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- Urban Lifestyles -

Welcome to 78 Church, your answer to luxury, maintenance-free living in Downtown Saratoga Springs! Located just three blocks from Broadway and within minutes of fine dining, shopping, and entertainment, 78 Church is ideally situated in Saratoga's west side.

This newly constructed building features 2 commercial units, a gym, a community/meeting room, and a common area rooftop deck for condo residents. Each of the 23 residential units within 78 Church is well-appointed, with high end finishes throughout! Enjoy expansive terraces, perfect for spending a warm summer evening outside. Inside, each condo will be finished with a gas fireplace, stainless steel appliance package, quartz countertops, recessed lighting, hardwood floors throughout, and tiled showers. A parking spot is included in the purchase price. Additional storage is available to purchase as well.

Starting at $1.18M, these 2 and 3 bedroom condos are now occupying! No matter your needs, let us find the perfect unit at 78 Church for you!

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. CD24-0190. ALL MEASUREMENTS ARE APPROXIMATIONS

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78 Church



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Unit #	Interior Square Footage	Terrace Square Footage	Price	Estimated HOA Monthly	Estimated Taxes
First Floor, Commercial:					
Unit 103	919	N/A	$355,000	$710	$9,929.67
Unit 108 (Sold)	826	N/A	$320,000	$710	$8,924.82
Second Floor:					
Unit 201 - 2BD/2BA	1,582	226	$1,195,000	$710	$5,151.40
Unit 202 - 2BD/2BA + Den (Sold)	1,757	147	$1,295,000	$710	$5,721.25
Unit 203 - 2BD/2BA + Den	1,563	228	$1,185,000	$710	$5,089.54
Unit 204 - 3BD/2.5BA (Sold)	1,768	164	$1,355,000	$710	$5,757.07
Unit 205 - 2BD/2BA (Model)	1,646	114	$1,285,969	$710	$5,359.80
Unit 206 - 3BD/3.5BA + Den (Sold)	2,026	738	$1,555,000	$710	$6,597.18
Unit 207 - 2BD/2BA (Sold)	1,518	651	$1,205,000	$710	$4,943.00
Third Floor					
Unit 301 - 3BD/3.5BA + Den (Sold)	2,438	298	$1,825,000	$710	$7,938.76
Unit 302 - 3BD/3.5BA + Den (Sold)	2,526	299	$1,875,000	$710	$8,225.31
Unit 303 - 3BD/2.5BA (Sold)	1,768	164	$1,355,000	$710	$5,757.07
Unit 304 - 2BD/2BA	1,646	114	$1,265,000	$710	$5,359.80
Unit 305 - 3BD/3.5BA + Den (Sold)	2,026	179	$1,515,000	$710	$6,597.18
Unit 306 - 2BD/2BA g(Sold)	1,518	194	$1,195,000	$710	$4,943.00
Fourth Floor:					
Unit 401 - 3BD/3.5BA + Den (Sold)	2,438	298	$1,820,000	$710	$7,938.76
Unit 402 - 3BD/3.5BA + Den (Sold)	2,526	299	$1,870,000	$710	$8,225.31
Unit 403 - 3BD/2.5BA (Sold)	1,768	164	$1,345,000	$710	$5,757.07
Unit 404 - 2BD/2BA (Sold)	1,646	114	$1,255,000	$710	$5,359.80
Unit 405 - 3BD/3.5BA + Den (Sold)	2,026	179	$1,510,000	$710	$6,597.18
Unit 406 - 2BD/2BA (Sold)	1,518	194	$1,205,000	$710	$4,943.00
Fifth Floor:					
Unit 501 - 2BD/2BA (Sold)	1,557	1,247	$1,365,000	$710	$5,070.00
Unit 502 - 2BD/2BA + Den (Sold)	1,643	1,333	$1,435,000	$710	$5,350.04
Unit 503 - 2BD/2BA + Den (Sold)	1,892	755	$1,560,000	$710	$6,160.85
Unit 504 - 3BD/3BA (Sold)	2,387	1,781	$1,990,000	$710	$7,772.69

Amenities Include:
Gym, rooftop common space for owners, and community/meeting room
HOA Include:
Water, sewer, trash, snow removal, exterior and common area building maintenance, building insurance

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Storage Locker Availability

Storage Locker #	Approximate Square Footage	Offering Price
Fourth Floor:		
Storage Locker #13	32	$6,500

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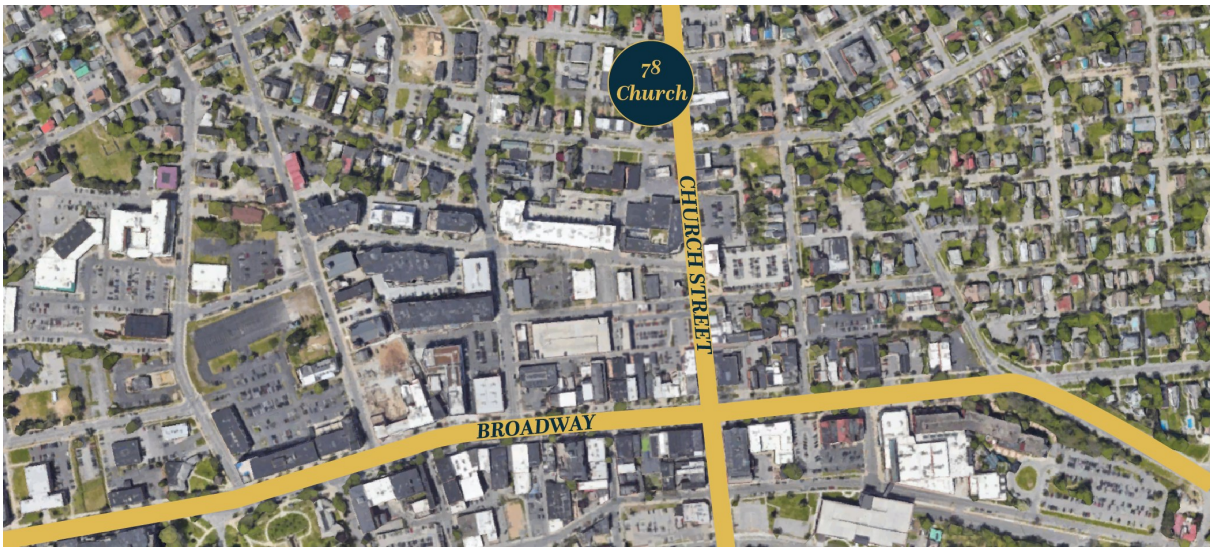
78 Church
Saratoga Springs, NY

