

Welcome
to



EDGEWOOD
Estates

A New Luxury Home Community by DeGraff-Bloom Custom Builders
in Clifton Park, NY



Rendering shown with options

WELCOME TO EDGEWOOD ESTATES

Nestled amidst breathtaking natural surroundings, Edgewood Estates of Clifton Park offers an unparalleled residential experience. We are delighted to present our exquisite collection of luxury new construction homes that redefine modern extravagance. With estate sized home sites, meticulous craftsmanship, sophisticated design, and impressive amenities, Edgewood Estates of Clifton Park invites you to enjoy an exceptional lifestyle in a relaxed setting.

FEATURES

- 17 Homesite Community
- Minimum 1 Acre Homesites
- Shenedehowa School District
- Ranch, 1st Floor Primary, Colonial & Custom Floorplans
- Located Between Exits 9 & 10 of I-87, near Many Conveniences - Shopping, Schools, Entertainment & More!
- Public Water & Sewer
- Walking Paths Nearby

CHRISTA SWISTAK, CSP, SRS, SRES

Associate RE Broker
New Homes Sales Specialist
c: 518.859.5533



STERLING
REAL ESTATE GROUP
YOUR LOCAL REAL ESTATE PROFESSIONALS



THE PRIMROSE

3 Bedrooms with Study | 2.5 Baths | 2 Car Garage | 2,283 Sq Ft



FEATURING

Artist Rendering, options shown

- Single Level Living
- Primary Suite with Walk-in Closet
- Open Concept Main Living Area
- Study
- Separate Laundry Room
- Spacious Basement



The plans and elevations on these pages are for illustrative purposes only. Artist renderings may include options available at additional cost. Revised 11.14.23

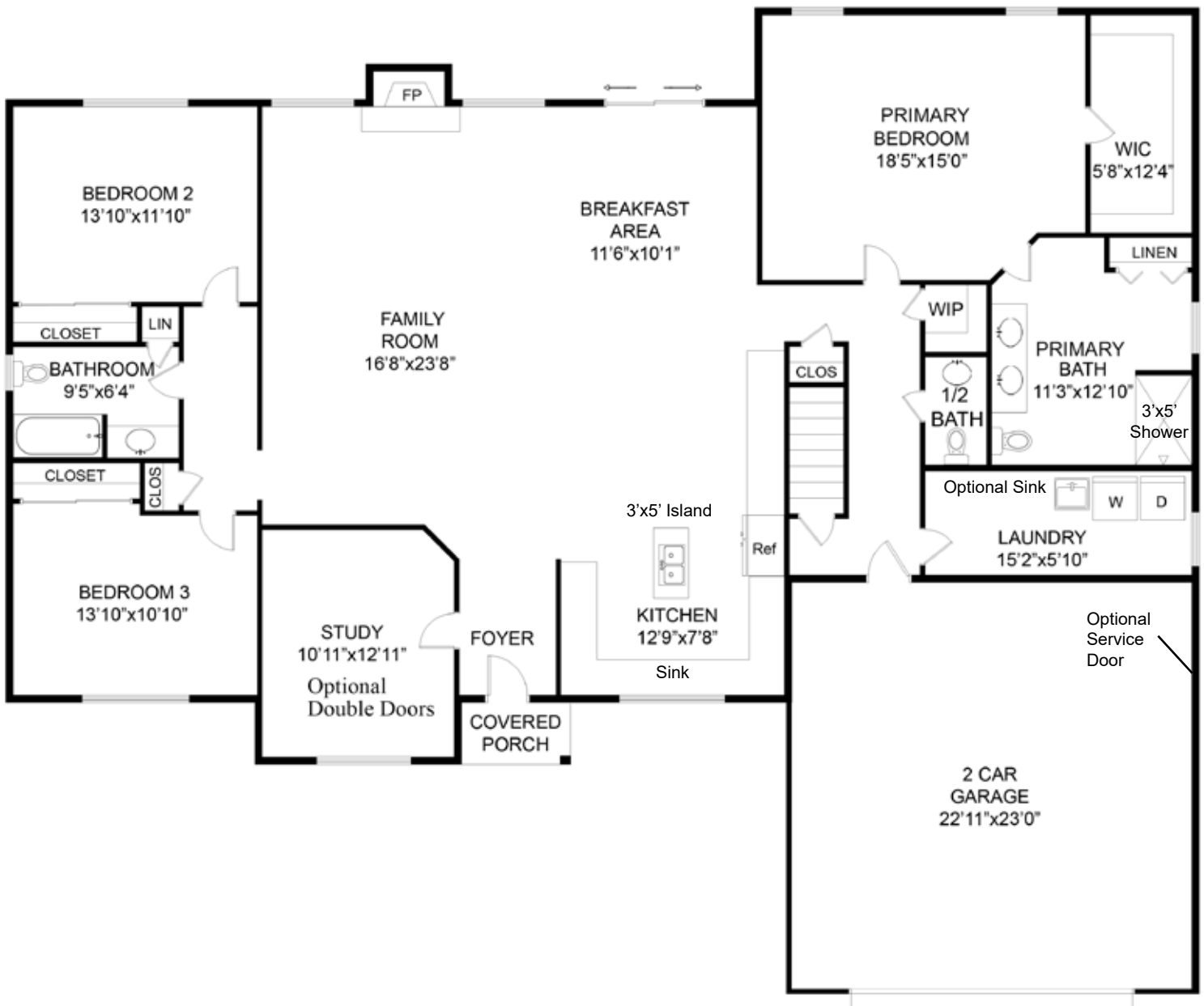




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THE PRIMROSE

3 Bedrooms with Study | 2.5 Baths | 2 Car Garage | 2,283 Sq Ft



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THE ROSEWOOD

4 Bedrooms | 2.5 Baths | 2 Car Garage | 2,519 Sq Ft



FEATURING

Artist Rendering, options shown

- Single Level Living
- Primary Suite with Walk-in Closets
- Open Concept Main Living Area
- Optional Study in place of 4th Bedroom
- Gas Fireplace
- Spacious Basement



