



saratoga skyline - Urban Lifestyles -

Welcome to The Waldorf, your opportunity to live in luxury within the historic Saratoga Springs! Perfectly located just one block from the scenic Congress Park and four blocks from the shopping and dining of Downtown Saratoga. The Saratoga Racetrack awaits you less than a mile away down the iconic Union Avenue.

This grand Tudor style building was established in 1940 to educate Skidmore College students and later became the Waldorf School of Saratoga Springs. Now it's taken on a brand-new life. Inside the brick & Tudor walls are 5 luxurious high-end residential units, with impeccable finishes. Each condo features quartz countertops, an elevated appliance package, a great room with coffered ceilings, and hardwood floors throughout with a stunning herringbone pattern on the first floor. Each unit also corresponds to a garage or carport.

Starting at \$2.2M, these 3 bedroom condos have an expected occupancy of Fall 2025. If you are looking for the luxury lock & leave lifestyle, you have found it at the Waldorf.

Bonacio Construction, an award-winning builder of residential, condominiums and commercial structures since 1988, has worked on projects large and small, 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's mission is 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 agents' and clients' expectations.

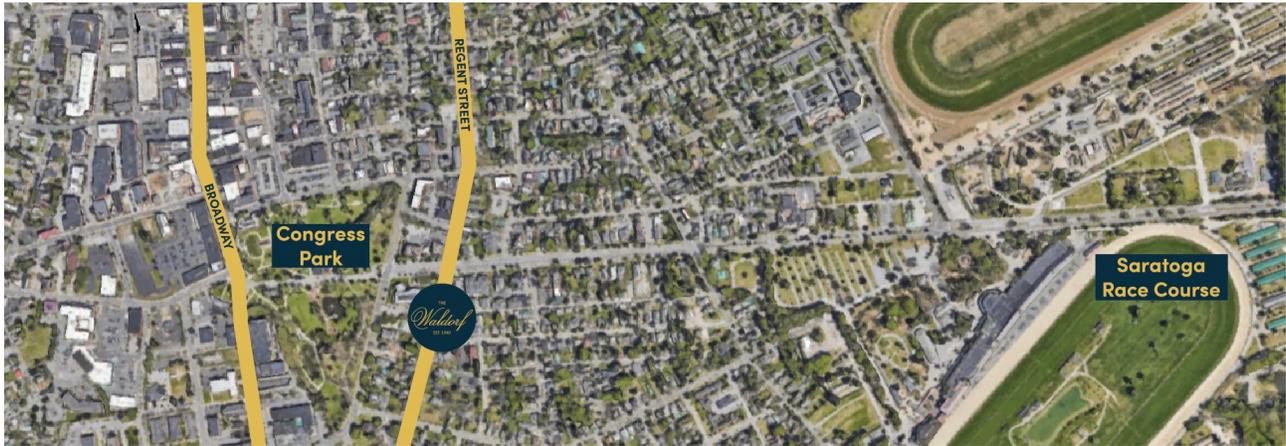
For more information, please contact Julie A. Bonacio, Broker/Owner, at c: 518.701.5080 or Julie@Bonacio.com

THE COMPLETE OFFERING TERMS ARE IN AN OFFERING PLAN AVAILABLE FROM SPONSOR - FILE NO. CD25-0026. ALL MEASUREMENTS ARE APPROXIMATIONS

122 Regent Street, 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.

julie&co.

REALTY LLC.



HIGHLIGHTS

- ◆ Hardwood Floors Throughout with First Floor Herringbone Pattern
- ◆ Tile Backsplash
- ◆ Fireplace
- ◆ Farmhouse Sink
- ◆ Coffered Ceiling in Great Room
- ◆ Elevated High End Appliance Package
- ◆ Quartz Countertops
- ◆ Private Courtyards
- ◆ Garage or Carport

HOA Includes:

Water, sewer, snow removal, exterior and common area building maintenance, building insurance

Unit #	Interior Square Footage	Terrace Square Footage	Garage/ Carport SF	Price	HOA Monthly (Estimated)	Taxes (Estimated)
Unit One	1,885	N/A	600	\$2,331,100	\$1,220	\$7,760.00
Unit Two	1,892	N/A	600	\$2,317,900	\$1,220	\$7,698.00
Unit Three	1,978	N/A	324	\$2,292,200	\$1,220	\$8,048.00
Unit Four (Sold)	1,820	493	324	\$2,357,641	\$1,220	\$7,405.00
Unit Five	1,778	342	550	\$2,210,750	\$1,220	\$7,275.00

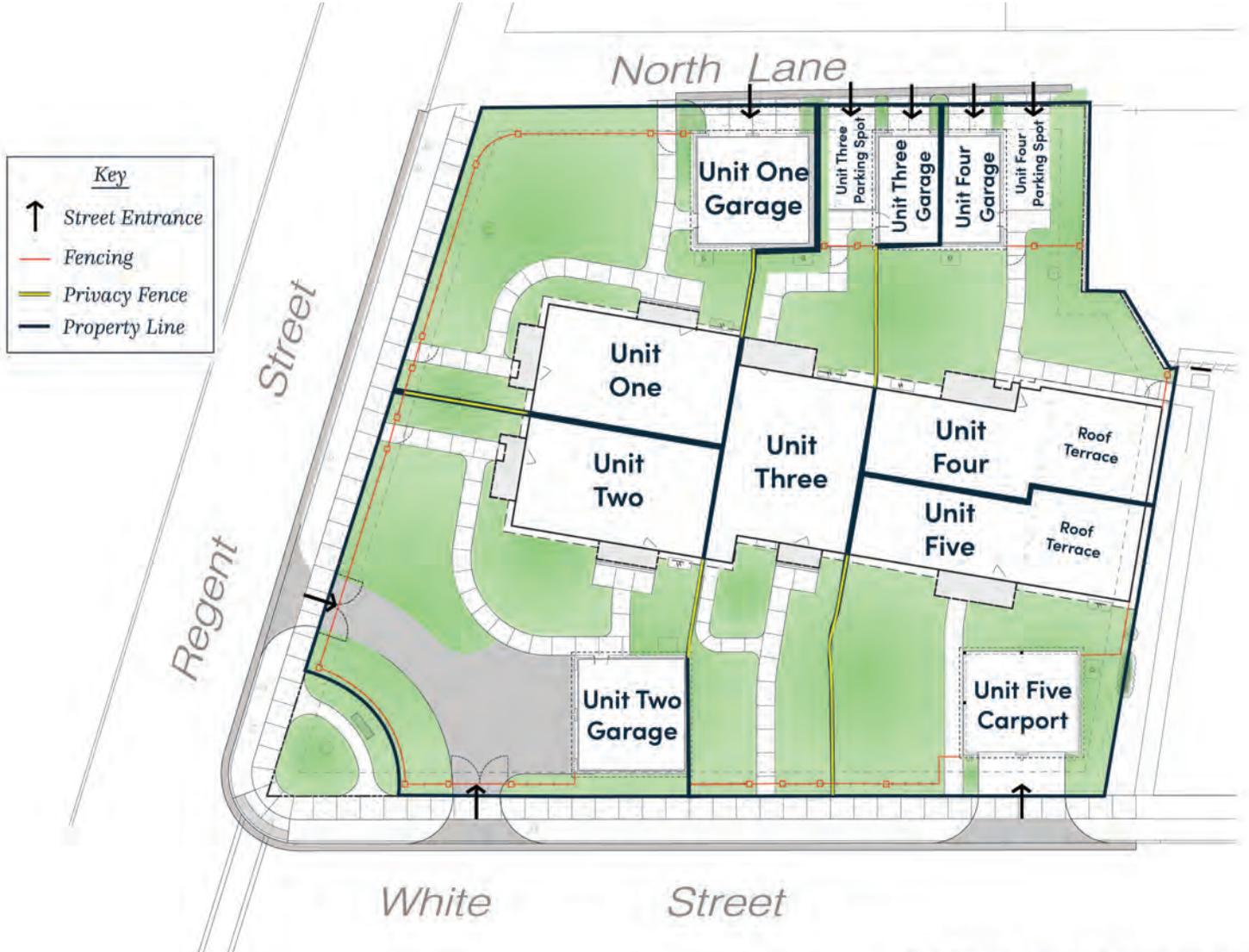
All Units are 3 Bedroom, 2.5 Bathrooms.