HIGHLIGHTS

Gourmet Kitchens
Quartz Countertops
Stainless Steel Appliances
Tile Backsplash
Fireplace with Custom Mantle
Wood Flooring in Foyer, Kitchen, Great Room, & Bedrooms
Tile Flooring in Bathrooms
Washer & Dryer
1 Parking Spot Included
Terrace with Gas & Water

Storage
Available for an Additional Cost

Amenities
Rooftop Common Terrace
Gym Located on 2nd Floor
Close proximity to Downtown
Community Meeting Room



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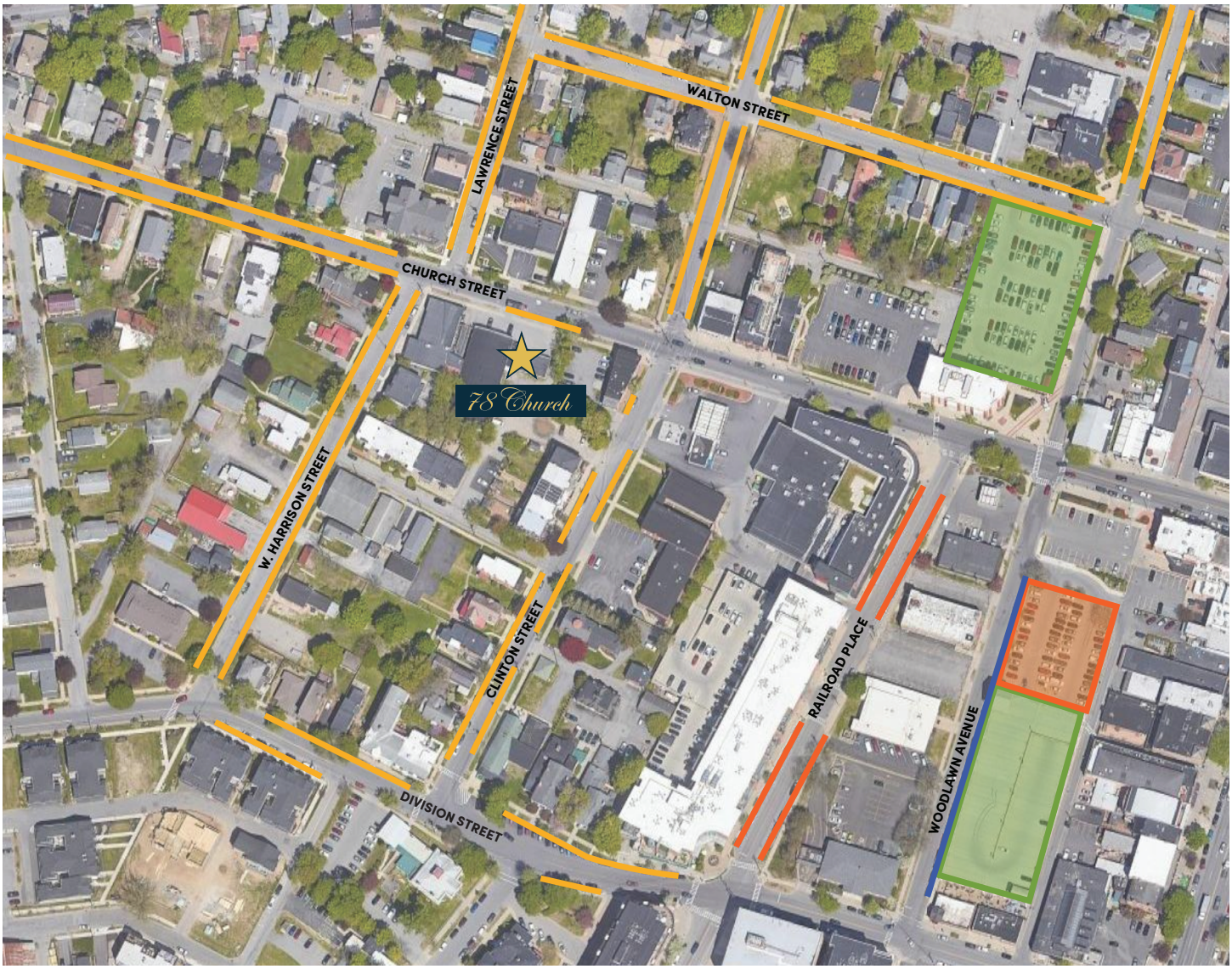
Parking Map



24 Hour Parking

12 Hour Parking on Alternating Days

3 Hour Parking

2 Hour Parking

Lines are estimated and subject to change. Please refer to official city signs and communications when parking.