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EDGEWOOD
Estates

THE ROSEWOOD

4 Bedrooms | 2.5 Baths | 2 Car Garage | 2,519 Sq Ft



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EDGEWOOD
Estates

THE BALSAM

4 Bedrooms with Study | 3.5 Baths | 3 Car Garage | 2,990 Sq Ft



FEATURING

Artist Rendering, options shown

- First Floor Primary Suite
- Walk-in Pantry
- Open Concept Main Living Area
- Optional Bonus Room Upstairs
- First Floor Utility/Laundry Room
- 2-Story Ceilings in Great Room & Foyer

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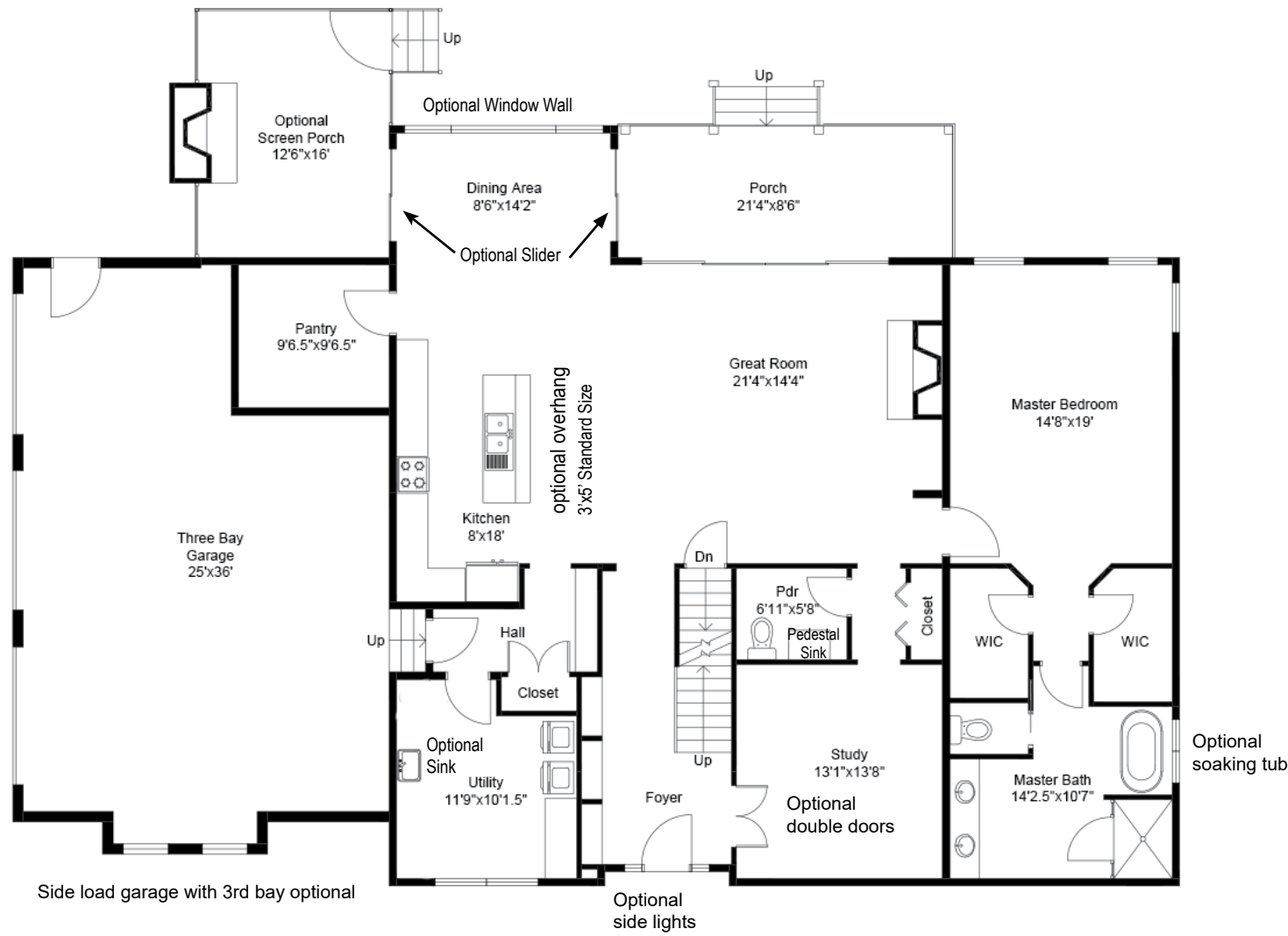
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THE BALSAM

4 Bedrooms with Study | 3.5 Baths | 3 Car Garage | 2,990 Sq Ft



FIRST FLOOR PLAN



SECOND FLOOR PLAN



EDGEWOOD
Estates

THE BIRCH

4 Bedrooms with Office | 2.5 Baths | 3 Car Garage | 2,635 Sq Ft



FEATURING

Artist Rendering, options shown

- Open Concept Main Living Area
- First Floor Study
- Walk-in Pantry
- Primary Suite with Walk-in Closets
- 2-Story Ceilings in Great Room
- Second Floor Laundry