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All Lines are Approximations for Visual Representation Only.

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REALTY LLC.
Luxury

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This is a virtual rendering.

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THE
Waldorf

EST. 1940

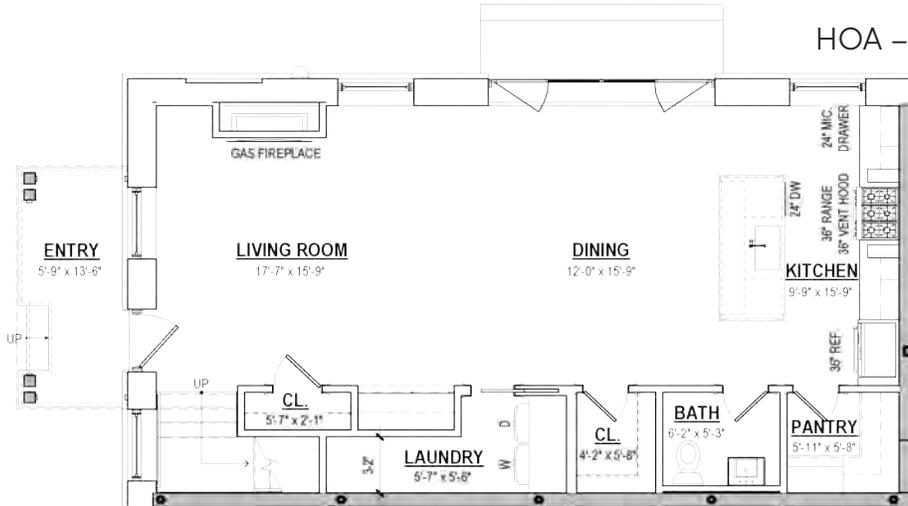
3 Bedrooms/2.5 Bathrooms

Unit One - 1,885 SF

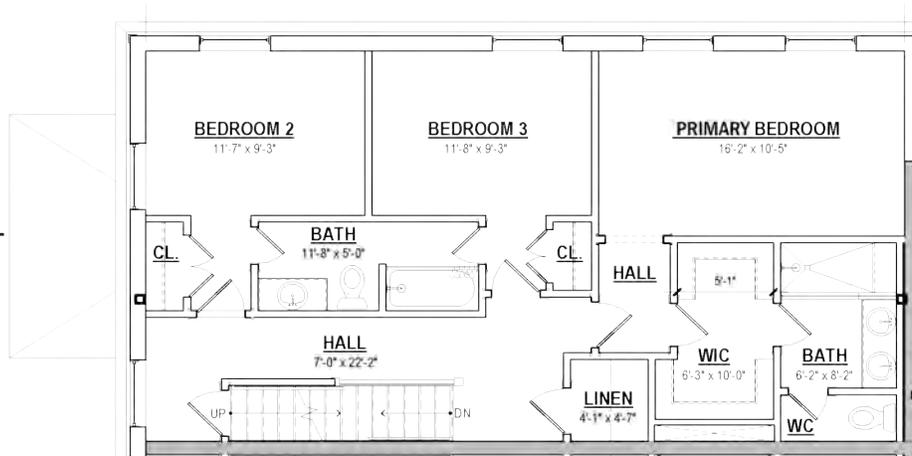
\$2,331,100

HOA - \$1,220 Estimated

First Floor



Second Floor



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Unit 1

- **Hardwood Flooring 1st Floor:**
 - European Oak – Havwoods Bronzo Herringbone HW16006 3/8” thick
 - Location: all areas EXCEPT Bathrooms
- **Engineered Hardwood Flooring 2nd Floor:** ^{li}
 - White Oak - MSI Ladson Model VTWCLAYBORNE7.5X75-1/2-2MM (or equal).
 - Location: all areas EXCEPT Bathrooms.
- **Exterior Doors & Hardware:**
 - Front Entrance Door: 36” wide - 96” tall single flat steel swing door with 5/8” tempered dual pane glass and traditional levers – Pinkys Doors
 - Patio Door: Marvin Ultimate Sliding doors with ebony clad exterior and bare pine interior with argon glass and pull and latch hardware.
 - Garage Door: 2-panel insulated hollow metal door with hollow metal frame w/ transom.
 - Garage Overhead Door: Exterior Overhead Doors & Frames: Cloplay Carriage House insulated steel overhead doors with automatic openers
- **Interior Door Hardware:**
 - Sur-Loc door lever in flat black – Model VN101B (or equal).
- **Interior Doors (within Condo Units):**
 - 7’0” tall three panel eastern white pine (Painted)
- **Interior Trim**
 - **Base Molding:** Colonial Base # PLB612 /Floor Molding # 8423 (or equal) (painted white).
 - **Door Casing:** Model # BDB45 Backband - Model # ES16 (or equal) (painted white).
 - **Window Casing:** Model # BDB45 (or equal) (painted white).
- **Fireplace**
 - **Heat & Glow 6KX** – Calm Umber Interior, studio front in black with remote
 - **Fireplace Surround:** DreamCast French Country 60" x 54" Tall / Color: Chalk / Texture: Smoothcast
- **Kitchen:**
 - **Kitchen Sink:** Kohler Whitehaven 29-3/4" undermount single-bowl farmhouse sink – white - Model #K-6487-0
 - **Kitchen Faucet:** Kohler Artifacts Pull-down kitchen sink faucet with three-function spray head – Matte Black - Model #K-99261-BL
 - **Kitchen Backsplash:** Casablanca 4x4 square zellige tile with Frosty gray Grout (or equal).
 - **Kitchen Cabinets:**
 - Finish: Painted off white
 - Door Style: Full overlay recessed with applied molding
 - **Countertops:** Vadara 3 cm Quartz, Ostara Dawn V743

- **Primary Bathroom:**

- **Tile Flooring:** Marmi Marquina Black 12x24 honed with midnight black grout (or equal). Layout: Staggered
- **Tile Shower Walls** (sidewalls): Statuario Superior 12x24 polished tile.
- **Tile Shower Walls** (back walls): Marquina Black & Statuario Superior 12x12 tile
- **Tile Shower Floor:** Statuario Superior herringbone tile.
- **Shower Door:** Kohler Premiere Collection 76" H pivot shower door with 5/16" thick glass – Vibrant Brushed Moderne Brass #702477-8L-2MB
- **Bathroom Vanity:** Joss & Main 72" Zytavious double bathroom vanity in dark brown oak with gold hardware and polished quartz countertop.
- **Faucet:** Kohler Castia Collection single-handle bathroom sink faucet in Vibrant Moderne Brass #K-35907-4N-2MB, or equal.
- **Shower Handheld:** Blair Thermostatic Shower Set with hand shower – Aged Brass – Rejuvenation Model 5810642
- **Toilet:** Kohler Memoirs Stately Collection two-piece elongated toilet – White #K-3819-0
- **Bathroom Mirror:** (2 Ea.) / Kohler Essential 22" x 34" rectangular framed mirror – Moderne Brushed Gold #K26052-BGL
- **Tissue Paper Holder:** Kohler Castia Collection toilet paper holder– Vibrant Brushed Moderne Brass #35929-2MB
- **Towel Ring:** Kohler Castia Collection towel ring – Vibrant Brushed Moderne Brass #35928-2MB
- **Towel Bar:** Kohler Castia Collection 24" towel bar – Vibrant Brushed Moderne Brass #35926-2MB
- **Robe Hook:** Kohler Castia Collection double robe hook – Vibrant Brushed Moderne Brass #35929-2MB

- **Guest Bathroom:**

- **Tile Flooring:** Wave Ash 12x24
- **Tile Tub Walls** (sidewalls): Wave ice 12x24 deco
- **Tile Tub Walls** (back walls): Wave ice 12x24 deco
- **Bathtub:** Kohler Underscore 60" x 32" alcove bath – White #1957-LA-0
- **Bathtub Glass Door:** Altair Wide pivot frameless tub door 1 stationary panel with 1 pivot door chrome hinges – Allerdice Glass
- **Bathroom Vanity:** Joss & Main 42" single bathroom vanity in dark brown oak with gold hardware and polished quartz countertop.
- **Toilet:** Kohler Memoirs Stately Collection two-piece elongated toilet – White #K-3819-0
- **Shower / Tub Faucet:** Kohler Castia Collection Rite-temp bath and shower trim kit, 2.5 gpm – Vibrant Brushed Nickel #TS35917-4Y-BN
- **Bathroom Mirror:** Kohler Essential 22" x 34" rectangular framed mirror – Brushed Nickel #26052-BNL
- **Tissue Paper Holder:** Kohler Castia Collection toilet paper holder – Vibrant brushed Nickel #35929-BN
- **Towel Bar:** Kohler Castia Collection 24" towel bar – Vibrant Brushed Nickel #35926-BN

