# 3 Chauncey Circle • Ardsley, NY 10502

Introducing CHAUNCEY ESTATES! Stunning new construction in Ardsley offering state-of-the-art infrastructure and style. An idyllic newly built cul-de-sac consisting of 4 homes and over 5.5 acres of forever-green space. These exceptional homes, to be built, by renowned Greenwich Builders can be customized. This distinctive, 5 bedroom, 4.1 bath, Colonial sits on a .75 park-like acre in the Ardsley School District. Top quality construction and craftsmanship. This home has a wonderful open layout offering great space, light, generously proportioned rooms and 9 ft. ceilings on the first floor. An additional 1,800 sq. ft. in the basement. Close to schools and shops. Desirable Greenburgh Rec and Hartsdale Train parking. MLS: 4708426.

**TRACY ISAACS** *Licensed Real Estate Broker* | c: 914.462.1027 | o: 914.713.2072 | tracy.isaacs@juliabfee.com

CHAUNCEY ESTATES

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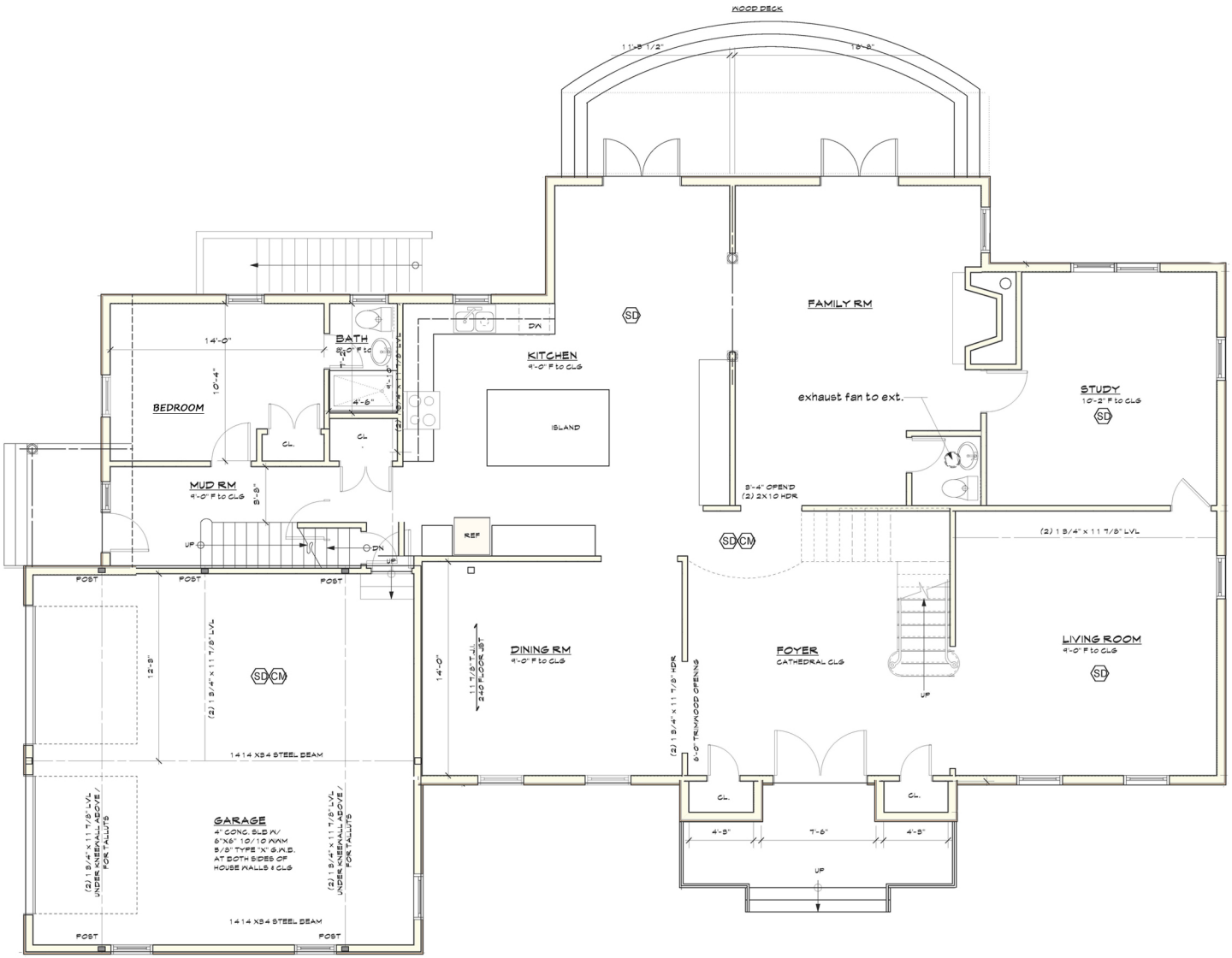
# CHAUNCEY ESTATES




