laundry Flooring:** Patcraft – Northridge – Cabin Timber 02540
- **Appliances:**
 - **Dishwasher:** GE® Café - Stainless Steel Dishwasher (CDT836P2MS1)
 - **Microwave:** GE® Café – 22" Countertop Convection Microwave (CEB515P2NSS)
 - **Microwave Trim:** G.E. Café -27" Trim (CX152P2MSS)
 - **Refrigerator:** GE® Café – Energy Star 36" Counter Depth French Door Refrigerator 23.1 Cu. Ft. (CWE23SP2MS1)
 - **Range:** GE® 30" Slide-In Gas Range 5.6 Cu. Ft. (CGS700P2MS1)
 - **Hood:** G.E. Café – 30" Wall Mount Glass Canopy Chimney Hood (CVW73012MSS)
 - **Washer:** GE® 4.5 DOE cu. ft. Capacity Front Load ENERGY STAR® Washer with Steam (GFW450SSMWW) Color: White
 - **Dryer:** GE® 7.5 cu. ft. Capacity Front Load Electric Dryer with Steam (GFD45ESSMWW) Color: White
 - **Garbage Disposal:** XO 1/2 HP Continuous Feed Waste Disposer (XOD12BUILDER)



- **Overall Paint Schedule:**
 - **ALL Walls**→SW 9166 Drift of Mist
 - **Trim Color**→SW7006 Extra White
 - **Ceiling Color**→SW706 Extra White

- **Overall Decorative Lighting Fixtures:**
 - **Kitchen Pendants: (QTY 2)** Seagull (6140401EN3-848) One Light Mini Pendant Driscoll Collection – Satin Bronze - Cased Opal Etched Glass
 - **Master Bedroom & Closet, Guest Bedroom, Laundry and Foyer Light:** Progress P730005-030-30 Drums and Clouds LED 11-inch White Flush Mount Ceiling Light, Progress LED
 - **All Recessed Lighting:** Lithonia Lighting - Direct Wire LED Recessed Downlight Model # 6JBKSQ, Finish: Matte White Square
 - **Undercabinet Lighting:** Lithonia Lighting: - Rayzer Modular LED Lighting System RAZTRANS24 120 - 24v Transformer – 120 v power source
 - **Master Bathroom Shower Lighting:** Lithonia Lighting - Direct Wire LED Recessed Downlight - Model # 6JBK SQ -Finish: Matte White Square 3000K/10.7W/770L 90 CRI
 - **Guest & Master Bath Sconces:** Lithonia Lighting: Contemporary Cylinder Vanity with switchable White color Temperature - FMVCCL 24IN MVOLT 30 K 90 CRI BN Length: 34-3/16", Weight: 3.1lbs - Finish: Chrome
 - **Master Bathroom LED Undercabinet Lighting:** Lithonia Lighting: Rayzer Modular LED Lighting System - RAZ 24IN 30K 90CRI - Series: Rayzer Low Profile LED Undercabinet - 3000K, 90 CRI: >90 - Finish: Brushed Nickel, Length: 24-1/4", Width: 1-1/4", Height: 1/2"
 - **Mechanical Room Lighting:** Lithonia Lighting: FMLWL Low Profile LED Wraparound, FMLWL 24 840 - Series: FMLWL 24 – 2' LED Wrap - Color: Static White >85CRI, Non-Dimming, Voltage: 120 V