- **Robe Hook:** Kohler Castia Collection double robe hook – Vibrant Brushed Nickel #35927-BN
- **Powder Bathroom:**
 - **Floor:** European Oak – Havwoods Bronzo Herringbone HW16006 3/8” thick
 - **Toilet:** Kohler Memoirs Stately Collection two-piece elongated toilet – White #K-3819-0
 - **Pedestal Sink** – Kohler Memoirs Stately 30-3/4” rectangular pedestal bathroom sink – white #2268-8-NY with Kohler Castia widespread faucet in brushed nickel
 - **Bathroom Mirror:** Kohler Essential 28” round framed mirror – Brushed Nickel #26050-BNL
 - **Tissue Paper Holder:** Kohler Castia Collection toilet paper holder – Vibrant brushed Nickel #35929-BN
 - **Towel Bar:** Kohler Castia Collection 24” towel bar – Vibrant Brushed Nickel #35926-BN
- **Appliances**
 - **Dishwasher:** Integrated Dishwasher, 24" sanitize - Fisher & Paykel – DW24UT412 – Stainless Steel, or equal
 - **Garbage Disposal:** InSinkErator Model #79850-ISE Garbage Disposal, or equal.
 - **Microwave:** Drawer Microwave, 24" - Fisher & Paykel – OMD24SPX1 – Stainless Steel, or equal
 - **Refrigerator:** Integrated Refrigerator Freezer 36" 19,2 cu ft, ice & water - Fisher & Paykel – RS3684WRUVE1 – Stainless Steel, or equal
 - **Range:** 36" Dual Fuel Range series – Blue Star – BSDF366B – Stainless Steel, or equal
 - **Range Hood:** Insert Range Hood, 36" 400 CFM – Fisher & Paykel – HPB3619-12_N – Stainless Steel, or equal
 - **Washer:** 4.5 cu. ft. Front Load Washer – LG – WM4000H_A – White, or equal
 - **Dryer:** 7.4 cu. ft. Front Load Dryer – LG - DLEX4000_/DLGX4001_ - White, or equal
 - **Beverage Center:** 24" Stainless Glass Door Beverage Center – True Residential - TBC-24-R/L-SG-C – Stainless Steel, or equal
 - **Ice Machine:** 15" Stainless Solid Door Clear Ice Machine – True Residential – Stainless Steel, or equal
- **Paint Schedule**
 - **Ceilings:** Painted flat ceiling white - Sherwin Williams / Promar 400 (or equal).
 - **Walls:** Drift of Mist SW9166 - Sherwin Williams, Promar 200 (or equal).
 - **Baseboard, Doors, Jambs Door and Window Casing:** semi-gloss - Sherwin Williams, Promar 200 (or equal).
- **Lighting locations**
 - **Foyer:** Perno Medium Semi-Flush Mount – Visual Comfort & Co. / Model CF1122BBSC
 - **Kitchen**
 - Recessed downlights: 4” Square LED - Lotus / Model LD4S, (or equal).
 - Kitchen Island Pendants: Norman Large one light pendant in Matt White – Visual Comfort & Co. / Model 6651701EN3-848
 - Undercabinet String Lighting: LED Tape Light – Blaze Tape Light 12V/24V S1 Channel (or equal).
 - **Living Room**
 - Recessed downlights: 4” Square LED - Lotus / Model LD4S, (or equal).

- Gimball downlights: 3” Eyeball Round Recessed cans – Lotus Model LL3G (or equal).
- **Dining Room:** Recessed downlights: 4” Square LED - Lotus / Model LD4S (or equal). – Boxed for Owner Supplied Ceiling Fixture.
- **Primary Bedroom:** Montour Large Sconce in aged iron – Visual Comfort & Co. / Model TFW1021AI
- **Guest Bedroom(s):** Ikon 52 LED Ceiling Fan in Midnight Black – Visual Comfort & Co. / Model 3IKDR52MBKD
- **Utility / Laundry Room:** Ceiling Mounted LED Strip Light - 48” Long – Acrylic Diffuser - Lithonia /Lightpuff /Model FMLL 9 30840 (or equal).
- **Primary Bathroom:**
 - Recessed downlights: 4” Square LED - Lotus / Model LD4S (or equal).
 - Dauphine Sconce – Visual Comfort & Co. / Model S 2401GI-L
- **Guest Bathroom (s)**
 - Recessed downlights: 4” Square LED - Lotus / Model LD4S (or equal).
 - Hanover 3 – Light Vanity – Visual Comfort & Co / Model CV1053PN
- **Powder Bathroom:** Hanover 2 – Light Vanity – Visual Comfort & Co. / Model CV1052PN (or equal).
- **Pantry:** 3 Recessed downlights: 4” Square LED - Lotus / Model LD4S (or equal).
- **Exterior**
 - Main Entrance: James 3 Light Outdoor Pendant – Lumens / Model LVX2194119
 - Patio Entrance: 2 James 3 Light Clear Glass Outdoor Wall Sconce – Lumens / Model LVX2194822
 - Terraces: 1 James 3 Light Clear Glass Outdoor Wall Sconce – Lumens / Model LVX2194822
 - Exterior Garage overhead and side door: Howell Outdoor Wall Sconce – Lumens / Model STU2508697
- **Mechanical System**
 - Each unit will be supplied with a YORK TM9E060B12MP12 Single-Stage Multi-Position Gas Furnace
 - Each unit will be equipped with a YORK YC2E30SB21S Single-Stage Air Conditioner
 - Temperature controllers – Honeywell Digital WIFI 9000 thermostats (or equal)
- **Hot Water Heater**
 - Each unit will be equipped with an Electric 50-gal hot water heater – AO Smith / ENT-50