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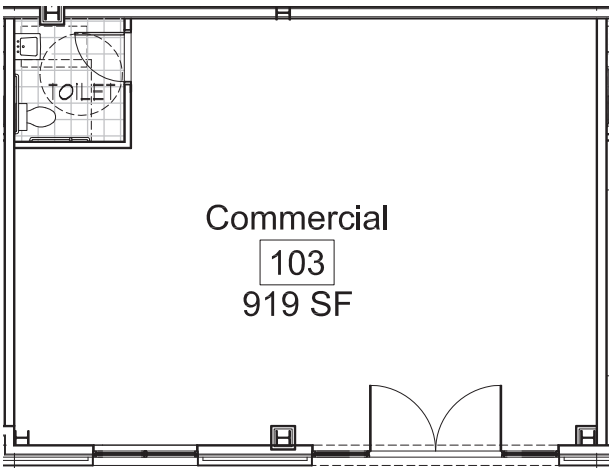
78 Church

Commercial Unit 103 – 919 SF
$355,000
HOA – $710/Month



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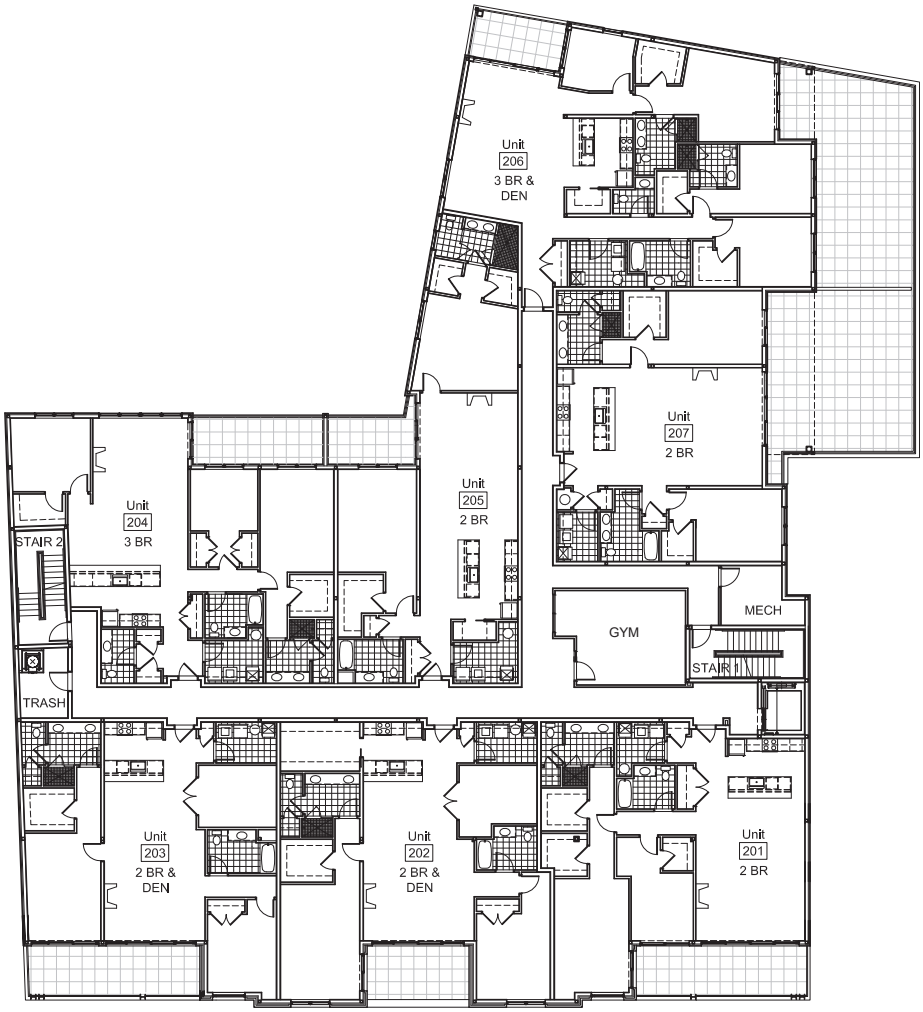
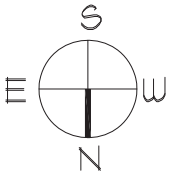
78 Church

2nd Floor Layout
HOA – $710/Month





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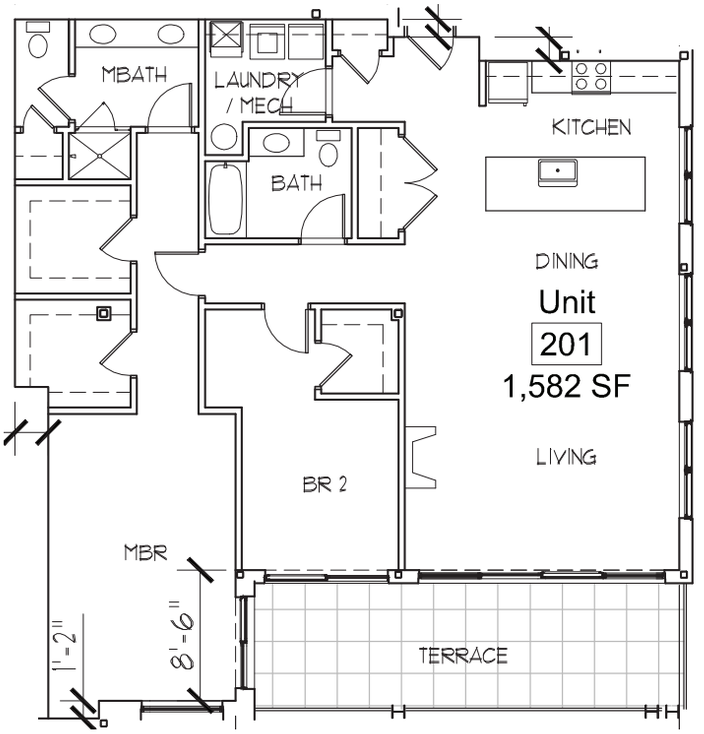
78 Church