The Moderne Condominiums

Saratoga Springs, NY

Unit #	Square Footage	Price	HOA Monthly	Estimated Taxes
Second Floor:				
Unit 201 - 2BD/2BASOLD	1,669	\$795,000	\$495.00	\$4,327
Unit 202 - 2BD/2BA SOLD	1,667	\$810,000	\$495.00	\$4,327
Unit 203 - 2BD/2BA SOLD	1,667	\$805,000	\$495.00	\$4,327
Unit 204 - 2BD/2BA SOLD	1,744	\$821,000	\$495.00	\$4,524
Unit 205 - 2BD/2BA, Den SOLD	1,974	\$882,000	\$495.00	\$5,116
Unit 206 - 2BD/2BA SOLD	1,632	\$804,500	\$495.00	\$5,116
Unit 207 - 2BD/2BA SOLD	1,704	\$815,000	\$495.00	\$4,420
Unit 208 - 2BD/2BA, Den SOLD	1,930	\$853,000	\$495.00	\$5,000
Third Floor:				
Unit 301 - 2BD/2BASOLD	1,669	\$812,000	\$495.00	\$4,327
Unit 302 - 2BD/2BA SOLD	1,667	\$822,000	\$495.00	\$4,327
Unit 303 - 2BD/2BA SOLD	1,667	\$812,000	\$495.00	\$4,327
Unit 304 - 2BD/2BASOLD	1,744	\$833,000	\$495.00	\$4,524
Unit 305 - 2BD/2BA, Den SOLD	1,974	\$903,000	\$495.00	\$5,116
Unit 306 - 2BD/2BA SOLD	1,632	\$807,000	\$495.00	\$4,234
Unit 307 - 2BD/2BA SOLD	1,704	\$822,000	\$495.00	\$4,420
Unit 308 - 2BD/2BA, Den SOLD	1,930	\$873,000	\$495.00	\$5,000
Fourth Floor:				
Unit 401 - 3BD/3BA**SOLD	2,194	\$1,168,000	\$495.00	\$5,684
Unit 402 - 3BD/3BA**SOLD	2,192	\$1,168,000	\$495.00	\$5,684
Unit 403 - 3BD/3BA**SOLD	2,192	\$1,168,000	\$495.00	\$5,684
Unit 404 - 3BD/3BA**SOLD	2,269	\$1,194,000	\$495.00	\$5,882
Unit 405 - 2BD/2BA, Den**SOLD	1,974	\$1,028,000	\$495.00	\$5,116
Unit 406 - 2BD/2BA**	1,632	\$953,000	\$495.00	\$4,234
Unit 407 - 2BD/3BA**SOLD	2,033	\$1,118,000	\$495.00	\$5,267
Unit 408 - 2BD/3BA, Den**SOLD	2,273	\$1,198,000	\$495.00	\$5,893

HOA Includes:

Building Insurance, Water & Sewer, Trash Removal, Snow Removal, Interior & Exterior Maintenance of Building, Common Area Maintenance and Parking Maintenance

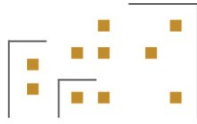
1 Parking Spot Included with Option to Purchase a 2nd Spot for \$25,000

2 Parking Spots Included with Units Marked with **

For more information, please contact Julie & Co. Realty

Julie A. Bonacio | c: 518.701.5080 | Julie@Bonacio.com





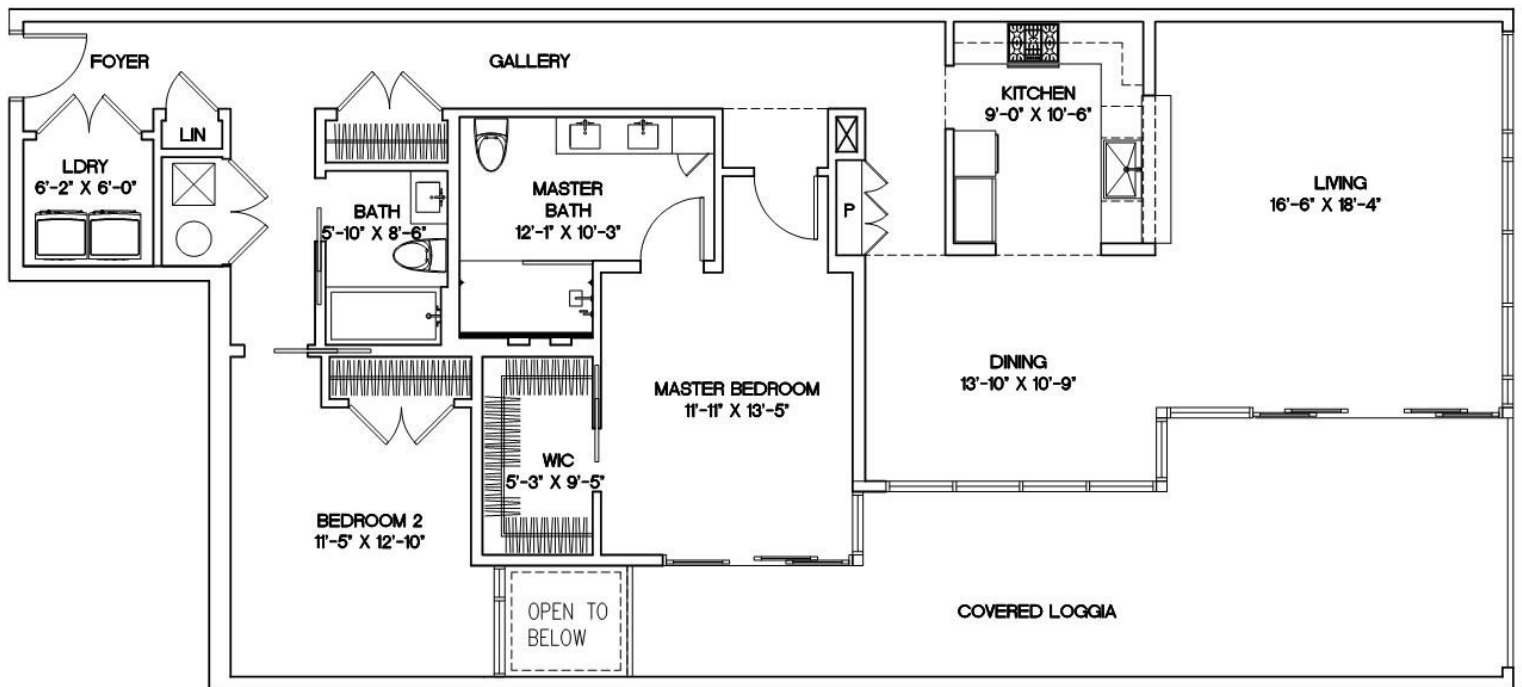
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The Moderne Condominiums
PENTHOUSE