EST. 1940

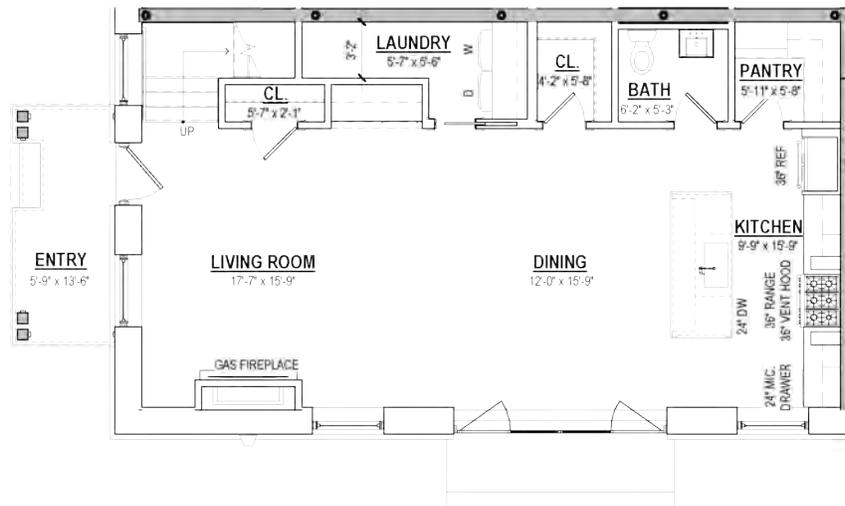
3 Bedrooms/2.5 Bathrooms

Unit Two - 1,892 SF

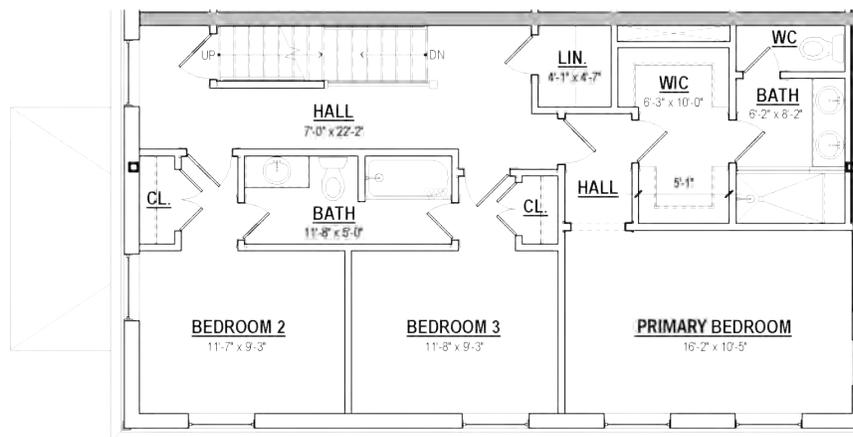
\$2,317,900

HOA - \$1,220 Estimated

First Floor



Second Floor



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Unit 2

- **Hardwood Flooring 1st Floor:**
 - European Oak – Havwoods Bronzo Herringbone HW16006 3/8” thick
 - Location: all areas EXCEPT Bathrooms
- **Engineered Hardwood Flooring 2nd Floor:** ²ⁱⁱ
 - White Oak - MSI Ladson Model VTWCLAYBORNE7.5X75-1/2-2MM (or equal).
 - Location: all areas EXCEPT Bathrooms.
- **Exterior Doors & Hardware:**
 - Front Entrance Door: 36” wide - 96” tall single flat steel swing door with 5/8” tempered dual pane glass and traditional levers – Pinkys Doors
 - Patio Door: Marvin Ultimate Sliding doors with ebony clad exterior and bare pine interior with argon glass and pull and latch hardware.
 - Garage Door: 2-panel insulated hollow metal door with hollow metal frame w/ transom.
 - Garage Overhead Door: Exterior Overhead Doors & Frames: Cloplay Carriage House insulated steel overhead doors with automatic openers.
- **Interior Door Hardware:**
 - Sur-Loc door lever in flat black – Model VN101B (or equal).
- **Interior Doors (within Condo Units):**
 - 7’0” tall three panel eastern white pine (Stained)
- **Interior Trim**
 - **Base Molding:** Colonial Base # PLB612 /Floor Molding # 8423 (or equal) (Stained).
 - **Door Casing:** Model # BDB45 Backband - Model # ES16 (or equal) (stained).
 - **Window Casing:** Model # BDB45 (or equal) (Stained).
- **Fireplace**
 - **Heat & Glow 6KX** – Calm Umber Interior, studio front in black with remote
 - **Fireplace Surround: DreamCast** French Country 60" x 54" Tall / Color: Moonlight/ Texture: Smoothcast
- **Kitchen:**
 - **Kitchen Sink:** Kohler Whitehaven 29-3/4" undermount single-bowl farmhouse sink – white - Model #K-6487-0
 - **Kitchen Faucet:** Kohler Artifacts Pull-down kitchen sink faucet with three-function spray head – Matte Black - Model #K-99261-BL
 - **Kitchen Backsplash:** Casablanca 4x4 square zellige tile with Frosty gray Grout (or equal).
 - **Kitchen Cabinets:**
 - Finish: Stained
 - Door Style: Full overlay recessed with applied molding
 - **Countertops:** Vadara 3 cm Quartz, Atlas Ember PQ5164
- **Primary Bathroom:**
 - **Tile Flooring:** Statuario Superiore 12x24 matte porcelain tile

- **Tile Shower Walls** (sidewalls): Marmi Marquina Black 12x24 polished porcelain tile.
- **Tile Shower Walls** (back walls) Marmi Marquina Black & Statuario superior 12x12
- **Tile Shower Floor:** Marquina Black Herringbone tile.
- **Shower Door:** Kholer Premise Collection 76" H pivot shower door with 5/16" thick glass – Vibrant Brushed Moderne Brass #702477-8L-2MB
- **Bathroom Vanity:** Joss & Main Adela 60" double bathroom vanity in dark brown oak with gold hardware and polished quartz countertop.
- **Faucet:** Kholer Castia Collection single-handle bathroom sink faucet in Vibrant Moderne Brass #K-35907-4N-2MB, or equal.
- **Shower Handheld:** Blair Thermostatic Shower Set with hand shower – Aged Brass – Rejuvenation Model 5810642
- **Toilet:** Kohler Memoirs Stately Collection two-piece elongated toilet – White #K-3819-0
- **Bathroom Mirror:** (2 Ea.) / Kohler Essential 22" x 34" rectangular framed mirror – Moderne Brushed Gold #K26052-BGL
- **Tissue Paper Holder:** Kohler Castia Collection toilet paper holder– Vibrant Brushed Moderne Brass #35929-2MB
- **Towel Ring:** Kohler Castia Collection towel ring – Vibrant Brushed Moderne Brass #35928-2MB
- **Towel Bar:** Kohler Castia Collection 24" towel bar – Vibrant Brushed Moderne Brass #35926-2MB
- **Robe Hook:** Kohler Castia Collection double robe hook – Vibrant Brushed Moderne Brass #35929-2MB
- **Guest Bathroom:**
 - **Tile Flooring:** Wave Coal 12x24
 - **Tile Tub Walls** (sidewalls): Wave coal 12x24 Deco
 - **Tile Tub Walls** (back walls): Wave Coal 12x24 Deco
 - **Bathtub:** Kholer Underscore 60" x 32" alcove bath – White #1957-LA-0
 - **Bathtub Glass Door:** Altair Wide pivot frameless tub door 1 stationary panel with 1 pivot door chrome hinges – Allerdice Glass
 - **Bathroom Vanity:** Joss & Main Langosta 36" free standing single bathroom vanity in fir wood black with stainless steel hardware and white cultured marble countertop.
 - **Toilet:** Kohler Memoirs Stately Collection two-piece elongated toilet – White #K-3819-0
 - **Shower / Tub Faucet:** Kohler Castia Collection Rite-temp bath and shower trim kit, 2.5 gpm – Vibrant Brushed Nickel #TS35917-4Y-BN
 - **Bathroom Mirror:** Kohler Essential 22" x 34" rectangular framed mirror – Brushed Nickel #26052-BNL
 - **Tissue Paper Holder:** Kohler Castia Collection toilet paper holder – Vibrant brushed Nickel #35929-BN
 - **Towel Bar:** Kohler Castia Collection 24" towel bar – Vibrant Brushed Nickel #35926-BN

- **Robe Hook:** Kohler Castia Collection double robe hook – Vibrant Brushed Nickel #35927-BN
- **Powder Bathroom:**
 - **Floor:** European Oak – Havwoods Bronzo Herringbone HW16006 3/8” thick
 - **Toilet:** Kohler Memoirs Stately Collection two-piece elongated toilet – White #K-3819-0
 - **Pedestal Sink** – Kohler Memoirs Stately 30-3/4” rectangular pedestal bathroom sink – white #2268-8-NY with Kohler Castia widespread faucet in brushed nickel
 - **Bathroom Mirror:** Kohler Essential 28” round framed mirror – Brushed Nickel #26050-BNL
 - **Tissue Paper Holder:** Kohler Castia Collection toilet paper holder – Vibrant brushed Nickel #35929-BN
 - **Towel Bar:** Kohler Castia Collection 24” towel bar – Vibrant Brushed Nickel #35926-BN
- **Appliances**
 - **Dishwasher:** Integrated Dishwasher, 24" sanitize - Fisher & Paykel – DW24UT412 – Stainless Steel, or equal
 - **Garbage Disposal:** InSinkErator Model #79850-ISE Garbage Disposal, or equal.
 - **Microwave:** Drawer Microwave, 24" - Fisher & Paykel – OMD24SPX1 – Stainless Steel, or equal
 - **Refrigerator:** Integrated Refrigerator Freezer 36" 19,2 cu ft, ice & water - Fisher & Paykel – RS3684WRUVE1 – Stainless Steel, or equal
 - **Range:** 36" Dual Fuel Range series – Blue Star – BSDF366B – Stainless Steel, or equal
 - **Range Hood:** Insert Range Hood, 36" 400 CFM – Fisher & Paykel – HPB3619-12_N – Stainless Steel, or equal
 - **Washer:** 4.5 cu. ft. Front Load Washer – LG – WM4000H_A – White, or equal
 - **Dryer:** 7.4 cu. ft. Front Load Dryer – LG - DLEX4000_/DLGX4001_ - White, or equal
 - **Beverage Center:** 24" Stainless Glass Door Beverage Center – True Residential - TBC-24-R/L-SG-C – Stainless Steel, or equal
 - **Ice Machine:** 15" Stainless Solid Door Clear Ice Machine – True Residential – Stainless Steel, or equal
- **Paint Schedule**
 - **Ceilings:** Painted flat ceiling white - Sherwin Williams / Promar 400 (or equal).
 - **Walls:** Shitake SW9173 - Sherwin Williams, Promar 200 (or equal).
 - **Baseboard, Doors, Jambs Door and Window Casing:** Onyx on Oak Minwax Stain
- **Lighting locations**
 - **Foyer:** Perno Medium Semi-Flush Mount – Visual Comfort & Co. / Model CF1122BBSC
 - **Kitchen**
 - Recessed downlights: 4” Square LED - Lotus / Model LD4S, (or equal).
 - Kitchen Island Pendants: Harper pendant in aged gold – Lumens / Model AMO2222110
 - Undercabinet String Lighting: LED Tape Light – Blaze Tape Light 12V/24V S1 Channel (or equal).
 - **Living Room**
 - Recessed downlights: 4” Square LED - Lotus / Model LD4S, (or equal).