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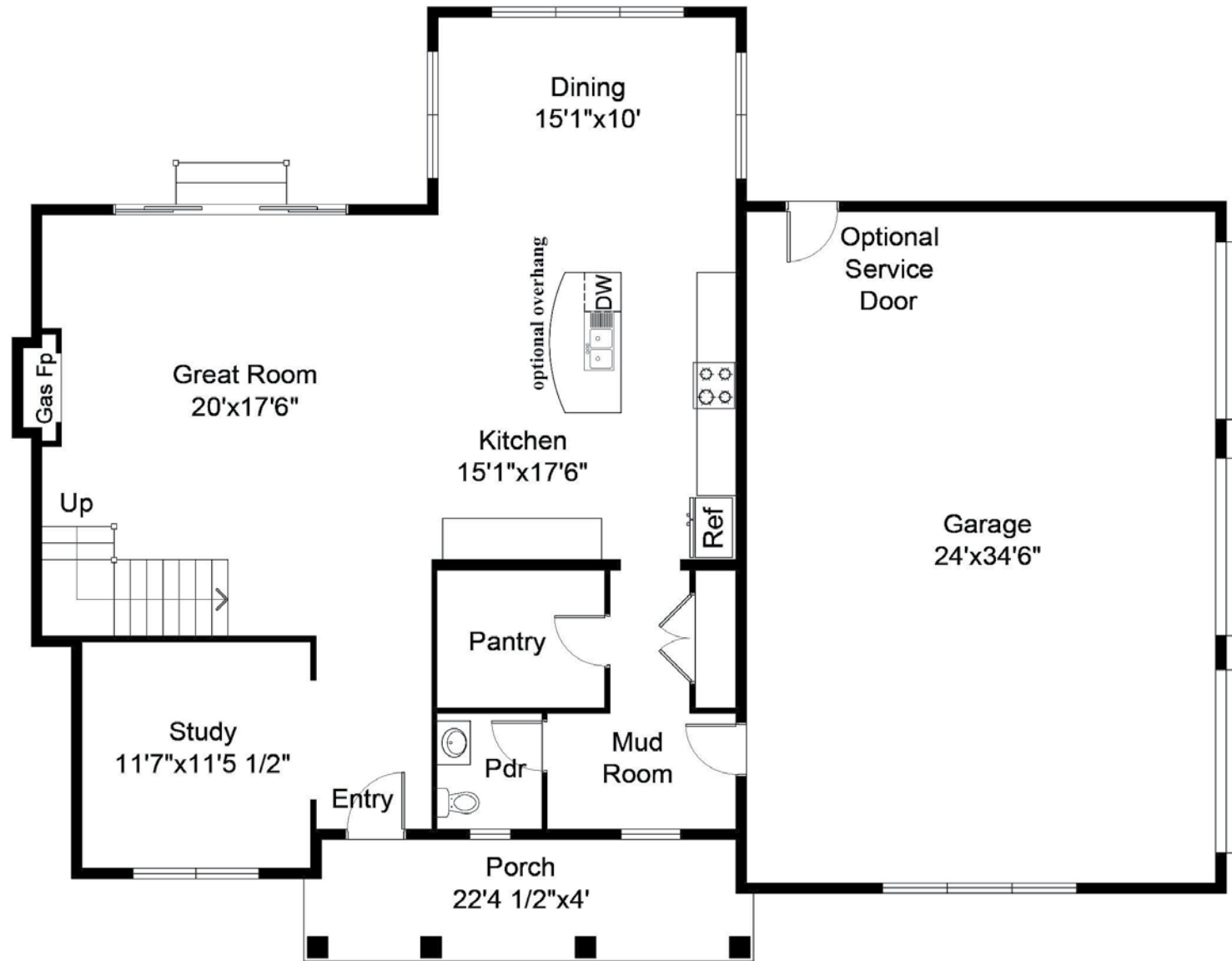
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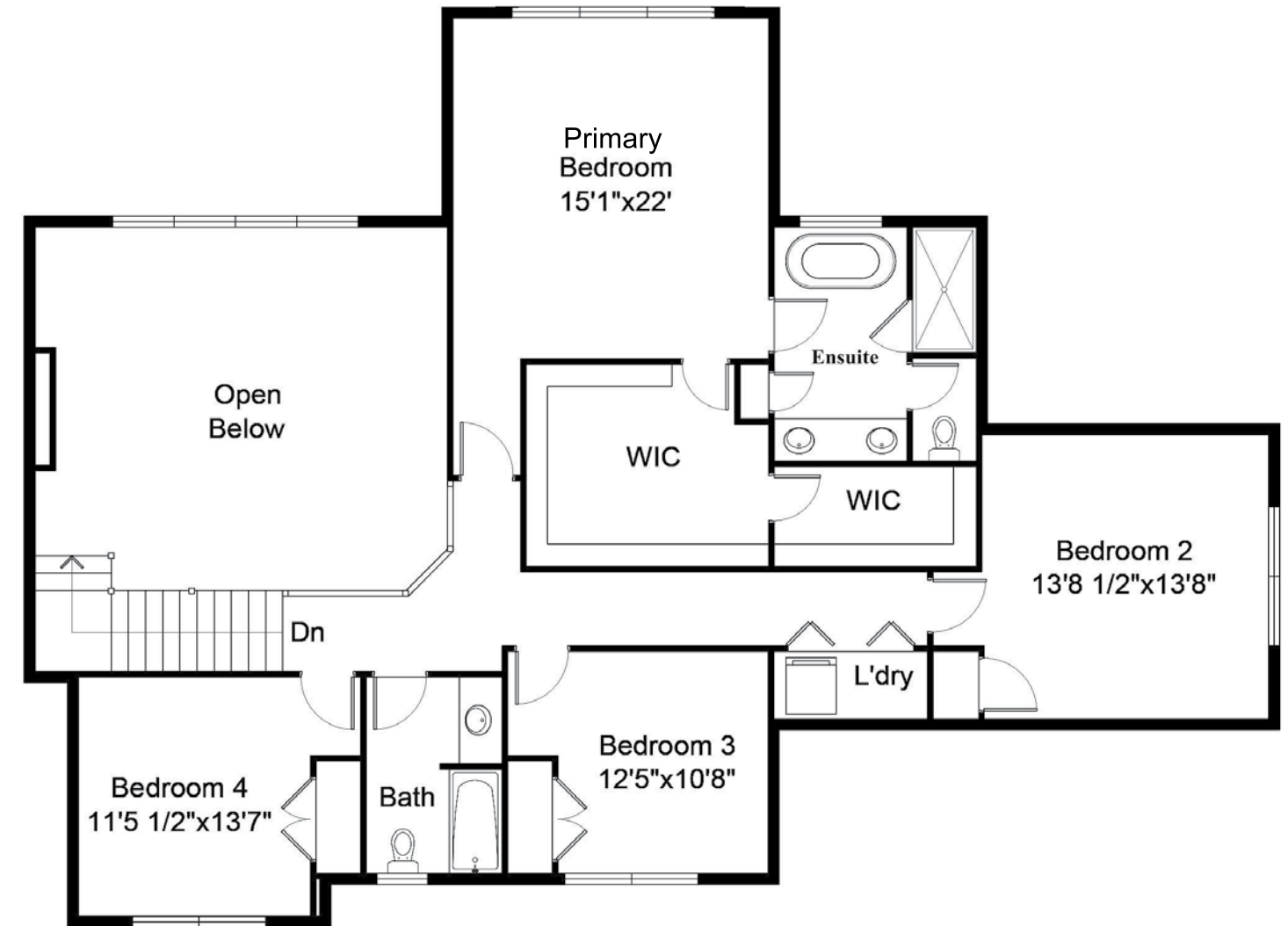