First Floor

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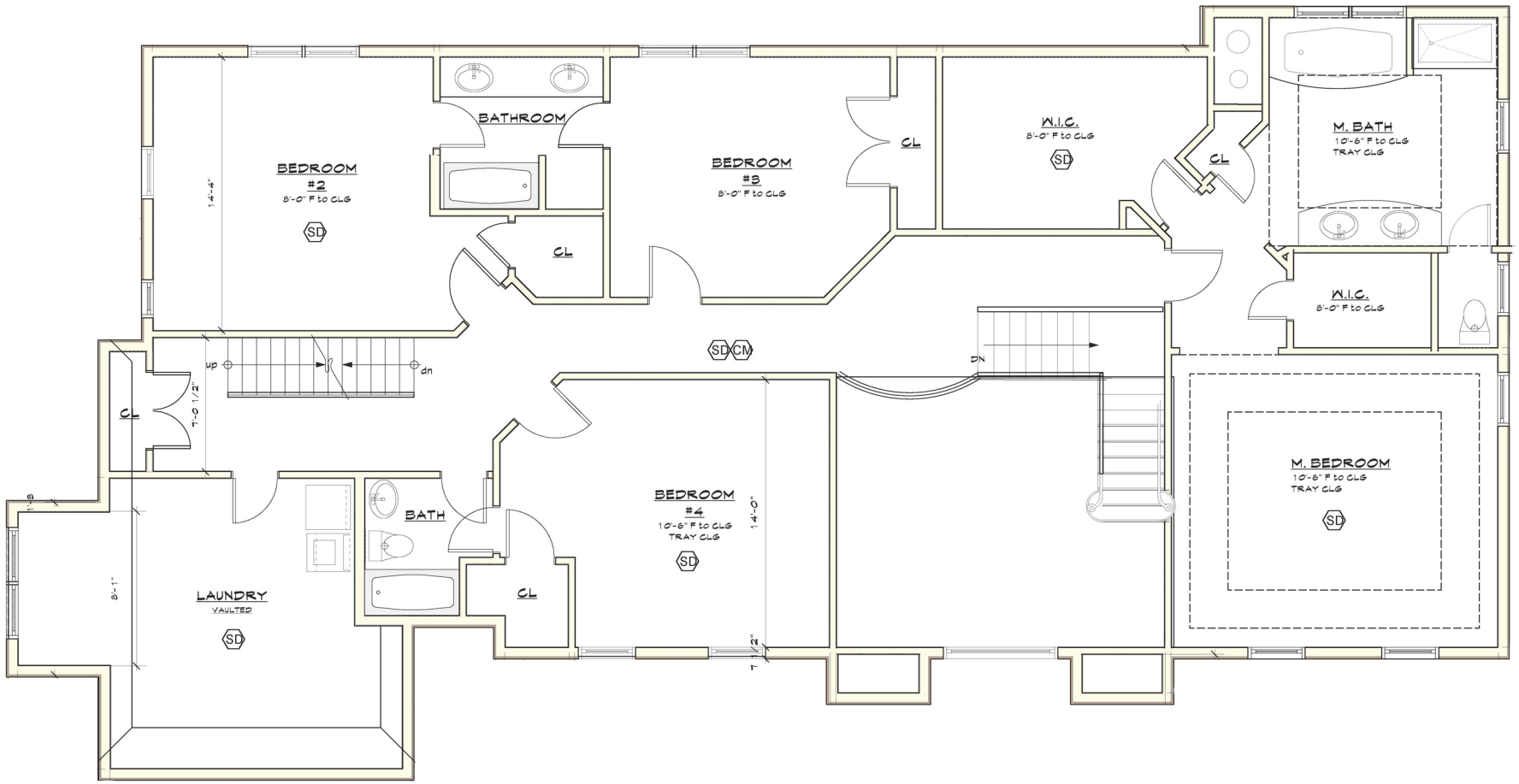
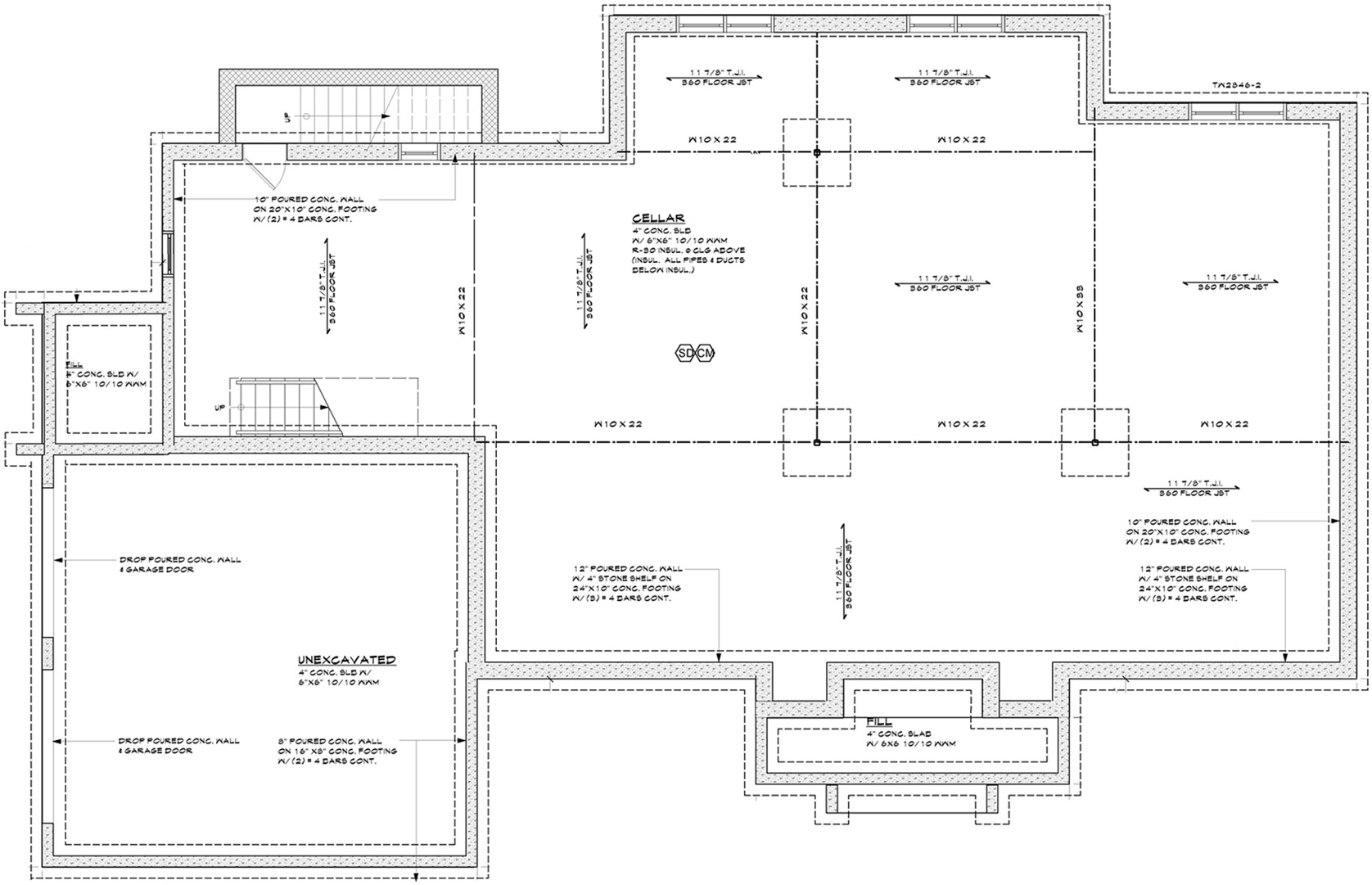