- Gimball downlights: 3” Eyeball Round Recessed cans – Lotus Model LL3G (or equal).
- **Dining Room:** Recessed downlights: 4” Square LED - Lotus / Model LD4S (or equal). – Boxed for Owner Supplied Ceiling Fixture.
- **Primary Bedroom:** Montour Large Sconce in Coastal Gild – Visual Comfort & Co. / Model TFW1021CGD
- **Guest Bedroom(s):** Ikon 52 LED Ceiling Fan in Midnight Black – Visual Comfort & Co. / Model 3IKDR52MBKD
- **Utility / Laundry Room:** Ceiling Mounted LED Strip Light - 48” Long – Acrylic Diffuser - Lithonia /Lightpuff /Model FMLL 9 30840 (or equal).
- **Primary Bathroom:**
 - Recessed downlights: 4” Square LED - Lotus / Model LD4S (or equal).
 - Dauphine Sconce – Visual Comfort & Co. / Model S 2401GI-L
- **Guest Bathroom (s)**
 - Recessed downlights: 4” Square LED - Lotus / Model LD4S (or equal).
 - Hanover 3 – Light Vanity – Visual Comfort & Co / Model CV1053PN
- **Powder Bathroom:** Hanover 2 – Light Vanity – Visual Comfort & Co. / Model CV1052PN (or equal).
- **Pantry:** 3 Recessed downlights: 4” Square LED - Lotus / Model LD4S (or equal).
- **Exterior**
 - Main Entrance: James 3 Light Outdoor Pendant – Lumens / Model LVX2194119
 - Patio Entrance: 2 James 3 Light Clear Glass Outdoor Wall Sconce – Lumens / Model LVX2194822
 - Terraces: 1 James 3 Light Clear Glass Outdoor Wall Sconce – Lumens / Model LVX2194822
 - Exterior Garage overhead and side door: Howell Outdoor Wall Sconce – Lumens / Model STU2508697
- **Mechanical System**
 - Each unit will be supplied with a YORK TM9E060B12MP12 Single-Stage Multi-Position Gas Furnace
 - Each unit will be equipped with a YORK YC2E30SB21S Single-Stage Air Conditioner
 - Temperature controllers – Honeywell Digital WIFI 9000 thermostats (or equal)
- **Hot Water Heater**
 - Each unit will be equipped with an Electric 50-gal hot water heater – AO Smith / ENT-50

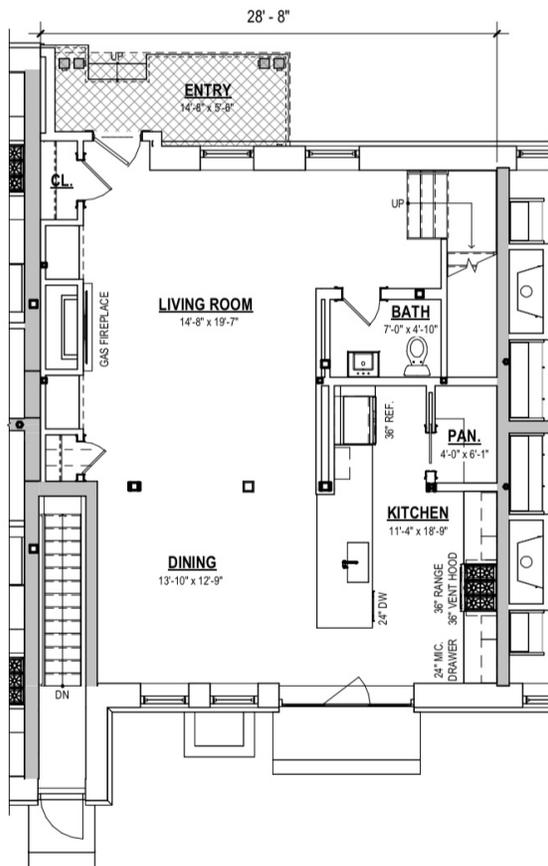
3 Bedrooms/2.5 Bathrooms

 Unit Three - 1,978 SF

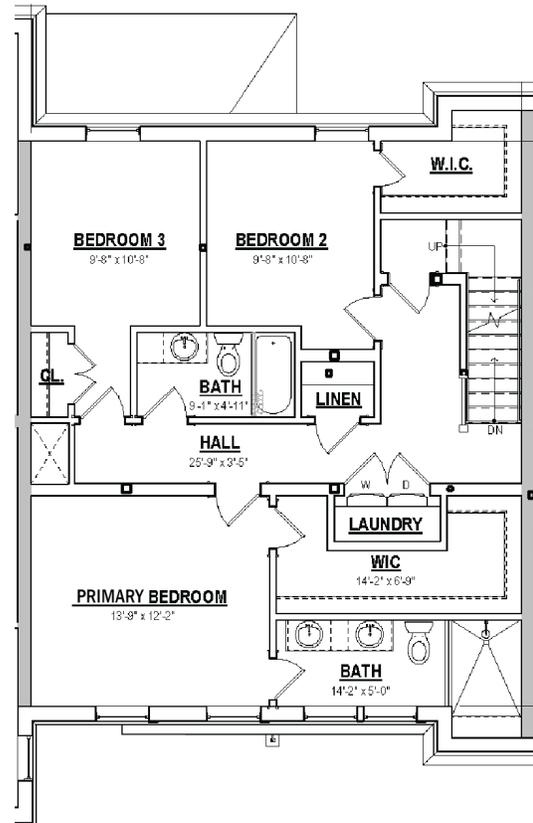
 \$2,292,200

 HOA - \$1,220 Estimated

First Floor



Second Floor



For more information, please contact Julie & Co. Realty, LLC

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



 REALTY LLC.