THE BIRCH

4 Bedrooms with Office | 2.5 Baths | 3 Car Garage | 2,635 Sq Ft



FIRST FLOOR PLAN



SECOND FLOOR PLAN



THE HEMLOCK

3 Bedrooms with Office | 2.5 Baths | 2 Car Garage | 2,686 Sq Ft



FEATURING

Artist Rendering, options shown

- Open Concept Main Living Area
- First Floor Study/Guest Room
- Mud Room
- Primary Suite with Walk-in Closets
- Second Floor Laundry Room
- Walk-in Closets in Secondary Bedrooms

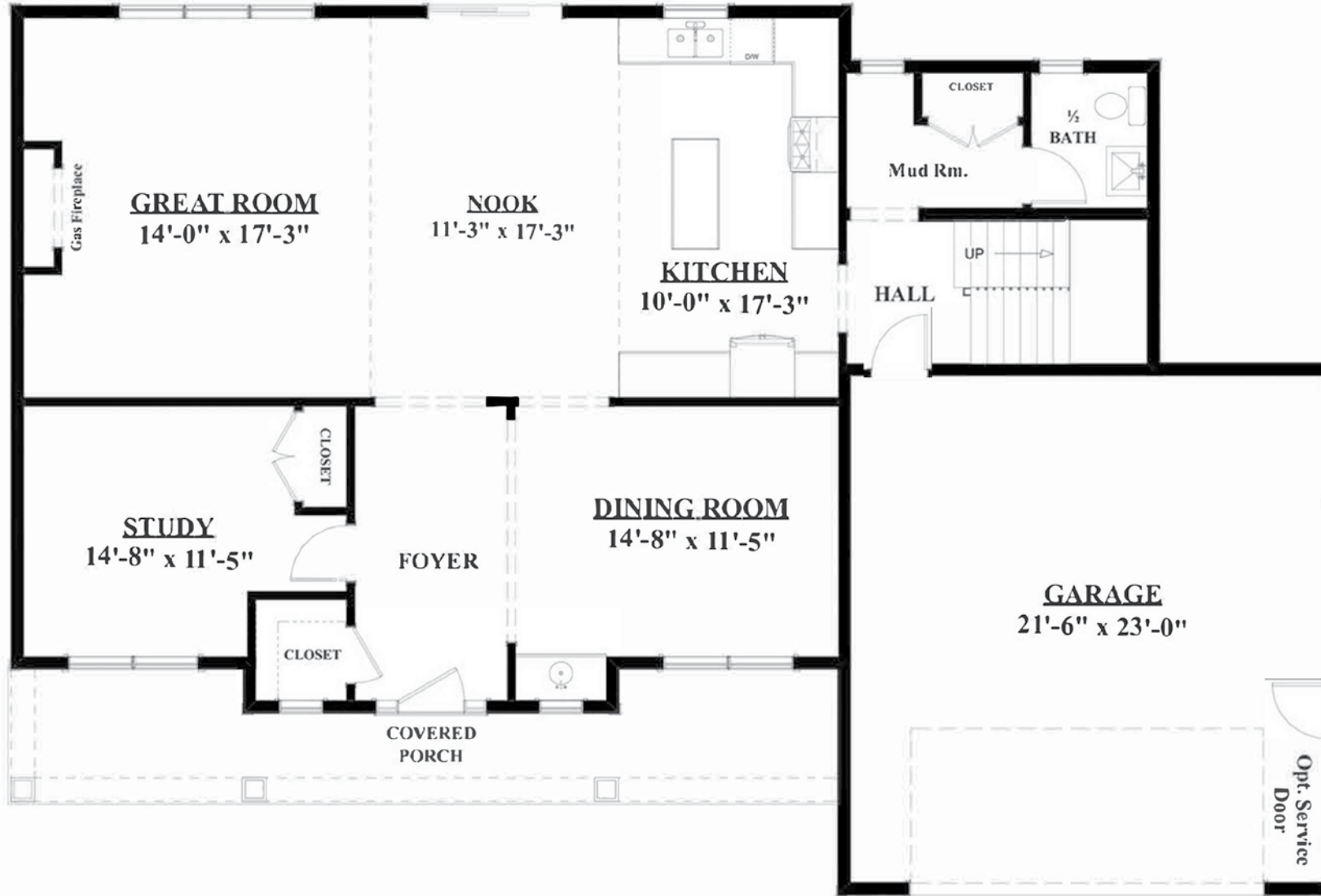