2 Bedroom/2 Bathroom
1,582 Interior SF, 226 Terrace SF
Unit 201 – $1,195,000
HOA – $710/Month



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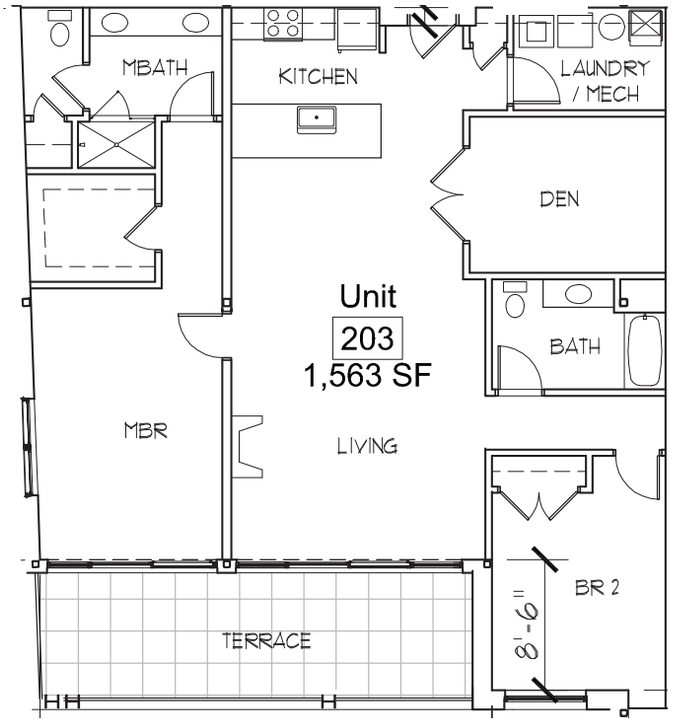
78 Church

2 Bedroom/2 Bathroom & Den
1,563 Interior SF, 228 Terrace SF
Unit 203 – $1,185,000
HOA – $710/Month



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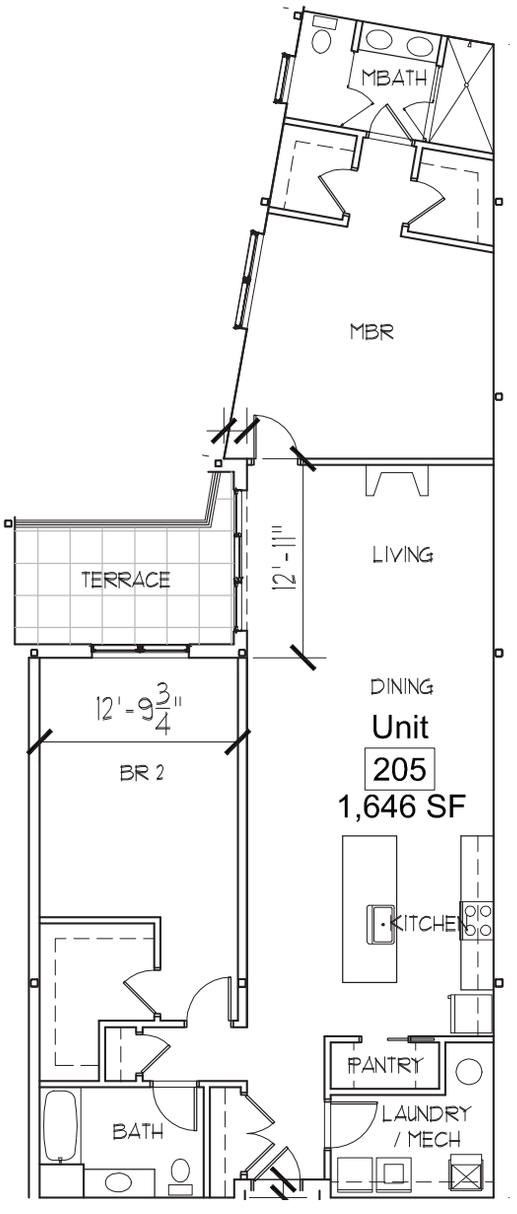
2 Bedroom/2 Bathroom
1,646 Interior SF, 114 Terrace SF
Model – Unit 205 – $1,285,969
HOA – $710/Month