 Luxury

THE COMPLETE OFFERING TERMS ARE IN AN OFFERING PLAN AVAILABLE FROM SPONSOR - FILE NO. CD25-0026

 ALL MEASUREMENTS ARE APPROXIMATIONS

122 Regent Street, 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.

Unit 3

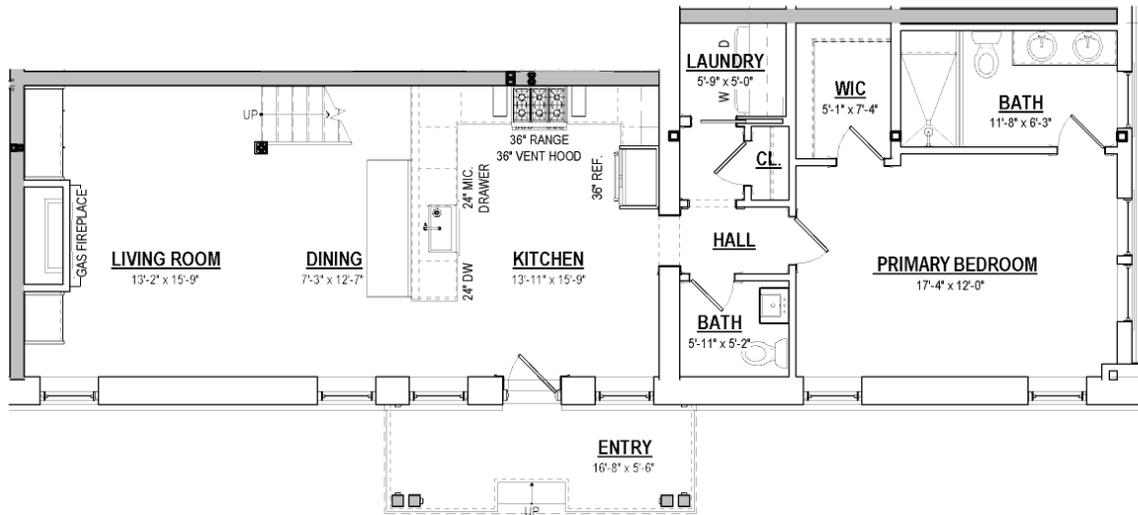
- **Hardwood Flooring 1st Floor:**
 - European Oak – Havwoods Bronzo Herringbone HW16006 3/8” thick
 - Location: all areas EXCEPT Bathrooms
- **Engineered Hardwood Flooring 2nd Floor:** ³ⁱⁱⁱ
 - White Oak - MSI Ladson Model VTWCLAYBORNE7.5X75-1/2-2MM (or equal).
 - Location: all areas EXCEPT Bathrooms.
- **Exterior Doors & Hardware:**
 - Front Entrance Door: 36” wide - 96” tall single flat steel swing door with 5/8” tempered dual pane glass and traditional levers – Pinkys Doors
 - Patio Door: Marvin Ultimate Sliding doors with ebony clad exterior and bare pine interior with argon glass and pull and latch hardware.
 - Garage Door: 2-panel insulated hollow metal door with hollow metal frame w/ transom.
 - Garage Overhead Door: Exterior Overhead Doors & Frames: Cloplay Carriage House insulated steel overhead doors with automatic openers
- **Interior Door Hardware:**
 - Sur-Loc door lever in flat black – Model VN101B (or equal).
- **Interior Doors (within Condo Units):**
 - 7’0” tall three panel eastern white pine (Painted)
- **Interior Trim**
 - **Base Molding:** Colonial Base # PLB612 /Floor Molding # 8423 (or equal) (Stained or painted).
 - **Door Casing:** Model # BDB45 Backband - Model # ES16 (or equal) (Painted).
 - **Window Casing:** Model # BDB45 (or equal) (Painted).
- **Fireplace**
 - **Heat & Glow 6KX** – Calm Umber Interior, studio front in black with remote
 - **Fireplace Surround: DreamCast** French Country 60" x 54" Tall / Color: Chalk/ Texture: Smoothcast
- **Kitchen:**
 - **Kitchen Sink:** Kohler Whitehaven 29-3/4" undermount single-bowl farmhouse sink – white - Model #K-6487-0
 - **Kitchen Faucet:** Kohler Artifacts Pull-down kitchen sink faucet with three-function spray head – Matte Black - Model #K-99261-BL
 - **Kitchen Backsplash:** Metro White 4x8 Beveled Glossy Wall with Frosty gray Grout (or equal).
 - **Kitchen Cabinets:**
 - Finish: painted off white
 - Door Style: Full overlay recessed with applied molding
 - **Countertops:** Vadara 3 cm Quartz, Statuary Classique
- **Primary Bathroom:**
 - **Tile Flooring:** Estate Matte Verde 12x24

- **Tile Shower Walls** (sidewalls): Estate Polished Verde 12x24
- **Tile Shower Walls** (back walls): Calacatta Viola 2” polished hexagon
- **Tile Shower Floor:** Estate polished Verde 2x2
- **Shower Door:** Kohler Premiere Collection 76” H pivot shower door with 5/16” thick glass – Vibrant Brushed Moderne Brass #702477-8L-2MB
- **Bathroom Vanity:** Joss & main 72” San double bathroom vanity in natural walnut with metal hardware and a white cultured marble countertop.
- **Faucet:** Kohler Castia Collection single-handle bathroom sink faucet in Vibrant Moderne Brass #K-35907-4N-2MB, or equal.
- **Shower Handheld:** Blair Thermostatic Shower Set with hand shower – Aged Brass – Rejuvenation Model 5810642
- **Toilet:** Kohler Memoirs Stately Collection two-piece elongated toilet – White #K-3819-0
- **Bathroom Mirror:** (2 Ea.) / Kohler Essential 22” x 34” rectangular framed mirror – Moderne Brushed Gold #K26052-BGL
- **Tissue Paper Holder:** Kohler Castia Collection toilet paper holder– Vibrant Brushed Moderne Brass #35929-2MB
- **Towel Ring:** Kohler Castia Collection towel ring – Vibrant Brushed Moderne Brass #35928-2MB
- **Towel Bar:** Kohler Castia Collection 24” towel bar – Vibrant Brushed Moderne Brass #35926-2MB
- **Robe Hook:** Kohler Castia Collection double robe hook – Vibrant Brushed Moderne Brass #35929-2MB
- **Guest Bathroom:**
 - **Tile Flooring:** Carlisle Wintergreen 12x24 Matte
 - **Tile Tub Walls** (sidewalls): Carlisle Wintergreen Lappato 12x24 with 2x3 border
 - **Tile Tub Walls** (back walls): Carlisle Wintergreen Lappato 12x24
 - **Bathtub:** Kohler Underscore 60” x 32” alcove bath – White #1957-LA-0
 - **Bathtub Glass Door:** Altair Wide pivot frameless tub door 1 stationary panel with 1 pivot door chrome hinges – Allerdice Glass
 - **Bathroom Vanity:** Joss & Main 48” single bathroom vanity in dark brown oak with gold hardware and polished quartz countertop.
 - **Toilet:** Kohler Memoirs Stately Collection two-piece elongated toilet – White #K-3819-0
 - **Shower / Tub Faucet:** Kohler Castia Collection Rite-temp bath and shower trim kit, 2.5 gpm – Vibrant Brushed Nickel #TS35917-4Y-BN
 - **Bathroom Mirror:** Kohler Essential 22” x 34” rectangular framed mirror – Brushed Nickel #26052-BNL
 - **Tissue Paper Holder:** Kohler Castia Collection toilet paper holder – Vibrant brushed Nickel #35929-BN
 - **Towel Bar:** Kohler Castia Collection 24” towel bar – Vibrant Brushed Nickel #35926-BN
 - **Robe Hook:** Kohler Castia Collection double robe hook – Vibrant Brushed Nickel #35927-BN
- **Powder Bathroom:**
 - **Floor:** European Oak – Havwoods Bronzo Herringbone HW16006 3/8” thick