Second Floor

# CHAUNCEY ESTATES




Lower Level

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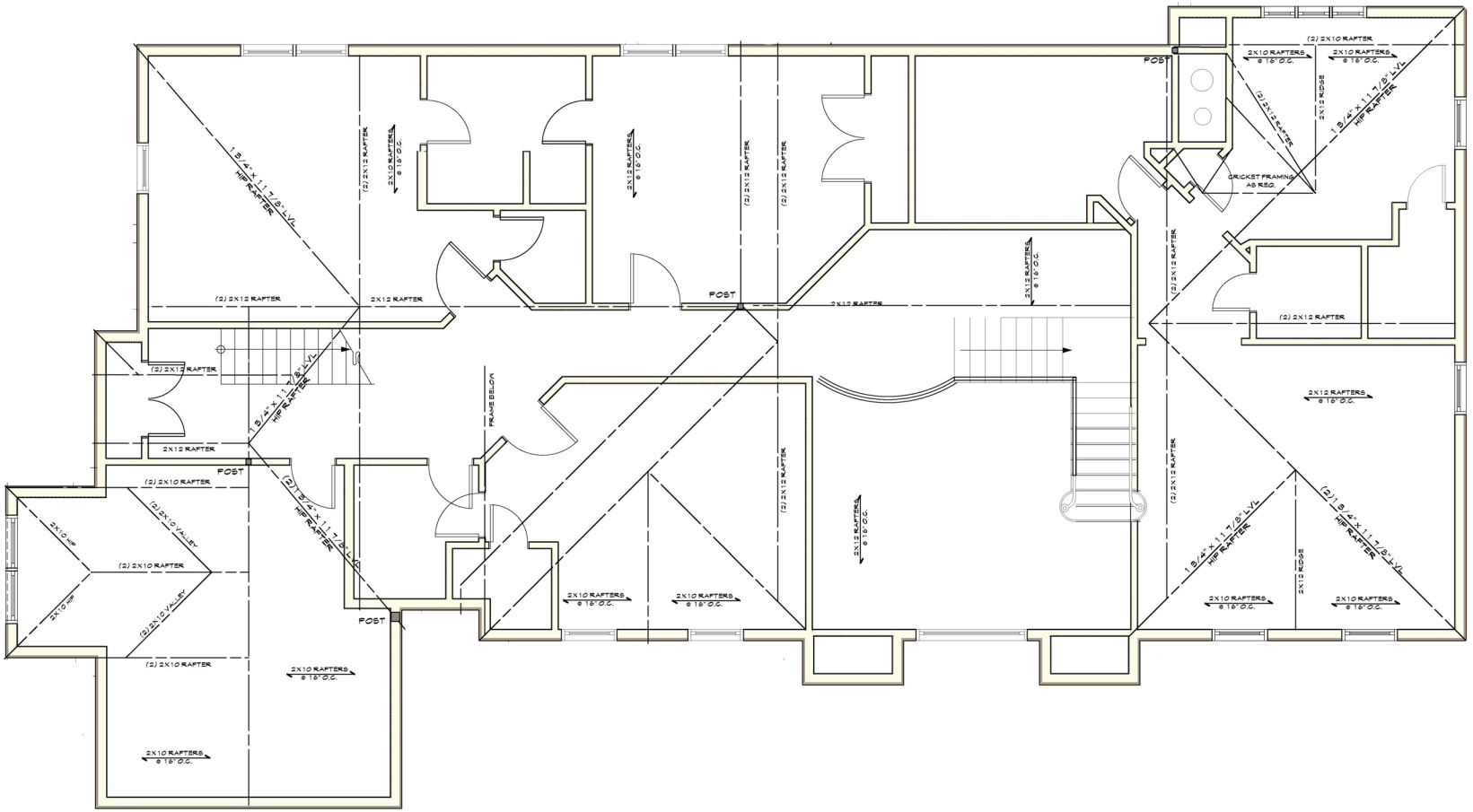