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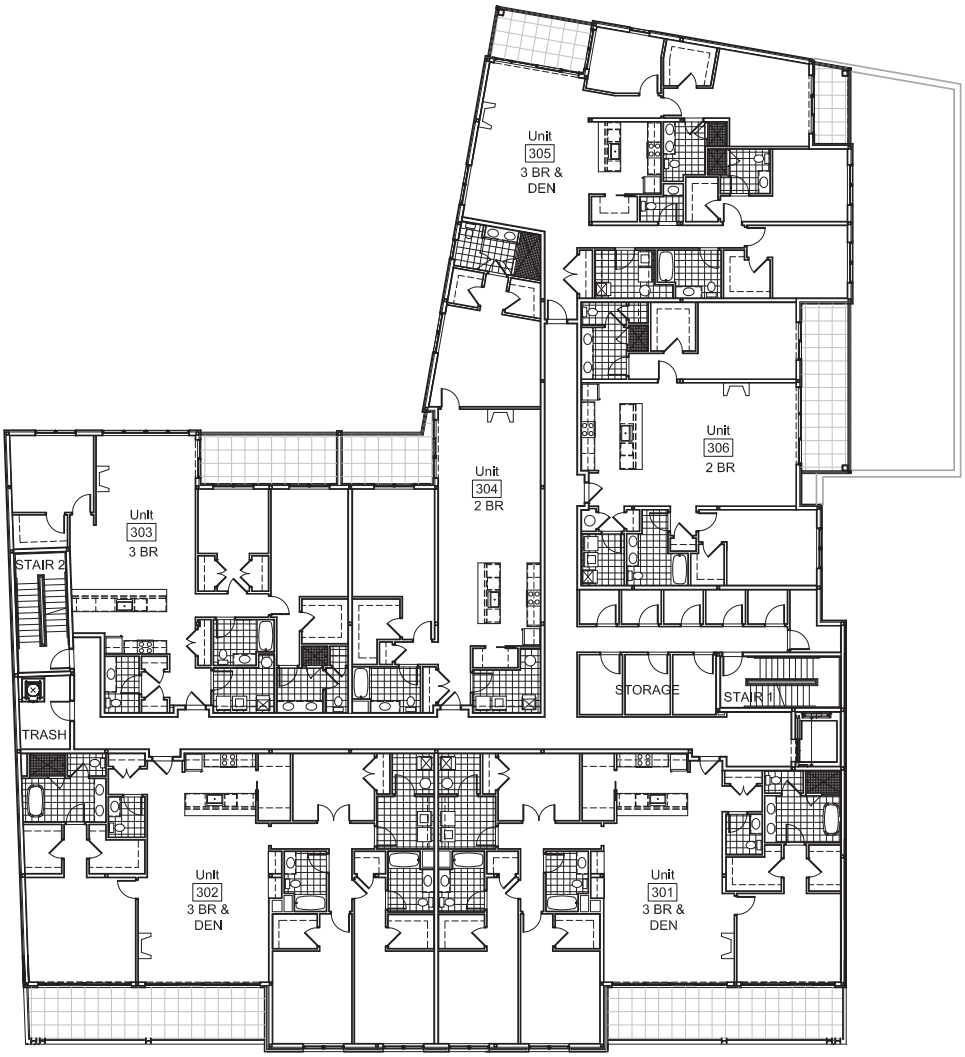
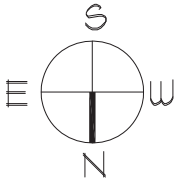
78 Church

3rd Floor Layout
HOA – $710/Month





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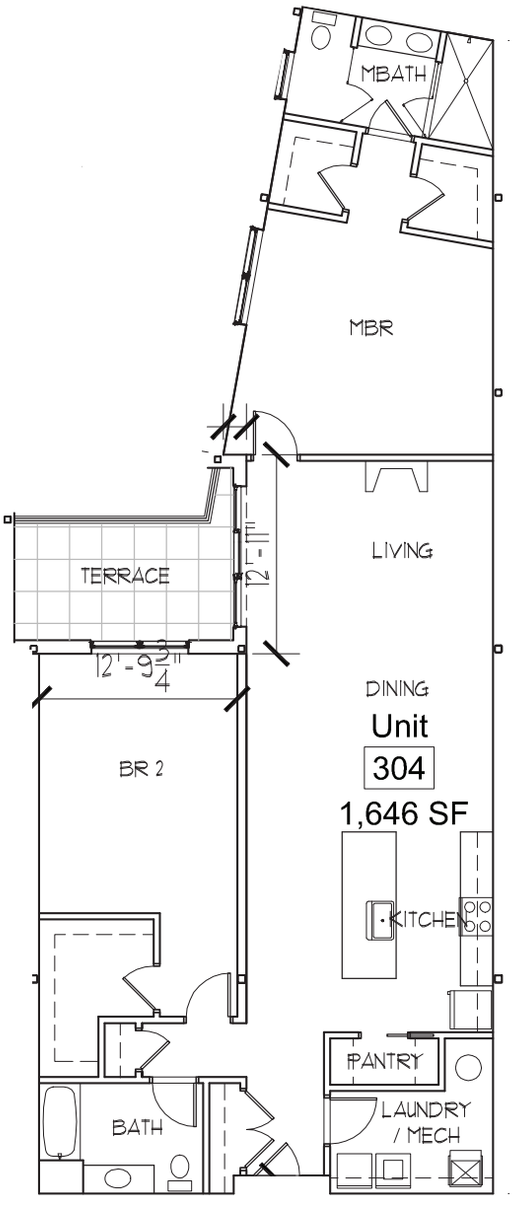
78 Church

