



Trojanski Custom Builders is a premier builder in Saratoga Springs, New York. Dave Trojanski has been building exceptional homes throughout the Capital Region since 1998.

Dave and the entire Trojanski Custom Builder's team share a commitment to the foundational principles that have made them stand out among other builders. Quality construction, commitment to exceptional customer service, and relationships built on integrity are the building blocks that have shaped their vision and driven their success.

From start to finish, the Trojanski Custom Builder's Team of highly qualified professionals provide homebuyers with the best value for their investment. The company's custom building program was developed and designed to guide customers through the challenging process, utilizing a step by step approach. The program provides an organized and efficient system to assure clients of successfully achieving their new home dreams.



Sarah Trojanski, CSP
Licensed RE Salesperson
c: 518.616.8428





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www.GrandeHighlands.com



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INCLUDED FEATURES

HOMESITE FEATURES

- Professional landscaping from designs provided *
- **In-ground sprinklers (20) installed or per location**
- Hydro-seeded lawns
- **Gravel base driveway with binder base coat**
- Paver walkway from front door to driveway

IMPRESSIVE EXTERIOR FEATURES

- Custom design
- 30 Year CertainTeed Landmark architectural shingles
- Seamless gutters to grade installed
- Vinyl Siding **.046 gauge panel**, Mastic by Ply Gem
- MiraTEC Frieze boards & trim around windows
- Multiple gables on front, vinyl shakes in gables, per plan
- Stepped fascia detail in all gables
- Front columns custom built, per plan
- Louvered shutters
- Concrete front porch with vinyl soffit ceiling
- Anderson 200 series low-E top & bottom glass, grills between the glass on all elevations (full screens) (tilt-in for easy cleaning)
- ThermaTru fiberglass front door: stainable woodgrain
- Side access door, ThermaTru fiberglass painted, per plan
- 9x8 or 16x8 insulated overhead door (plan design with glass & 1/2 HP opener) 2 remotes & wireless keypad

BUILDING SPECIFICATIONS

- **Truss joist, engineered floor joist 16" on center 11 7/8"**
- **Steel I Beam**
- 9' or 10' first floor wall height, per plan
- Cement filled support columns in basement
- **3/4" Edge Gold tongue & groove subfloor sheathing**
- 2x6 exterior walls 16" on center (premium)
- Timberstrand studs behind all cabinet areas
- **All studs to be premium grade lumber**
- Engineered roof truss combined w/ custom rafter framing

ELECTRICAL

- \$6000 lighting fixture allowance
- 200 AMP service
- **LED recessed lights: kitchen, hallway**
- Outlets and switching per code
- (1) Phone outlet, (3) Cat 6
- Smoke & carbon monoxide detectors, per code
- Switched outlet in each bedroom
- Prewire for security system

PLUMBING

- 75 gallon direct-vent hot water heater
- PEX piping throughout
- (2) frost free hose bibs

HEATING & COOLING

- **Amana 96% efficient furnace**
- Amana 13 SEER central air conditioner
- Aprilaire 600 humidifier
- 2-zone with 2 programmable thermostats located on 1st & 2nd floor
- (2) supplies cut-in main supply in basement
- All heat supplies to be damper controlled & identified

PAINTING

- Ceilings: white
- Walls: choice of 1 Sherwin Williams color from builders "whites and lights" selection, flat finish
- Wood trim & doors: choice of 1 Sherwin Williams color from builders "whites and lights" selection, semi-gloss (2 coats)

* please ask site coordinator for \$ allowance

All information is believed to be accurate at the time of publication. The builder reserves the right to substitute materials of equal or better quality when necessary and make revisions without notice or obligation.