Upper Level

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Rear Elevation

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Side Elevation

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Side Elevation

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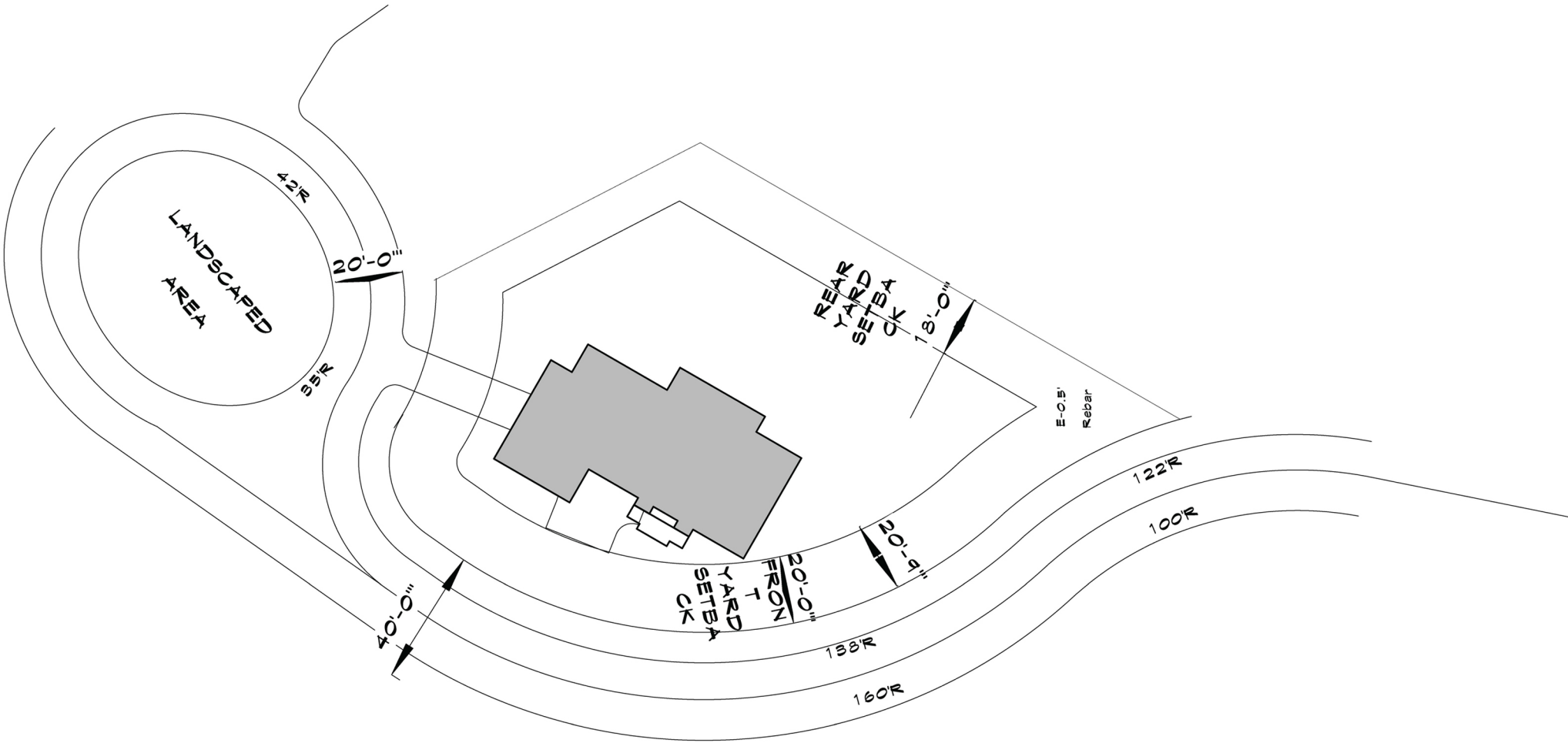

CHAUNCEY ESTATES

FOUNDATION/FLOORING:
- Footings and Walls: Poured concrete
- Liquid asphalt waterproofing on exterior walls below grade.
- 4" perforated P.V.C. drain pipe, encased in gravel around perimeter of foundation.
- Drainage plan designed by Builder's engineer, and approved by the Town of Greenburgh

STRUCTURAL:
- Structural I beam as noted on Architects plans
- Floor system conventional Doug Fir lumber or JSI floor joists
- Conventional doug fir roof rafters
- Douglas Fir 2" x 6" exterior wall framing.

