

Welcome to Hunter — Court —



Rendering shown with options

WELCOME TO HUNTER COURT

Discover the perfect blend of tranquility and convenience at our new home community in Milton, NY. Embrace the serenity of spacious homesites, each exceeding half an acre, nestled with treed privacy. Located just a short drive from downtown Saratoga Springs, residents enjoy the best of both worlds—a peaceful suburban retreat and easy access to the vibrant city center. Our quality-built, craftsman-style homes seamlessly integrate with the natural surroundings.

FEATURES

- 27 Homesite Community on a Private cul-de-sac
- Minimum .5 Acre Homesites
- Ballston Spa School District
- Ranch, 1st Floor Primary, Colonial & Custom Floorplans
- Public Water & Sewer - Gravity
- Close to Many Conveniences - Shopping, Restaurants, Recreation, Saratoga Springs & More!

CHRISTA SWISTAK, CSP, SRS, SRES

Associate RE Broker

New Homes Sales Specialist

c: 518.859.5533



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REAL ESTATE GROUP
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THE EVERGREEN

3 Bedrooms
2 Baths
2 Car Garage
1,644 Sq Ft

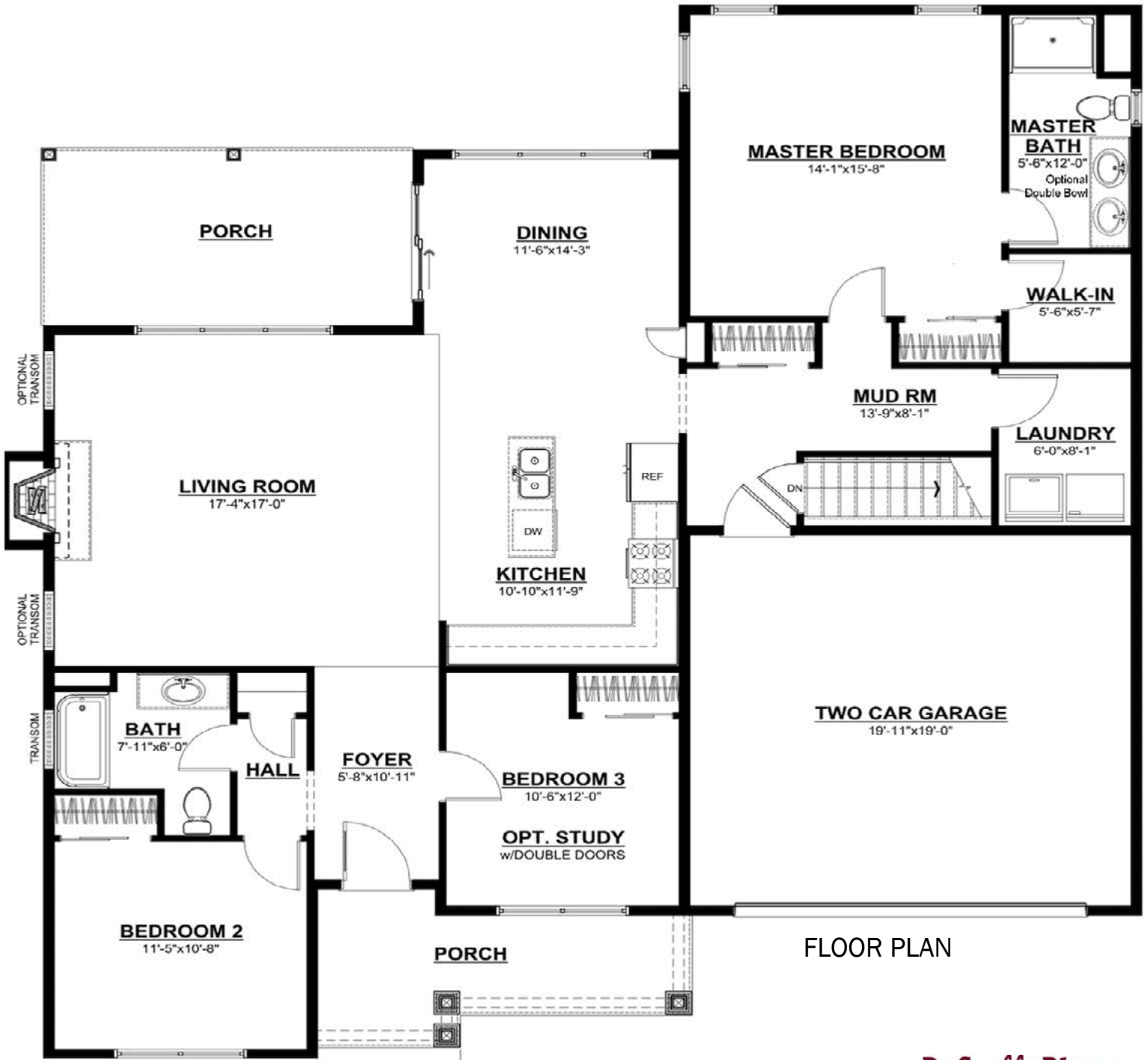


Artist Rendering, Options Shown

DeGraff-Bloom
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FLOOR PLAN



The plans and elevations on these pages are for illustrative purposes only. Floor plans, features, and kitchen designs may vary according to alternative styles selected or modifications to the plan and are subject to change without notice. All dimensions are to be considered approximate. Artist renderings may include options available at additional cost. Revised 11.30.23