2 Bedroom / 2 Bath - 1,632 SF

Unit 406 - \$953,000

HOA - \$495



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Julie A. Bonacio | 518.701.5080 | Julie@Bonacio.com

www.saratogaskyline.com

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REALTY LLC.

THE COMPLETE OFFERING TERMS ARE IN AN OFFERING PLAN AVAILABLE FROM SPONSOR - FILE NO. CD19-0380
ALL MEASUREMENTS ARE APPROXIMATIONS

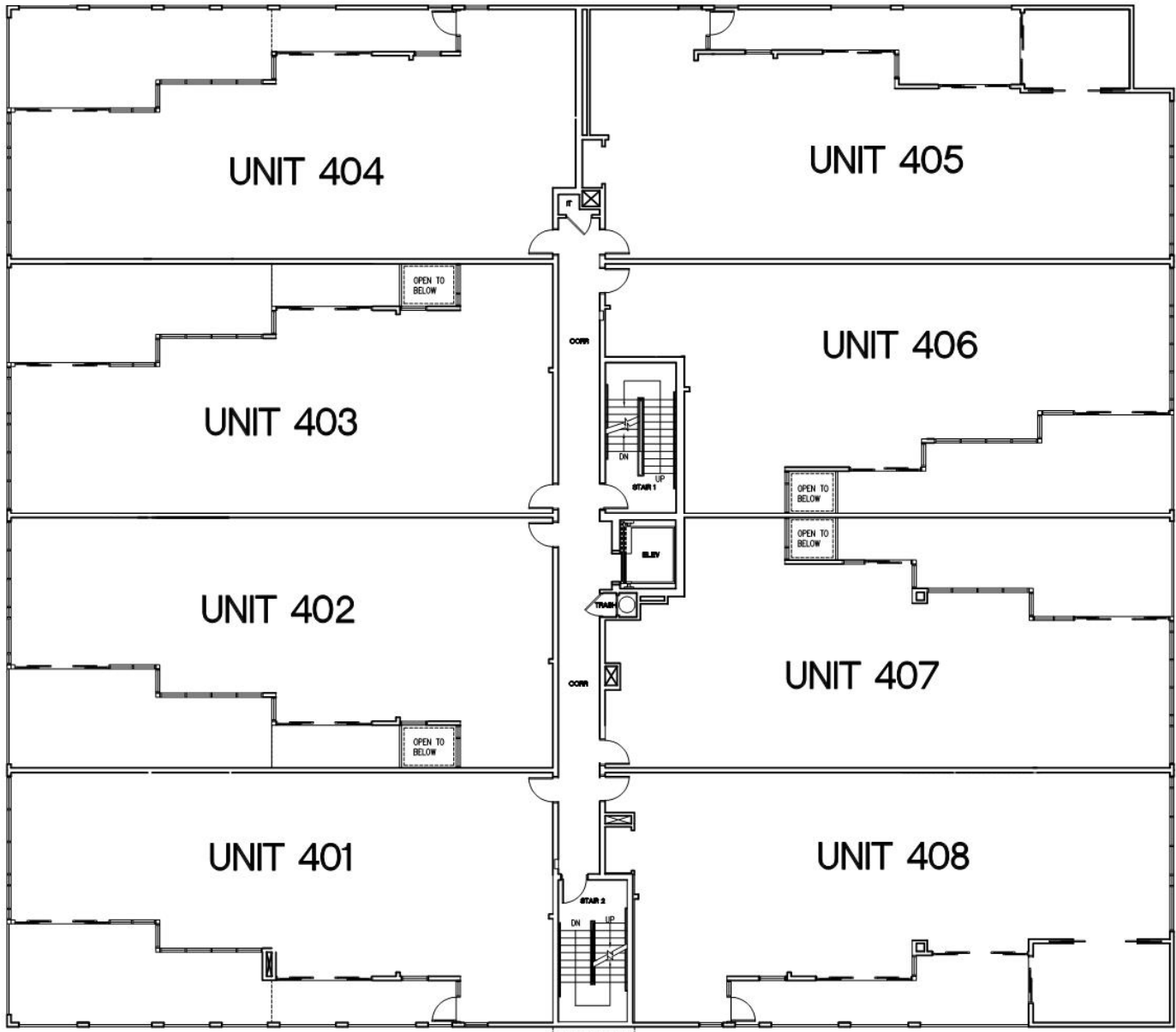
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The Moderne Condominiums
PENTHOUSE
4th Floor Lower Level Layout