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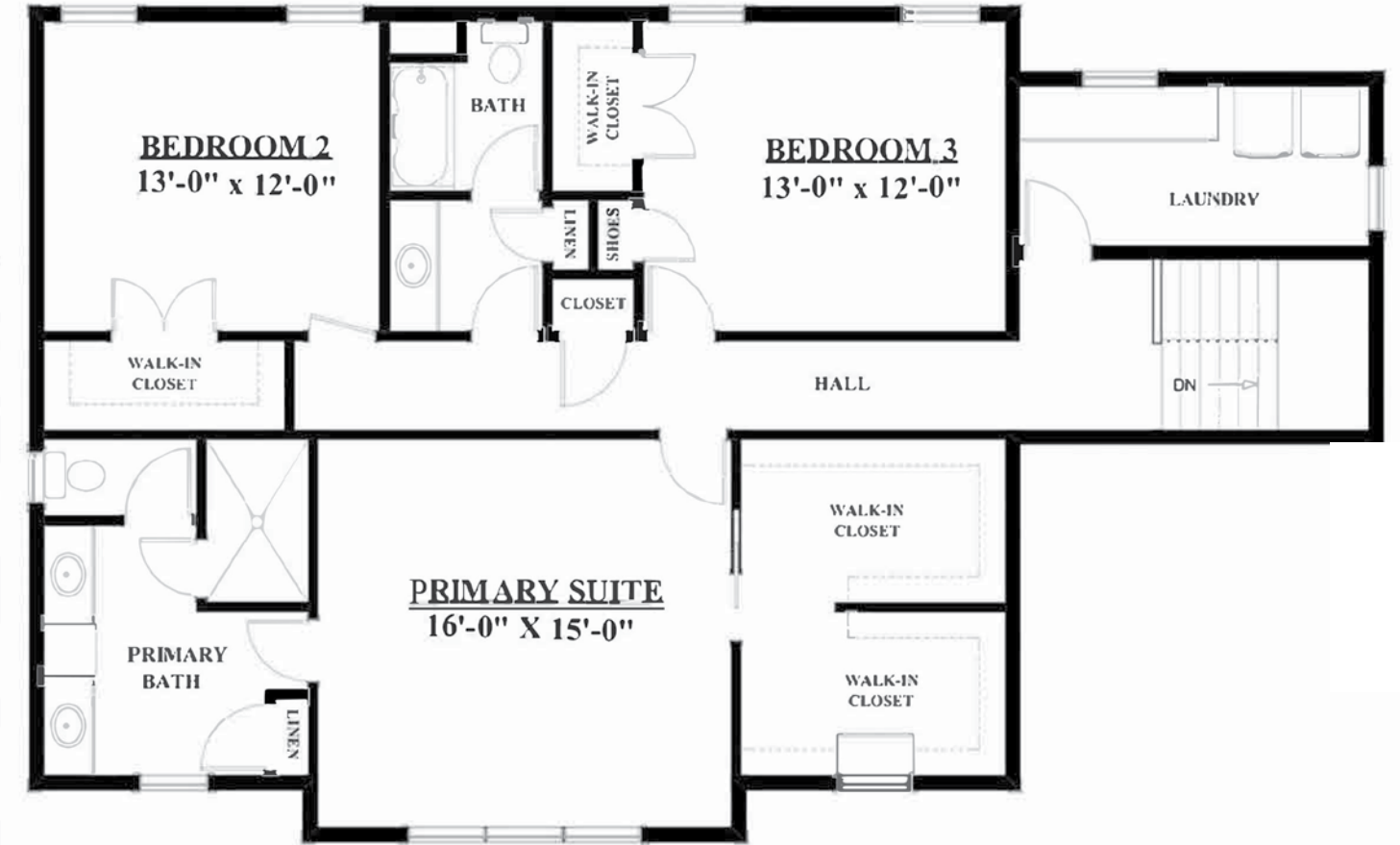
THE HEMLOCK

3 Bedrooms with Office | 2.5 Baths | 2 Car Garage | 2,686 Sq Ft



FIRST FLOOR PLAN

1373 sq ft



SECOND FLOOR PLAN

1313 sq ft



EDGEWOOD
Estates

THE REDWOOD

4 Bedrooms with Office | 2.5 Baths | 2 Car Garage | 2,990 Sq Ft



FEATURING

Artist Rendering, options shown

- First Floor Study
- Spacious Open Concept Layout
- Bonus First Floor Room
- Primary Suite with Walk-in Closet
- Second Floor Laundry Room
- Additional Walk-in Closets