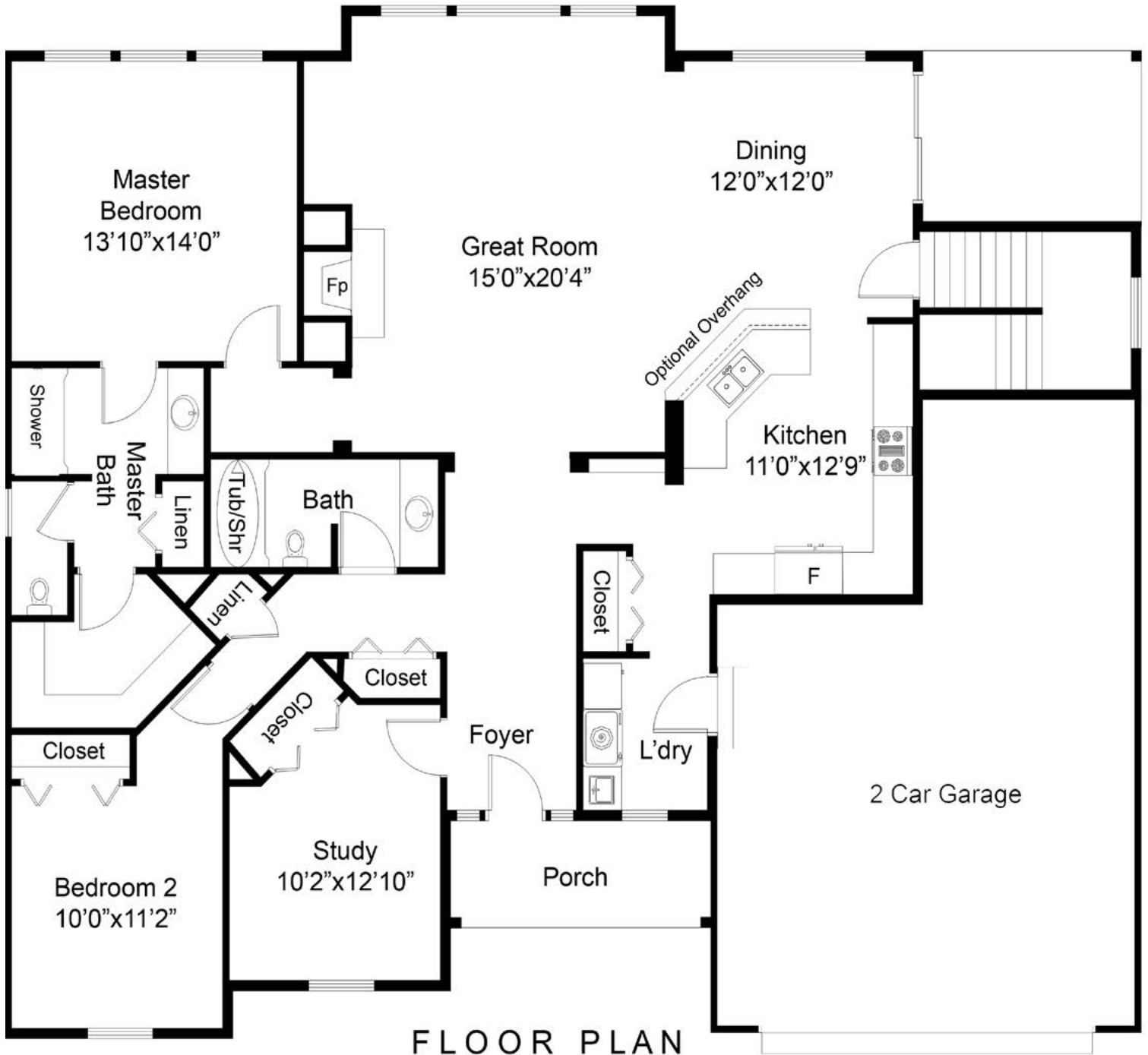
THE WALNUT

3 Bedroom
2 Baths
2 Car Garage
1,817 Sq Ft



Artist Rendering. Options Shown





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THE MAPLE

3 Bedrooms