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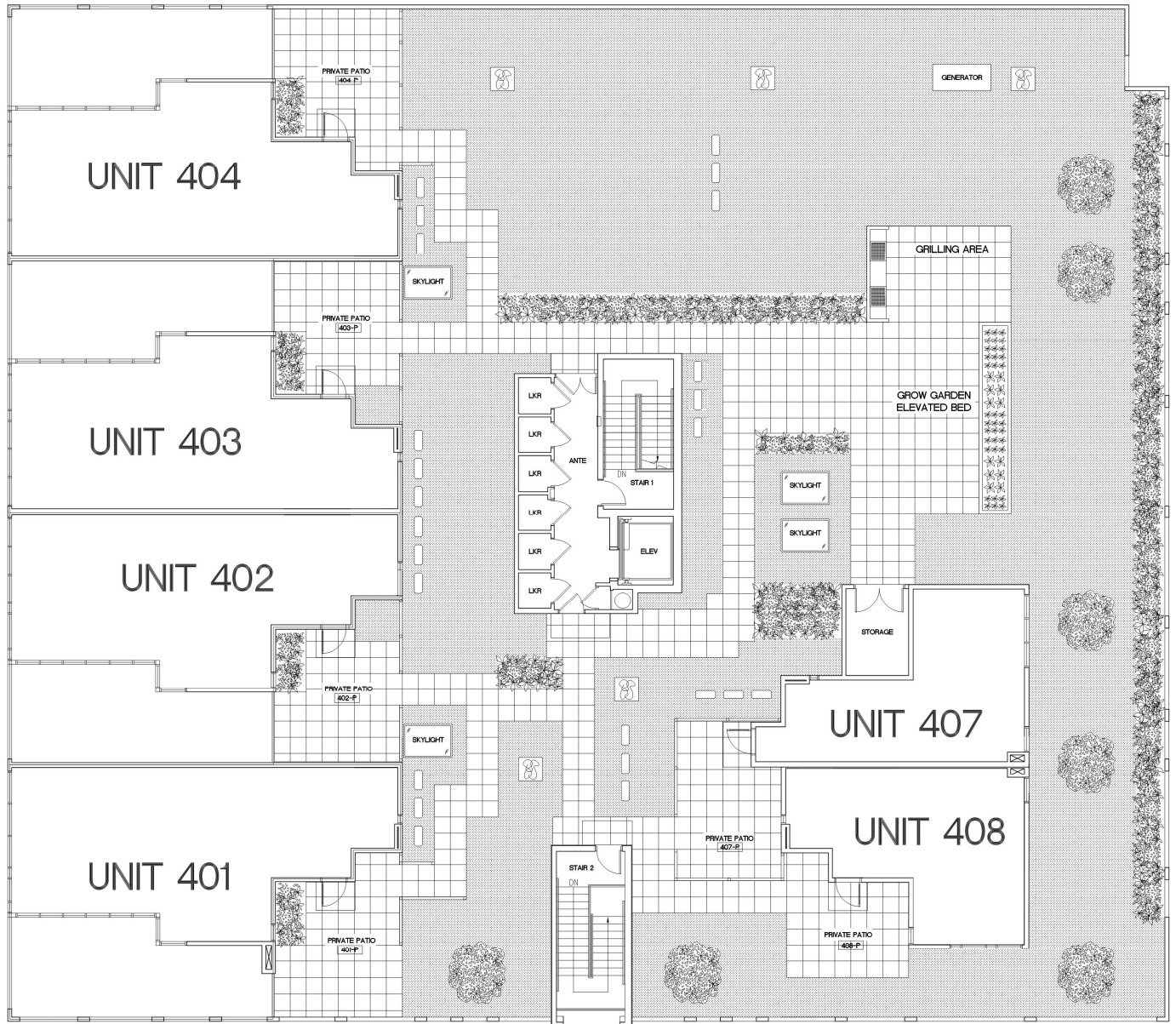