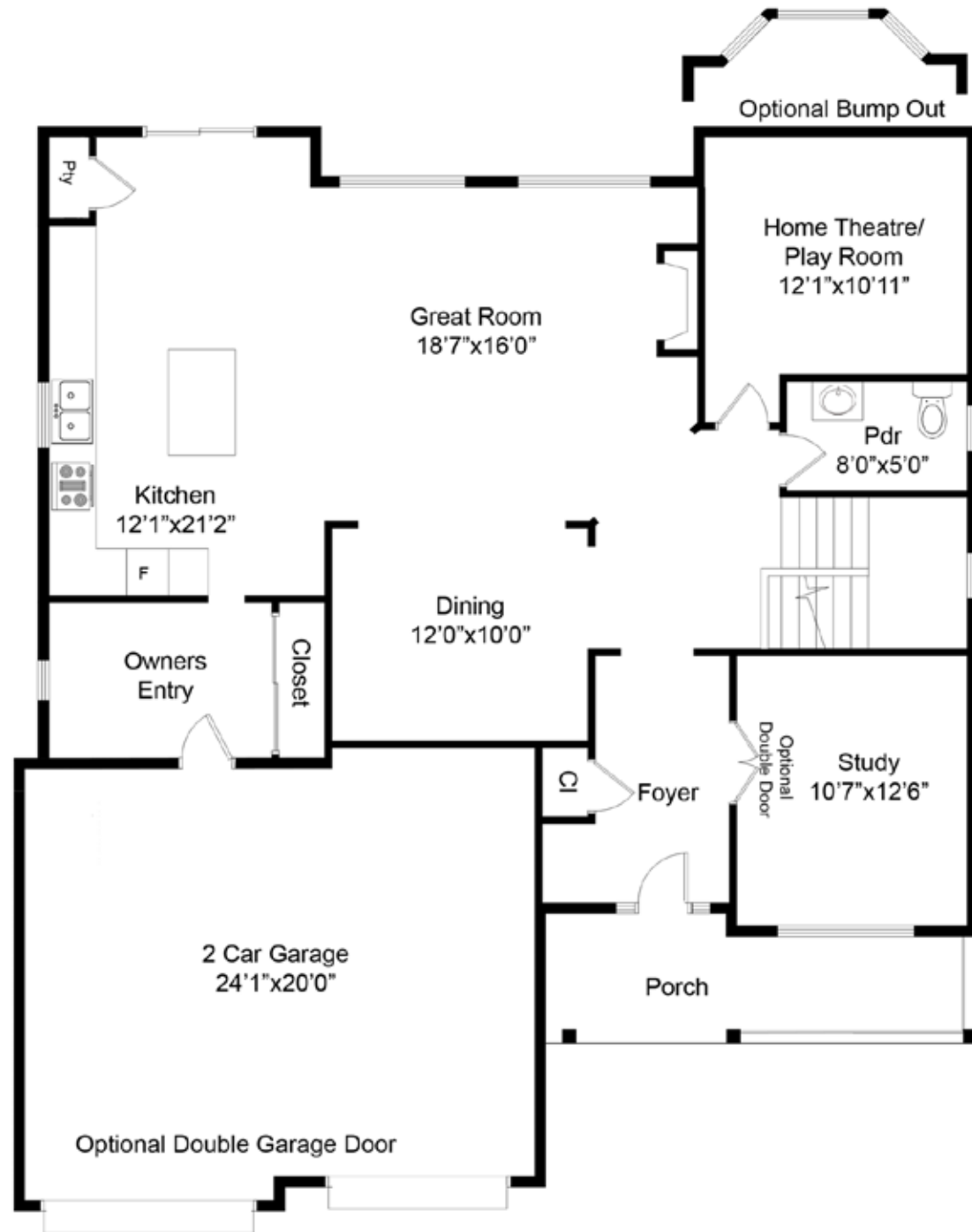


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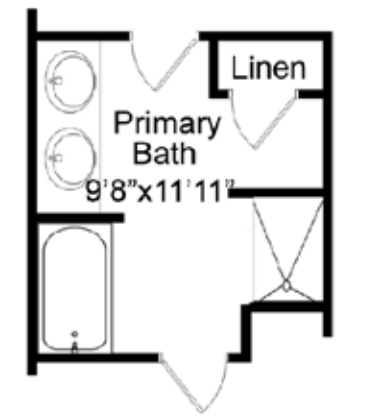


THE REDWOOD

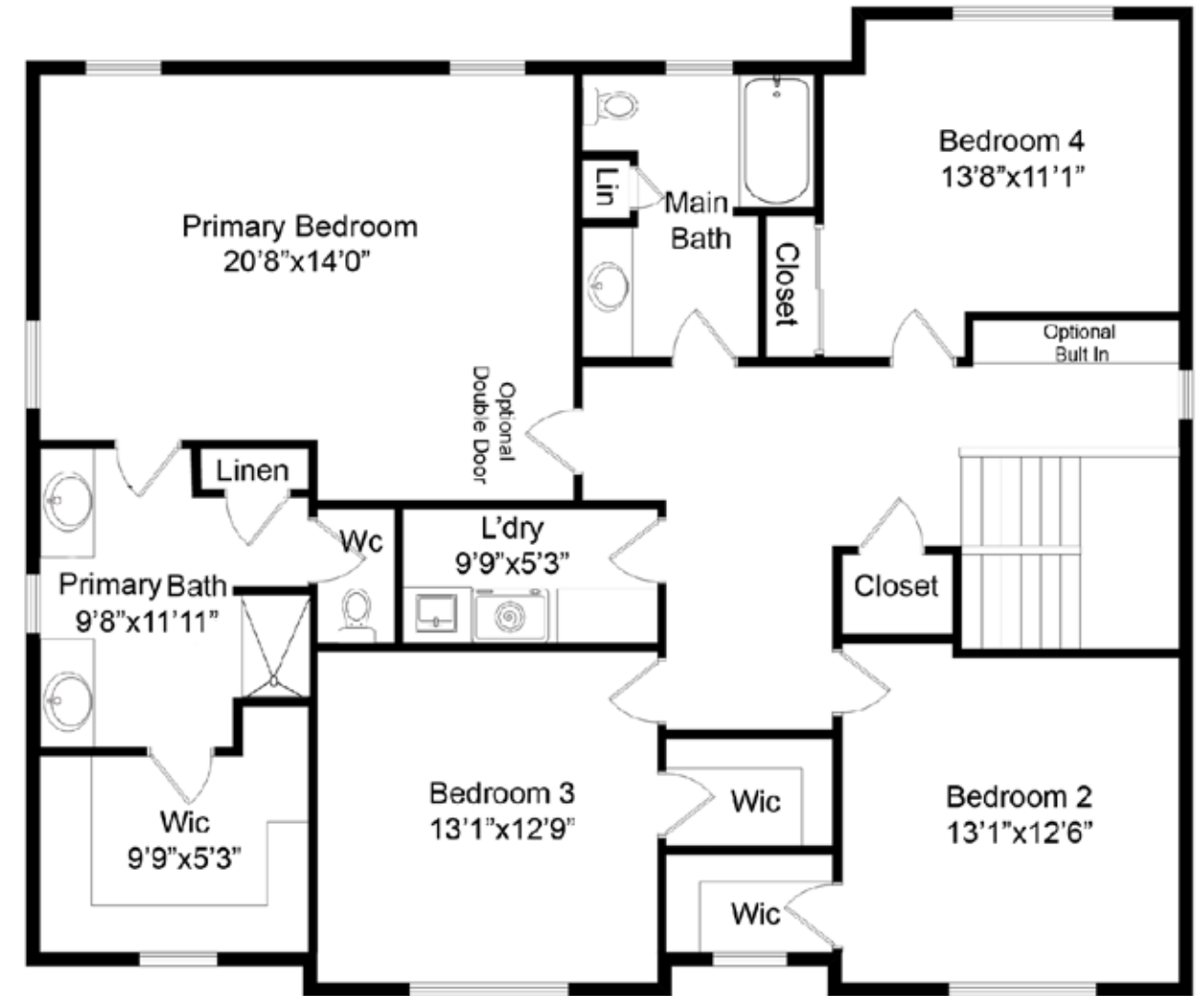
4 Bedrooms with Office | 2.5 Baths | 2 Car Garage | 2,990 Sq Ft