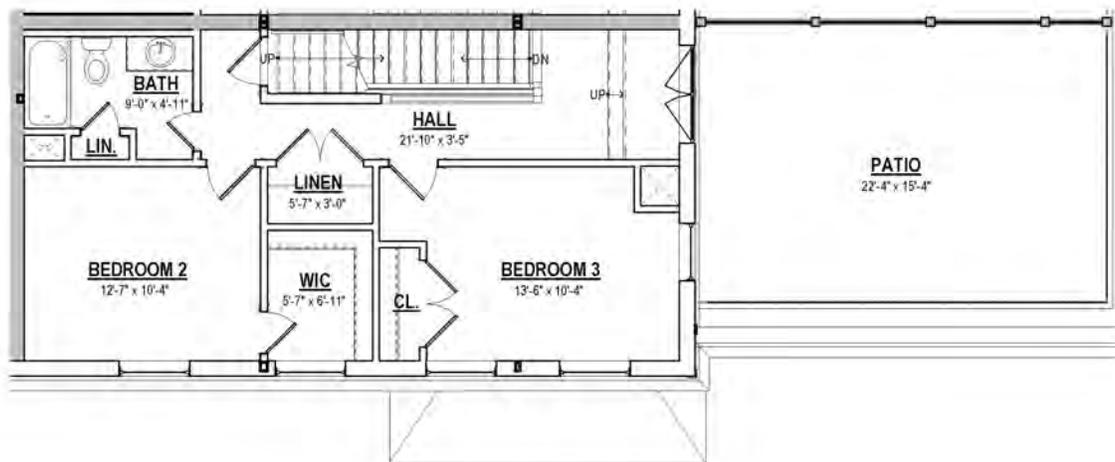
- **Toilet:** Kohler Memoirs Stately Collection two-piece elongated toilet – White #K-3819-0
- **Pedestal Sink** – Kohler Memoirs Stately 30-¾" rectangular pedestal bathroom sink – white #2268-8-NY with Kohler Castia widespread faucet in brushed nickel
- **Bathroom Mirror:** Kohler Essential 28" round framed mirror – Brushed Nickel #26050-BNL
- **Tissue Paper Holder:** Kohler Castia Collection toilet paper holder – Vibrant brushed Nickel #35929-BN
- **Towel Bar:** Kohler Castia Collection 24" towel bar – Vibrant Brushed Nickel #35926-BN
- **Appliances**
 - **Dishwasher:** Integrated Dishwasher, 24" sanitize - Fisher & Paykel – DW24UT412 – Stainless Steel, or equal
 - **Garbage Disposal:** InSinkErator Model #79850-ISE Garbage Disposal, or equal.
 - **Microwave:** Drawer Microwave, 24" - Fisher & Paykel – OMD24SPX1 – Stainless Steel, or equal
 - **Refrigerator:** Integrated Refrigerator Freezer 36" 19,2 cu ft, ice & water - Fisher & Paykel – RS3684WRUVE1 – Stainless Steel, or equal
 - **Range:** 36" Dual Fuel Range series – Blue Star – BSDF366B – Stainless Steel, or equal
 - **Range Hood:** Insert Range Hood, 36" 400 CFM – Fisher & Paykel – HPB3619-12_N – Stainless Steel, or equal
 - **Washer:** 4.5 cu. ft. Front Load Washer – LG – WM4000H_A – White, or equal
 - **Dryer:** 7.4 cu. ft. Front Load Dryer – LG - DLEX4000_/DLGX4001_ - White, or equal
 - **Beverage Center:** 24" Stainless Glass Door Beverage Center – True Residential - TBC-24-R/L-SG-C – Stainless Steel, or equal
 - **Ice Machine:** 15" Stainless Solid Door Clear Ice Machine – True Residential – Stainless Steel, or equal
- **Paint Schedule**
 - **Ceilings:** Painted flat ceiling white - Sherwin Williams / Promar 400 (or equal).
 - **Walls:** Bungalow Beige SW7511 - Sherwin Williams, Promar 200 (or equal).
 - **Baseboard, Doors, Jambs Door and Window Casing:** semi-gloss - Sherwin Williams, Promar 200 (or equal).
- **Lighting locations**
 - **Foyer:** Perno Medium Semi-Flush Mount – Visual Comfort & Co. / Model CF1122BBSC
 - **Kitchen**
 - Recessed downlights: 4" Square LED - Lotus / Model LD4S, (or equal).
 - Kitchen Island Pendants: Aberdale pendant in Matte Balck – Lumens / Model QZL2390015
 - Undercabinet String Lighting: LED Tape Light – Blaze Tape Light 12V/24V S1 Channel (or equal).
 - **Living Room**
 - Recessed downlights: 4" Square LED - Lotus / Model LD4S, (or equal).
 - Gimball downlights: 3" Eyeball Round Recessed cans – Lotus Model LL3G (or equal).
 - **Dining Room:** Recessed downlights: 4" Square LED - Lotus / Model LD4S (or equal). – Boxed for Owner Supplied Ceiling Fixture.

- **Primary Bedroom:** Montour Large Sconce in aged iron – Visual Comfort & Co. / Model TFW1021AI
- **Guest Bedroom(s):** Ikon 52 LED Ceiling Fan in Midnight Black – Visual Comfort & Co. / Model 3IKDR52MBKD
- **Utility / Laundry Room:** Ceiling Mounted LED Strip Light - 48” Long – Acrylic Diffuser - Lithonia /Lightpuff /Model FMLL 9 30840 (or equal).
- **Primary Bathroom:**
 - Recessed downlights: 4” Square LED - Lotus / Model LD4S (or equal).
 - Dauphine Sconce – Visual Comfort & Co. / Model S 2401GI-L
- **Guest Bathroom (s)**
 - Recessed downlights: 4” Square LED - Lotus / Model LD4S (or equal).
 - Hanover 3 – Light Vanity – Visual Comfort & Co / Model CV1053PN
- **Powder Bathroom:** Hanover 2 – Light Vanity – Visual Comfort & Co. / Model CV1052PN (or equal).
- **Pantry:** 3 Recessed downlights: 4” Square LED - Lotus / Model LD4S (or equal).
- **Exterior**
 - Main Entrance: James 3 Light Outdoor Pendant – Lumens / Model LVX2194119
 - Patio Entrance: 2 James 3 Light Clear Glass Outdoor Wall Sconce – Lumens / Model LVX2194822
 - Terraces: 1 James 3 Light Clear Glass Outdoor Wall Sconce – Lumens / Model LVX2194822
 - Exterior Garage overhead and side door: Howell Outdoor Wall Sconce – Lumens / Model STU2508697
- **Mechanical System**
 - Each unit will be supplied with a YORK TM9E060B12MP12 Single-Stage Multi-Position Gas Furnace
 - Each unit will be equipped with a YORK YC2E30SB21S Single-Stage Air Conditioner
 - Temperature controllers – Honeywell Digital WIFI 9000 thermostats (or equal)
- **Hot Water Heater**
 - Each unit will be equipped with an Electric 50-gal hot water heater – AO Smith / ENT-50

First Floor



Second Floor



For more information, please contact Julie & Co. Realty, LLC
Julie A. Bonacio | c: 518.701.5080 | Julie@Bonacio.com



THE COMPLETE OFFERING TERMS ARE IN AN OFFERING PLAN AVAILABLE FROM SPONSOR - FILE NO. CD25-0026
ALL MEASUREMENTS ARE APPROXIMATIONS

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Unit 5

- **Hardwood Flooring 1st Floor:**
 - European Oak – Havwoods Bronzo Herringbone HW16006 3/8” thick
 - Location: all areas EXCEPT Bathrooms
- **Engineered Hardwood Flooring 2nd Floor:** ^{5v}
 - White Oak - MSI Ladson Model VTWCLAYBORNE7.5X75-1/2-2MM (or equal).
 - Location: all areas EXCEPT Bathrooms.
- **Entry Door & Hardware:**
 - Front Entrance Door: 36” wide - 96” tall single flat steel swing door with 5/8” tempered dual pane glass and traditional levers – Pinkys Doors
 - Patio Door: Marvin Ultimate Sliding doors with ebony clad exterior and bare pine interior with argon glass and pull and latch hardware.
 - Terrace Door: Marvin Ultimate inswing French Door with ebony clad exterior and bare pine interior. Received argon glass and traditional levers.
 - Garage Door: 2-panel insulated hollow metal door with hollow metal frame w/ transom.
 - Garage Overhead Door: Exterior Overhead Doors & Frames: Cloplay Carriage House insulated steel overhead doors with automatic openers.
- **Interior Door Hardware:**
 - Sur-Loc door lever in flat black – Model VN101B (or equal).
- **Interior Doors (within Condo Units):**
 - 7’0” tall three panel eastern white pine (Stained or painted)
- **Interior Trim**
 - **Base Molding:** Colonial Base # PLB612 /Floor Molding # 8423 (or equal) (painted white).
 - **Door Casing:** Model # BDB45 Backband - Model # ES16 (or equal) (painted white).
 - **Window Casing:** Model # BDB45 (or equal) (painted white).
- **Fireplace**
 - **Heat & Glow 6KX** – Calm Umber Interior, studio front in black with remote
 - **Fireplace Surround:** DreamCast French Country 60" x 54" Tall / Color: Moonlight/ Texture: Smoothcast
- **Kitchen:**
 - **Kitchen Sink:** Kohler Whitehaven 29-3/4" undermount single-bowl farmhouse sink – white - Model #K-6487-0
 - **Kitchen Faucet:** Kohler Artifacts Pull-down kitchen sink faucet with three-function spray head – Matte Black - Model #K-99261-BL
 - **Kitchen Backsplash:** Green 2x9 Glossy porcelain tile with Frosty gray Grout (or equal).
 - **Kitchen Cabinets:**
 - Finish: painted off white
 - Door Style: Full overlay recessed with applied molding