2 Bedroom/2 Bathroom
1,646 Interior SF, 114 Terrace SF
Unit 304 – $1,265,000
HOA – $710/Month



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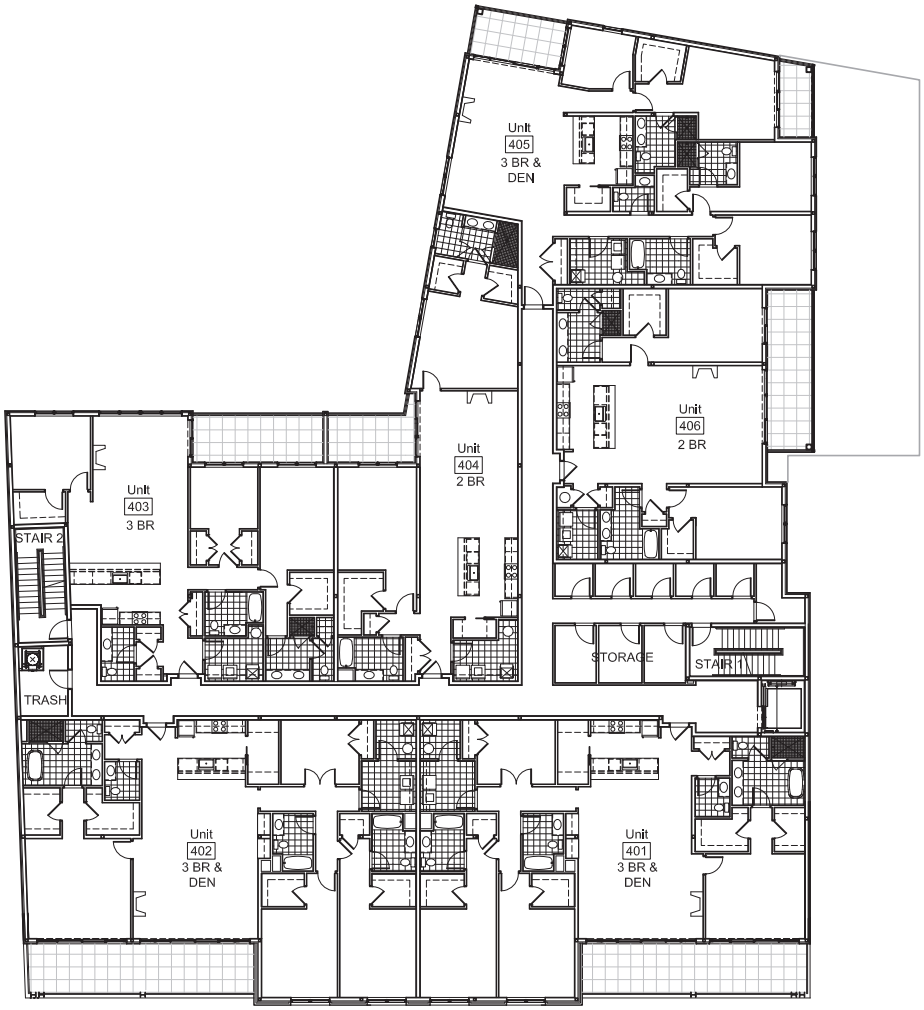
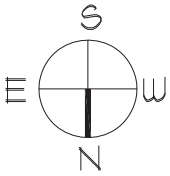
78 Church

4th Floor Layout
HOA – $710/Month





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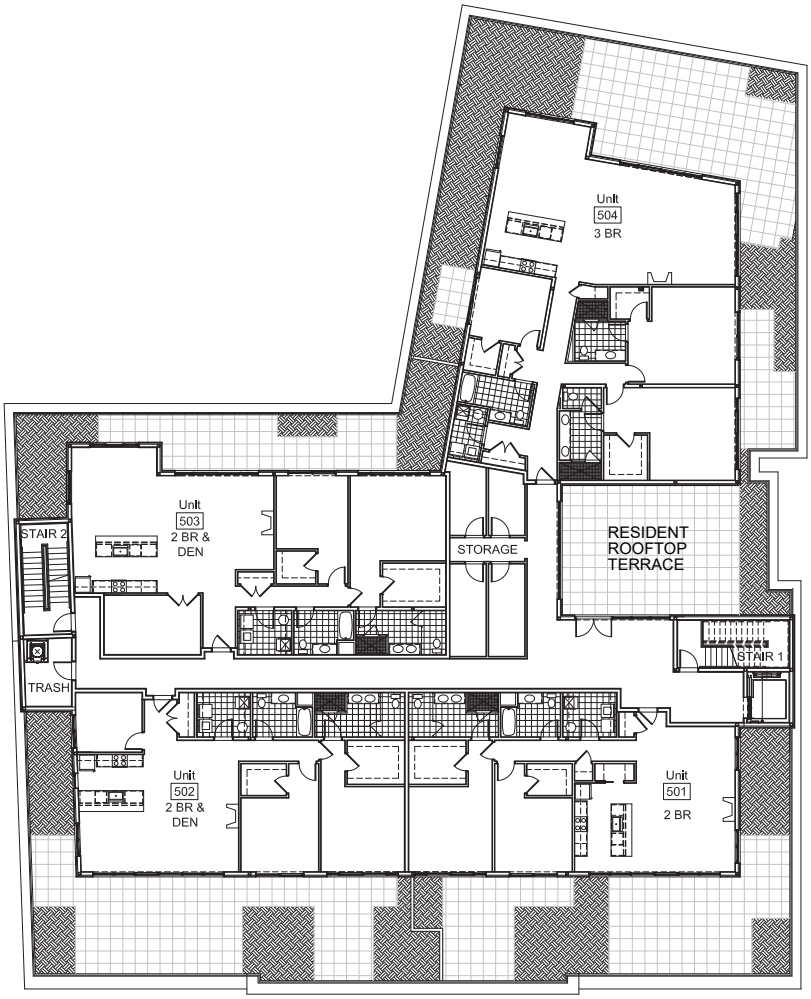
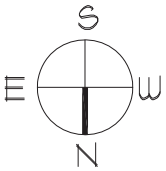
78 Church