FIRST FLOOR PLAN

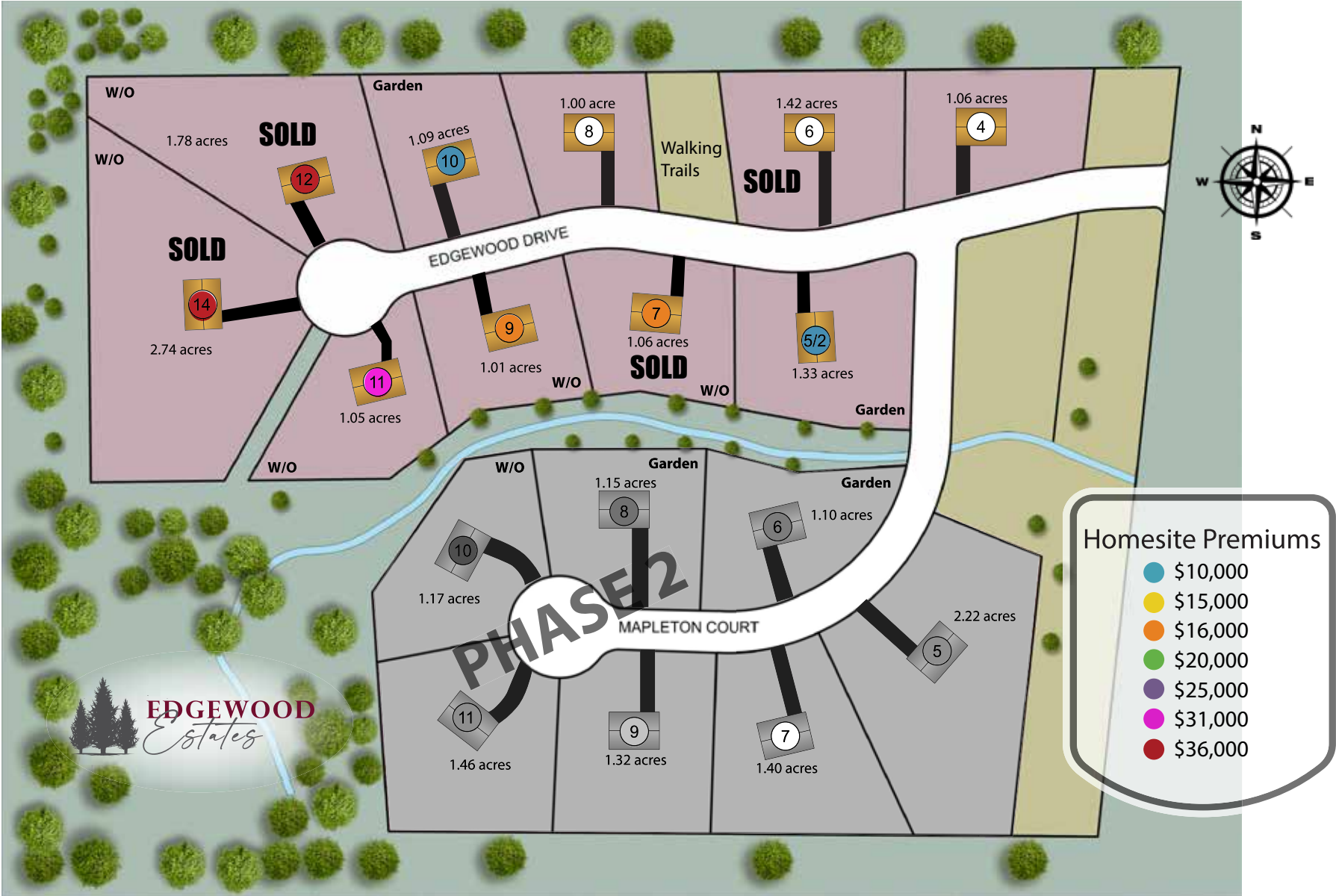


Optional Bathroom Layout



SECOND FLOOR PLAN

SITE MAP



Home site premium includes additional site improvement costs (i.e., Walk – Out and Garden View basements) A walk-out basement includes a 5’ sliding glass door with (1) approximate 3’x5’ window (based on plan). A garden view basement includes (2) 3’x3’ windows.

PRICING

MODELS	BEDROOMS	BATHS	SQ FT
RANCH			
The Primrose	3 with Study	2.5	2,283
The Rosewood	4 (Optional Study in place of 4th BR)	2.5	2,519
FIRST FLOOR MASTER			
The Balsam	4 with Study	3.5	2,990
2 STORY COLONIAL			
The Birch	4 with Study	2.5	2,635
The Hemlock	3 with Study	2.5	2,686
The Redwood	4 with Study	2.5	2,990

Contact
Christa for
pricing.