EXTERIOR:
- Roofing: 30 Year GAF Timberline asphalt shingles or equal over 15#felt.
- Ice and water shield installed at roof perimeter and on valleys.
- White aluminum leaders and gutters.
- Exterior Siding: Hardy Board siding. Exterior color to be selected. All exterior trim to be primed pine and/or Azec (windows, doors and soffits)
- Landscape package inclusive of walkways, grading seeding, and plantings
- Driveway: paved driveway on stone base
- Exterior trim to have 1 coat primer, 2 coat finish (unless Azec used)
- Rear wood deck to be cedar with painted rail.

WINDOWS:
- Anderson High Performance 4000 series or Pella, clad, double hung
- Screens in all living areas

DOORS:
- Exterior Doors: Solid wood entry door with painted wood frame.
- One panel fire rated in garage
- Garage doors to be wood painted and/or primed insulated
- Interior Doors: 1 3/8" x 7'0" solid core six panel doors. First floor trimmed openings to be 7'0".
- Hardware: Finish to be selected from Builder's samples.

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MECHANICAL:

- HVAC: Hydro Air System, Natural gas fired high efficiency Burnham or equal condensing boiler. Zones dependent on house design.
- Plumbing: Town sewer and well water (softening system not provided). 60 gallon fast recovery hot water heater. 3 exterior frost free hose outlets. Plumbing fixture list supplied by builder (all fixture allowance $12,000). Garbage disposal to be supplied and installed in kitchen sink.
- Electrical: 400 amp electric service. Recessed lighting/outlets as per electrical plan (lighting allowance $5,000). Under cabinet lighting in kitchen. Switches and outlets to be "Decora" style (white finish). All mechanical and appliance units to be connected. Cable TV/phone jacks as per electrical plan. Hardwired smoke detectors, and CO2 detectors as per code. Exterior spotlights to to be installed at (2) locations. Exterior lighting at all entries. Prewire for back up generator.
- Smoke detectors: as required by code
- Alarm System; Wire all windows and doors on basement and first floor levels. Motion detectors included. (2) keypads included.

INSULATION:

- Fiberglass insulation encasing entire living space. R-19 in exterior walls. R- 30 in second floor, and garage ceilings. R-38 in tray ceilings.
- Insulation to meet NYS energy code
- Air infiltration foaming as required at walls and floor penetration

INTERIOR FINISHES:

- Sheetrock: ½" sheetrock, screwed and taped. 3 coats joint compound (2 rough, 1 finish).
- Fire rated sheetrock in garage and mechanical area.
- Garage Drywall : 5/8 fire code
- Interior Doors: 7' solid 1"3/8 smooth or paneled finish
- Interior Trim: 5" colonial baseboard on first floor. 5"colonial baseboard on second floor.
- 3 ½" colonial casing at all windows and doors. 2 layer crown molding in living room. Crown and chair rail paneling detail in dining room, entry foyer and main stairway.
- Built-in shelving in linen and pantry closets. Built in cubbies in mudroom.
- Flooring: 3 1/4" #1 oak, sanded, stained, and finished with 2 coats oil based polyurethane. Hard wood flooring in Entry, L.R., D.R., Kitchen, Family room, second floor hallway.
- Stairs and Rails: Stairs to have oak treads with painted risers. Railings to be stained oak with painted spindles. Basement stairs to be enclosed pine stair with oak treads and oak hand rail.
- Tile: $10 per sq. ft. material allowance for all tiled areas. Tiled areas include bathroom and mudroom floors, tub and shower walls, and kitchen backsplash.
- Carpet in all other rooms
- Mirrors, Shower Enclosures: $5000 allowance for all shower enclosures, mirrors, and medicine cabinets.

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**CABINETS:**
- Cabinetry: Cabinetry plan to be developed with kitchen designer. Style and finish to be selected. $35,000 for all cabinetry in house.
- Countertops: Kitchen and bath countertops to be selected from samples supplied by Builder. ($7,500 allowance all tops)
- Appliances: Appliance allowance $17,000 or from list supplied by Builder.

**PLUMBING:**
- Plumbing allowance $12,000

**FIREPLACE:**
- Fireplace: Gas burning fireplace. Stone surround and mantle to be selected from Builder's sample.

**PAINTING:**
- Interior trim to get 1 prime and 2 finish coats of latex semi-gloss. All paint to be Benjamin Moore.

**LOWER LEVEL:**
-Basement: Full un-finished basement

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*To arrange a private appointment, please contact:*


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