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The Moderne Condominiums
PENTHOUSE

4th Floor Roof Top Level & Storage Layout



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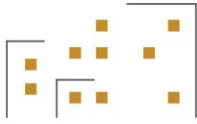
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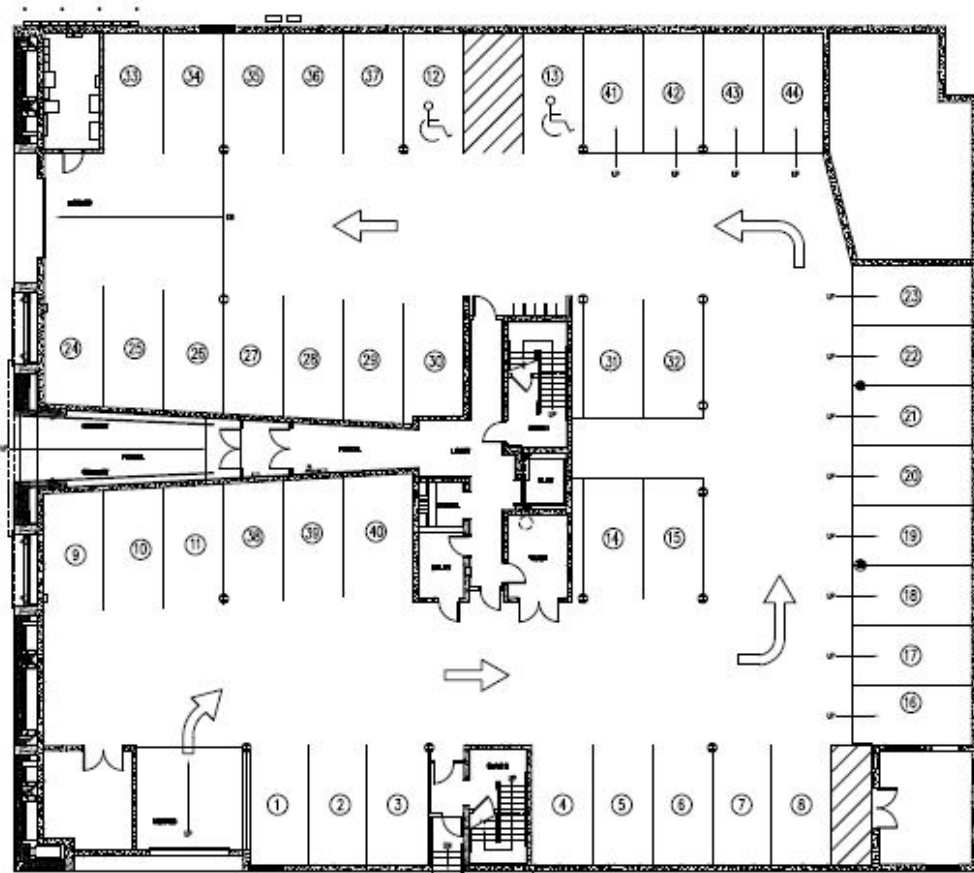


The Moderne Condominiums
1st Floor Parking Layout

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HENRY STREET



BANK ALLEY

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