Create Your Dream Home: Custom Design with Your Comfort in Mind! *

Can't find the home of your dreams? No worries! Our expert Designer is here to help you bring your vision to life. Schedule an appointment today to collaborate on designing a stunning floor plan tailored to your unique needs and preferences. You'll have the opportunity to choose the perfect home site where we'll build your dream home from the ground up. Let us make your vision a reality!

*Final pricing will be available upon completion and approval of floor plan design. A Design Contract will be required and will reserve the home site of choice during the design process.

Prices are subject to change without notice. Rev 3.19.2024

INCLUDED FEATURES



EXTERIOR FEATURES

GAF Timberline HDZ High Definition Lifetime Shingles
Ice and water shield in all valleys and eaves
White gutters in all required locations (leaf guards optional)
Continuous ridge vent
Maintenance free exteriors including:
 Royal Residential vinyl siding from designer's selection
 Vinyl board and batten on front gables per plan
 Vinyl soffits and trim in white per plan
Smooth Masonite fiberglass craftsman style 3 lite front door, painted
Covered front and rear/side porches (per plan)
8" square columns on front porches
Two-car width garage with black top binder driveway (per plan)
16' overhead garage door with opener from designer's selection
Deluxe landscape package
Fine graded and hydro-seeded yard (front 25', sides up to 15' and 25' rear)
Front yard, multiple head irrigation system (as per lot)
Front walkway, pavers from designer selection
Light post with sensor
Two exterior water faucets

EFFICIENT KITCHEN

Merillat Classics 36" wall cabinet with crown molding from designer's selection
3'x5' Kitchen island (per plan)
1/2" HP continuous feed garbage disposal
Granite or quartz kitchen countertops from designer's selections
Delta Stainless Pull Down Faucet with single handle
Undermount stainless steel sink from designer's selection
Stainless steel appliances package credit (\$3,000) appliances by homebuyer directly
Waterline to the refrigerator

PRIMARY BATH

Merillat Classics cabinetry (per plan) from selection
Double bowl granite or quartz vanity top from designer's selection
Delta chrome faucet with double handles
Light/vent fan
Summit elongated smart height commode
5' shower with tiled walls, 1 corner shelf and fiberglass base from designer's selections
Chrome towel bars, paper holder & shower rod
Tile floor from designer's selections
Vanity mirror
5' semi-frameless glass shower door with chrome hardware from designer's selections

MAIN BATH

Merillat Classics cabinetry (per plan)
Single bowl granite or quartz vanity top, from selection
Delta chrome faucet with double handles
Light/vent fan
5' tub/shower with 15" apron
Summit round Mansfield commode
Chrome towel bars, paper holder & shower rod
Tile floor from designer's selection
Vanity mirror

The builder reserves the right to substitute materials of equal or better quality when necessary. Revised 11.14.23

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INCLUDED FEATURES

POWDER BATH (PER PLAN)

Edgemere pedestal sink
Delta chrome faucet with double handles
Edgemere elongated and smart height commode
Chrome towel bar & paper holder
Tile floor from designer's selection
Vanity mirror

INTERIOR APPOINTMENTS

9' first floor ceilings
Interior design services to suit your style
Direct vent gas fireplace with mantle, tile surround from designer's selection
2 1/4" solid pre-finished hardwood, engineered hardwood or luxury vinyl plank floor from designer's selection: in kitchen, dinette, dining room and foyer (per plan)
Luxury vinyl plank tile floors in laundry/mudroom from designer's selection
Scotchgard Stain-Resistant carpet in all other areas including living room, great room, study, all bedrooms and second floor hallway
Carpeted pine stairs to second floor with craftsman style natural oak post, handrail and painted white square balusters on first floor
Masonite interior doors from builder's selection
Colonial trim: 3.25" casing & 5.5" baseboard
Choice of Sherwin Williams Crushed Ice or White Duck paint on walls and ceiling with semi-gloss white trim
Washer/Dryer hookups
Vinyl Coated Wire, Continuous Slide Shelving
Delaney door hardware or equal-satin nickel

LIGHTING AND ELECTRICAL

200 AMP electrical service with circuit breakers
2 telephone & 2 cable outlets/ doorbell & chime
Light fixture package from designer's selection with multiple finish options
One overhead switched ceiling light in all bedrooms from designer's selection
Smoke & carbon monoxide detectors, per building code
Exterior lights at all exterior doors (per plan)
Two exterior GFI outlets with one outlet in garage
Porcelain light fixtures in garage & basement per code



ENERGY EFFICIENT SYSTEMS

High efficiency 95% AFUE Lennox gas furnace with humidifier
Central air conditioning
Silverline Low-E Argon filled single hung vinyl windows with screens, colonial grilles - front elevation
R-21 insulation on exterior walls
R-38 insulation in ceilings with proper vents
R-13 insulated basement stud walls
Vent-a-Ridge on roof with soffit vents
Passive radon system
Direct vent high energy efficient 50-gal. gas water heater
Water-saving plumbing fixtures
RWC 10 YEAR INSURANCE BACKED WARRANTY IS IMPLEMENTED

YOUR LOCAL COMMUNITY

Public Water & Sewer - Gravity
Natural Gas

Shenendehowa Central School District - within 2 miles
Orenda Elementary School, Acadia Middle School

Shopping & Restaurants - within 5 miles

Clifton Commons: Parks, Recreation, Sports Facilities within 2 Miles

Downtown Saratoga Springs & The historic Saratoga Race Course - 20 Minutes

Downtown Albany - 30 Minutes

State of the Art Hospitals (3) - within 30 Minutes

Rensselaer Amtrak Train Station - 30 Minutes

Albany International Airport - 30 Minutes

Adirondacks - less than 1 hour

Deed Restrictions: Community guidelines available to protect the aesthetic nature of our neighborhood.