5th Floor Layout
HOA – $710/Month





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78 Church – All Units

- **Engineered Hardwood Flooring**:
  - White Oak - MSI Ladson Model VTWCLAYBORNE7.5X75-1/2-2MM (or equal).
  - Location: all areas EXCEPT Bathrooms.
- **Entry Door Hardware:**
  - Smart Schlage Deadbolt in Bright Chrome finish – Model BE 467F / 625 with Broadway Lever (or equal).
- **Entry Door:**
  - 3'0" wide – 7'0" tall single panel – painted steel door wide-angle door viewer - Ceco Door (or equal).
- **Interior Door Hardware:**
  - Copper Creek Lever in Polished Stainless – Model ML2220PS (or equal).
- **Interior Doors (within Condo Units):**
  - 7'0" tall single panel Shaker Style Door, Masonite -Lincoln Park (or equal).
- **Interior Trim**
  - **Base Molding**: Colonial Base # PLB612 /Floor Molding # 8423 (or equal).
  - **Door Casing:** Model # BDB45 Backband - Model # ES16 (or equal).
  - **Window Casing:** Model # BDB45 (or equal).
- **Fireplace**
  - Heat & Glow Slimline SL7 36"
  - **Fireplace Mantle:** Custom pine - Painted Mantle
- **Kitchen:**
  - **Kitchen Sink**: Oversized single bowl stainless steel, (Mfg/Model TBD).
  - **Kitchen Faucet**: Pull-down faucet - chrome, Brizo Rook - Model 63074LF-PC (or equal).
  - **Kitchen Backsplash:** Metro White 4x8 Beveled Glossy Wall with Frosty gray Grout (or equal).
  - **Kitchen Cabinets:** Cabnova (or equal).
    - Finish: Island to be Clove or Sanibel / Perimeter to be White Dove
    - Door Style: Brenford (or equal).
  - **Countertops:** Calacatta Palentio Quartz (or equal).
- **Primary Bathroom:**
  - **Tile Flooring**: Marmi Marquina Black 12x24 honed with midnight black grout (or equal). Layout: Staggered
  - **Tile Shower walls** (sidewalls): Marmi Marquina Black 12x24 polished with Midnight black grout (or equal). Layout: Straight
  - **Tile Shower walls** (back walls)
    - White Carrara Marble and Grout (5th Floor Only Unit -501,502,503 & 504) (or equal).

        - Chatham White Elongated 4x8 Hexagon with midnight black grout (2nd 3rd 4th Floors) (or equal). Layout: Staggered
    - **Tile Shower Floor:** Satin White 2"x2" Hexagon with Frosty Grout (or equal).
    - **Shower Door**: Sliding door system for 3/8" Glass- 25" Sliding door and 27" Fixed Panel with top sliding door rail system and 24" Ladder pull in chrome, Cresent Series (or equal).
    - **Sink:** (QTY -2): Undermount White Porcelain Square, (Mfg/Model TBD).
    - **Faucet:** (QTY-2) Brizo Invari lavatory faucet with column spout and lever handles in Chrome (or equal).
    - **Shower Diverter**: Thermostatic Valve with Integrated 3-function diverter trim – chrome - Brizo / Invari (or equal).
    - **Handheld:** Multi-Function Slide bar Hand shower -Chrome - Brizo / Invari (or equal).
    - **Toilet:** Two-piece elongated toilet skirted, white - Kohler Corbelle / K4144-0 (or equal).
    - **Freestanding Tub**: *(Located within Certain Condo Units Only – See plans)*: Acrylic Contemporary Tub 67" x 31-1/2" White - Maidstone / Dustin / Model # 22056-2 (or equal).
    - **Freestanding Tub Faucet:** *(Located within Certain Condo Units Only – See plans)*: Roman Tub Faucet with lever handles chrome Brizo Invari Model # T67376-PCLHP (or equal).
    - **Cabinet**: Cabnova, (or equal).
        - Vanity Cabinet Color: White Dove
        - Vanity Cabinet Door Style: Arsonal full overlay flat panel reverse Raised panel with 2 ¾ wide rail, (or equal).
    - **Countertop**: White Quartz, (or equal).
    - **Bathroom Lighted Mirror**: (2 Ea.) / 40" wide x 32" high - rectangular frameless anti-fog LED Wall mounted bathroom vanity mirror - Kinwell (or equal).
    - **Tissue Paper Holder**: Brizo /Invari Model # 695076PC (or equal).
    - **Towel Bar:** Brizo /Invari - Model # 694776-PC (or equal).
    - **Towel Bar**: 24" Brizo /Invari - Model # 692476-PC (or equal).
    - **Robe Hook**: Brizo Invari Model 693476-PC (or equal).
- **2nd Bathroom:**
    - **Tile Flooring**: Marmi Statiario Superiore 12x24 Matte Grout Smoke gray (or equal). Layout: Staggered
    - **Tile Tub walls** (sidewalls):
        - Units "Bath" - 206,301,302,305,401,402,405,504 - Linear White 4x8 Gloss with smoke gray grout (or equal). Layout: staggered
        - All Other Units "Type A Bath" – Marmi Arabescato 12x24 matte with sterling silver grout (or equal). Layout: Vertical
    - **Tile Shower walls** (back walls):
        - Units "Bath"-206,301,302,305,401,402,405,504- Linear White 4x8 Gloss with smoke gray grout (or equal). Layout: Herringbone
        - All Other Units "Type A Bath" – 3x12 Flow Dark Gray picket with sterling silver grout (or equal). Layout: Vertical