- **Countertops:** 3 cm Marmo Corchia, Arctic Drift Collection PQ5138
- **Primary Bathroom:**
 - **Tile Flooring:** Estate Caramel 12x24 Matte porcelain tile
 - **Tile Shower Walls** Estate Caramel 12x24 Polished porcelain tile
 - **Tile Shower Walls** (corners): Rosewood polished herringbone
 - **Tile Shower Floor:** Estate Caramel 2x2 polished porcelain tile
 - **Shower Door:** Kohler Premiere Collection 76" H pivot shower door with 5/16" thick glass – Vibrant Brushed Moderne Brass #702477-8L-2MB
 - **Bathroom Vanity:** Joss & Main Genora 60" single vanity in brown oak with gold hardware and pacific white quartz countertop.
 - **Faucet:** Kohler Castia Collection single-handle bathroom sink faucet in Vibrant Moderne Brass #K-35907-4N-2MB, or equal.
 - **Shower Handheld:** Blair Thermostatic Shower Set with hand shower – Aged Brass – Rejuvenation Model 5810642
 - **Toilet:** Kohler Memoirs Stately Collection two-piece elongated toilet – White #K-3819-0
 - **Bathroom Mirror:** (2 Ea.) / Kohler Essential 22" x 34" rectangular framed mirror – Moderne Brushed Gold #K26052-BGL
 - **Tissue Paper Holder:** Kohler Castia Collection toilet paper holder– Vibrant Brushed Moderne Brass #35929-2MB
 - **Towel Ring:** Kohler Castia Collection towel ring – Vibrant Brushed Moderne Brass #35928-2MB
 - **Towel Bar:** Kohler Castia Collection 24" towel bar – Vibrant Brushed Moderne Brass #35926-2MB
 - **Robe Hook:** Kohler Castia Collection double robe hook – Vibrant Brushed Moderne Brass #35929-2MB
- **Guest Bathroom:**
 - **Tile Flooring:** Carlisle Alabaster 12x24 Matte Finish Porcelain tile
 - **Tile Tub Walls** (sidewalls): Carlisle Alabaster 12x24 polished Finish Porcelain tile with 2x3 border
 - **Tile Tub Walls** (back walls): Carlisle Alabaster 12x24 polished Finish Porcelain tile with 2x3 border
 - **Bathtub:** Kohler Underscore 60" x 32" alcove bath – White #1957-LA-0
 - **Bathtub Glass Door:** Altair Wide pivot frameless tub door 1 stationary panel with 1 pivot door chrome hinges – Allerdice Glass
 - **Bathroom Vanity:** Joss & Main San 42" single bathroom vanity in washed ash gray with gold hardware and a white cultured marble countertop.
 - **Toilet:** Kohler Memoirs Stately Collection two-piece elongated toilet – White #K-3819-0
 - **Shower / Tub Faucet:** Kohler Castia Collection Rite-temp bath and shower trim kit, 2.5 gpm – Vibrant Brushed Nickel #TS35917-4Y-BN
 - **Bathroom Mirror:** Kohler Essential 22" x 34" rectangular framed mirror – Brushed Nickel #26052-BNL
 - **Tissue Paper Holder:** Kohler Castia Collection toilet paper holder – Vibrant brushed Nickel #35929-BN

- **Towel Bar**: Kohler Castia Collection 24” towel bar – Vibrant Brushed Nickel #35926-BN
- **Robe Hook**: Kohler Castia Collection double robe hook – Vibrant Brushed Nickel #35927-BN
- **Powder Bathroom:**
 - **Floor**: European Oak – Havwoods Bronzo Herringbone HW16006 3/8” thick
 - **Toilet**: Kohler Memoirs Stately Collection two-piece elongated toilet – White #K-3819-0
 - **Pedestal Sink** – Kohler Memoirs Stately 30-3/4" rectangular pedestal bathroom sink – white #2268-8-NY with Kohler Castia widespread faucet in brushed nickel
 - **Bathroom Mirror**: Kohler Essential 28” round framed mirror – Brushed Nickel #26050-BNL
 - **Tissue Paper Holder**: Kohler Castia Collection toilet paper holder – Vibrant brushed Nickel #35929-BN
 - **Towel Bar**: Kohler Castia Collection 24” towel bar – Vibrant Brushed Nickel #35926-BN
- **Appliances**
 - **Dishwasher**: Integrated Dishwasher, 24" sanitize - Fisher & Paykel – DW24UT412 – Stainless Steel, or equal
 - **Garbage Disposal**: InSinkErator Model #79850-ISE Garbage Disposal, or equal.
 - **Microwave**: Drawer Microwave, 24" - Fisher & Paykel – OMD24SPX1 – Stainless Steel, or equal
 - **Refrigerator**: Integrated Refrigerator Freezer 36" 19,2 cu ft, ice & water - Fisher & Paykel – RS3684WRUVE1 – Stainless Steel, or equal
 - **Range**: 36" Dual Fuel Range series – Blue Star – BSDF366B – Stainless Steel, or equal
 - **Range Hood**: Insert Range Hood, 36" 400 CFM – Fisher & Paykel – HPB3619-12_N – Stainless Steel, or equal
 - **Washer**: 4.5 cu. ft. Front Load Washer – LG – WM4000H_A – White, or equal
 - **Dryer**: 7.4 cu. ft. Front Load Dryer – LG - DLEX4000_/DLGX4001_ - White, or equal
 - **Beverage Center**: 24" Stainless Glass Door Beverage Center – True Residential - TBC-24-R/L-SG-C – Stainless Steel, or equal
 - **Ice Machine**: 15" Stainless Solid Door Clear Ice Machine – True Residential – Stainless Steel, or equal
- **Paint Schedule**
 - **Ceilings**: Painted flat ceiling white - Sherwin Williams / Promar 400 (or equal).
 - **Walls**: Drift of Mist SW9166 - Sherwin Williams, Promar 200 (or equal).
 - **Baseboard, Doors, Jambs Door and Window Casing**: semi-gloss - Sherwin Williams, Promar 200 (or equal).
- **Lighting locations**
 - **Foyer**: Perno Medium Semi-Flush Mount – Visual Comfort & Co. / Model CF1122BBSC
 - **Kitchen**
 - Recessed downlights: 4” Square LED - Lotus / Model LD4S, (or equal).
 - Kitchen Banquette Chandelier: Porteau Large Chandelier – Visual Comfort & Co. / Model DJC1035SB
 - Undercabinet String Lighting: LED Tape Light – Blaze Tape Light 12V/24V S1 Channel (or equal).

- **Living Room**
 - Recessed downlights: 4” Square LED - Lotus / Model LD4S, (or equal).
 - Gimball downlights: 3” Eyeball Round Recessed cans – Lotus Model LL3G (or equal).
- **Primary Bedroom:** Jackie 6 Light Chandelier – Visual Comfort & Co. / Model 3180706-848
- **Guest Bedroom(s):** Ikon 52 LED Ceiling Fan in Midnight Black – Visual Comfort & Co. / Model 3IKDR52MBKD
- **Utility / Laundry Room:** Ceiling Mounted LED Strip Light - 48” Long – Acrylic Diffuser - Lithonia /Lightpuff /Model FMLL 9 30840 (or equal).
- **Primary Bathroom:**
 - Recessed downlights: 4” Square LED - Lotus / Model LD4S (or equal).
 - Dauphine Sconce – Visual Comfort & Co. / Model S 2401GI-L
- **Guest Bathroom (s)**
 - Recessed downlights: 4” Square LED - Lotus / Model LD4S (or equal).
 - Hanover 3 – Light Vanity – Visual Comfort & Co / Model CV1053PN
- **Powder Bathroom:** Hanover 2 – Light Vanity – Visual Comfort & Co. / Model CV1052PN (or equal).
- **Exterior**
 - Main Entrance: James 3 Light Outdoor Pendant – Lumens / Model LVX2194119
 - Patio Entrance: 2 James 3 Light Clear Glass Outdoor Wall Sconce – Lumens / Model LVX2194822
 - Terraces: 1 James 3 Light Clear Glass Outdoor Wall Sconce – Lumens / Model LVX2194822
 - Exterior Garage overhead and side door: Howell Outdoor Wall Sconce – Lumens / Model STU2508697
- **Exterior Terrace Floor:** 2’ x 2’ TileTech Stone Series, Gray
- **Mechanical System**
 - Each unit will be supplied with a YORK TM9E060B12MP12 Single-Stage Multi-Position Gas Furnace
 - Each unit will be equipped with a YORK YC2E30SB21S Single-Stage Air Conditioner
 - Temperature controllers – Honeywell Digital WIFI 9000 thermostats (or equal)
- **Hot Water Heater**
 - Each unit will be equipped with an Electric 50-gal hot water heater – AO Smith / ENT-50