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INCLUDED FEATURES

KITCHEN FEATURES

- 42" upper cabinets with crown molding, dove-tail drawers, soft close doors & drawers from builder's Diamond selection
- Wood stained or painted finish from builders selection
- Stainless steel undermount sink, from builders selection (6)
- Granite countertops from builder's selection with 4" backsplash and pencil edge
- Pull down American Standard faucet
- Stainless steel appliance package:
 - * due to availability, may substitute for model of equal value
 - GE Profile 30" free standing gas range
 - 36" wall range hood, externally vented (Zephyr)
 - GE Profile microwave
 - GE Profile integrated dishwasher
 - GE Profile side-by-side refrigerator
 - 1/2 HP Garbage disposal

MASTER BATH

- Custom tile base and shower w/ granite curb & seat
- Custom glass enclosure (semi-frameless)
- 34" vanities w/ granite top & 2 undermount sinks
- Fiberglass soaker tub, per plan (free standing w/ deck mount faucets)
- American Standard elongated toilet w/ soft close seat
- American Standard faucet wide spread and shower trim, chrome or brushed nickel (Delancey)
- Toilet paper holder & towel bars (2)
- Linen closet with 4 wire shelves

MAIN BATH

- 34" high vanity with single lavatory
- Granite or quartz per builder's premium selection
- Cast iron or acrylic tub with tile surround *
- American Standard elongated toilet w/ soft close seat
- American Standard wide spread faucet and shower trim, chrome or brushed nickel (Delancey)
- Toilet paper holder & towel bar
- 42" high mirror with single light fixture
- Fan/light combo vented to exterior

POWDER BATH

- American Standard pedestal sink (town square)
- American Standard comfort height 2-piece elongated toilet
- American Standard wide spread faucet, chrome or brushed nickel
- Toilet paper holder & towel ring
- Fan vented to exterior
- Oval mirror with light fixture above

LAUNDRY

- Washer hookup with protective pan and drain (2nd floor)
- Electrical hookup for dryer
- Utility sink & American Standard chrome faucet, per plan

FLOORING

- Hardwood, per plan in great room, kitchen, study, foyer, powder bath and dining room (if on plan)
- Carpet in all bedrooms & upper hallway from standard selection with 8 lb rebond pad
- Tile in master & main bath, mudroom & laundry *

INTERIOR APPOINTMENTS

- 42" direct-vent gas fireplace with flush hearth, wood mantle and granite surround or equal
- Interior doors – choice of raised 2-4-6 panel masonite doors, smooth finish (solid core)
- **Double entry glass french doors, per plan (painted)**
- All door hardware by Kwikset in choice of satin nickel, antique nickel, venetian bronze, antique brass or polished brass, from builders selection
- 3.5" Colonial casing & 5.25" speed base
- Square steps to 2nd floor with **oak treads & carpet runner, open risers, (per plan) Painted risers & stringers, oak hand rail & painted spindles, per plan**
- Box post w/ square balusters, treads: stained or natural
- Boxed, closed steps to basement w/ carpet grade steps & handrail

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BASEMENT

- 9' foundation walls (poured concrete) with steel reinforcement, per plan
- (2) Ventilation window, double panel with screens
- (1) 4'x5' Pella Egress slider window
- 4" concrete floor
- Drain pipe on interior & exterior of foundation to designated drain area

ENERGY EFFICIENCY

- Truss heels for consistent R-value insulation to eaves
- Foam sealant around all windows, doors, exterior penetration and exterior outlets
- Duct sealing for extra comfort to each room
- **HR & spray foam behind tile areas common w/ outside walls**
- Perimeter sealing of the wall plate where it meets the floor on exterior walls
- R-21 exterior walls
- R-49 ceilings, R-30 where R-38 may not be able to work (vaulted/cathedral ceilings...)
- Energy Star inspection by independent rater and testing at completion of house

GARAGE

- Sheetrocked. 3 coats of compound, sanded, paint ready
- Service door, per plan
- (3) GFI Outlets

BUILDER'S SERVICES

- New Home Orientation, prior to closing
- Home Builder Warranty
- 10 hours with interior designer, plus full use of our in-house design team to assist with selections

COMMUNITY FEATURES

- Saratoga Springs School District
- Saratoga Springs mailing address
- Walking trails connected to the community
- Natural gas | Public water | Septic
- Underground utilities



THE STERLING ADVANTAGE

Your Local Real Estate Professionals - Real Estate services offered by Sterling Real Estate Group.



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