- **Shower Floor Pan:** 36" X 48" Shower Base with, Center Drain - White DreamLine / SlimLine (or equal).
- **Shower Doors**: 28” sliding door and 32” fixed panel with crescent series top rail and 24” ladder pull in chrome, Cresent series (or equal).
- **Sink:** Undermount White Porcelain Square, (Mfg/Model TBD).
- **Faucet:** Brizo Invari Widespread faucet in Chrome with column spout and lever handles (or equal).
- **Toilet:** Two-piece elongated toilet with skirted, white - Kohler Corbelle K4144-0/ (or equal).
- **Shower / Tub Faucet**: Thermostatic Shower trim with Tub Spout – Chrome, Brizo /Invari (or equal).
- **Bathtub:** 60x32” - White - Kohler / Archer Alcove/ K1123 (or equal).
- **Cabinet:** Cabnova (or equal).
  - Vanity Cabinet Color: White Dove
  - Vanity Cabinet Door Style: Arsenal (or equal).
- **Countertop:** White Quartz (or equal).
- **Bathroom Mirror:** Frameless +/-42” tall – Round - Polished Chrome – Shery (or Equal).
- **Tissue Paper Holder:** Brizo /Invari Model # 695076PC (or equal).
- **Towel Bar**: Brizo /Invari - Model # 692476-PC (or equal).
- **Robe Hook**: Brizo Invari Model 693476-PC (or equal).

- **Powder Bathroom:**
  - **Tile Floor:** Metro Matte Black or White Rhombus Mosaic with smoke Gray Grout (or equal).
  - **Toilet:** Two-piece elongated toilet with skirted white - Kohler Corbelle K4144-0 (or equal).
  - **Pedestal Sink -** 24” Kohler Veer Model K5266-1 - White (or equal).
  - **Bathroom Mirror:** Frameless - +/-42” tall with Round Polished Chrome – Shery (or Equal).
  - **Tissue Paper Holder**: Brizo /Invari Model # 695076PC (or equal).
  - **Towel Bar**: Brizo /Invari - Model # 694776-PC (or equal).
- **Appliances**
  - **Dishwasher:** Café / Model CDT845P2NS1 (or equal).
  - **Garbage Disposal:** XO / Model XOD12 Builder (or equal).
  - **Microwave**: Café / Model CWL112P2RS1 (or equal)
  - **Refrigerator**: Café / Model WE23SP2MS1 (or equal)
  - **Range**: 30", Gas Range– Stainless Steel Café / Model CGS700P2MS1 (or equal).
  - **Range Hood**: 30” Cabinet - XO / Model XOI21SMUA INSERT with XOILINER30 (or equal).
  - **Washer**: Whirlpool WFW5605MW (or equal).
  - **Dryer:** Whirlpool / Model WED560LHWW (or equal).
  - **Beverage Center**: 24” - Zephyr, PRESRV / Model PRB24C01CG (or equal).
- **Paint Schedule**
  - **Ceilings:** Painted flat ceiling white - Sherwin Williams / Promar 400 (or equal).
  - **Walls**: Eggshell - Sherwin Williams, Promar 200 (or equal).

  - **Baseboard, Doors, Jambs Door and Window Casing**: semi-gloss - Sherwin Williams, Promar 200 (or equal).
- **Lighting locations**
  - **Foyer**: Crystal Rain Drop Chandelier Lighting - Sofary / Model CH-105-A (or equal).
  - **Kitchen**
    - Recessed downlights: 4" Square LED - Lotus / Model LD4S, (or equal).
    - Kitchen Island Pendants: 14" Wide Pendant - Robert Abbey / Dal / Model S9874 (or equal).
    - 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:** Surface Mounted Ceiling Fixture: +/- 12-14" Diam round fixture, (Mfg/Model TBD).
  - **Guest Bedroom(s):** Ceiling fan: 44" Diam - Chrome with LED Light – Hunter / Lilliana, (or equal).
  - **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).
  - **Guest Bathroom (s)**
    - Recessed downlights: 4" Square LED - Lotus / Model LD4S (or equal).
    - Wall Mounted Vanity Fixture – LED – Tubular design / Chrome ends – Milk Glass, (Mfg./Model TBD).
  - **Powder Bathroom:** Ceiling surface Mtd. Hanging Pendant (1) Centered over mirror) – Hickley / Small pendant / Beck 32087BK / Black finish (or equal).
  - **Den:** Recessed downlights: 4" Square LED - Lotus / Model LD4S (or equal).
  - **Pantry:** 3 Recessed downlights: 4" Square LED - Lotus / Model LD4S (or equal).
  - **Exterior**
    - Terraces: Recessed LED Wet locations -Topaz /Model DL/6RND/12HL/5CTS (or equal).
    - 5th floor Patio: Wall mounted LED Sconce – Progress Lighting / Model P560051-082-30 (or equal).
- **Exterior Terrace Floor:** 2'x 2' paver
- **Storage Rooms:** Locations 5th Floor (4); 4th Floor (8) & 3rd Floor (8**)**
- **Mechanical System**
  - Heating and Air Conditioning to be supplied to the unit through individual Mini-split heat pumps, Bosch / 20 SEER (or equal).
  - temperature controllers – Honeywell Digital WIFI 9000 thermostats,

- **Hot Water Heater**
  - 2 Bedroom Units - Electric 50-gal hot water heater – AO Smith / ENS-50 (or equal).
  - 3 Bedroom Units - Electric 80-gal hot water heater – AO Smith / Model LTE 80D (or equal).

The full terms/specifications will be described in the Offering Plan