2 Baths
2 Car Garage
1,995 Sq Ft

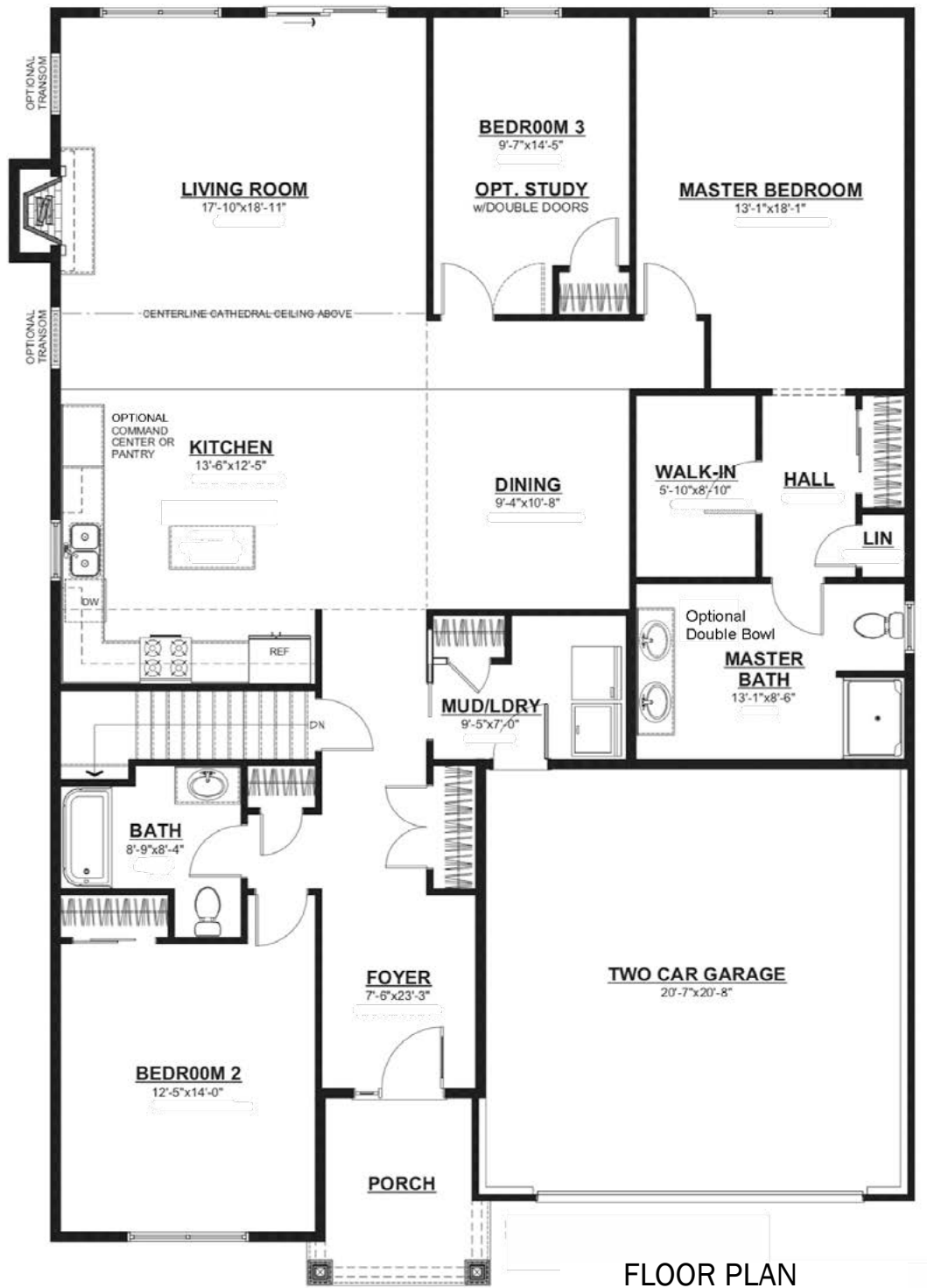


Artist Rendering, Options Shown



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THE PRIMROSE

3 Bedrooms with Study

2.5 Baths

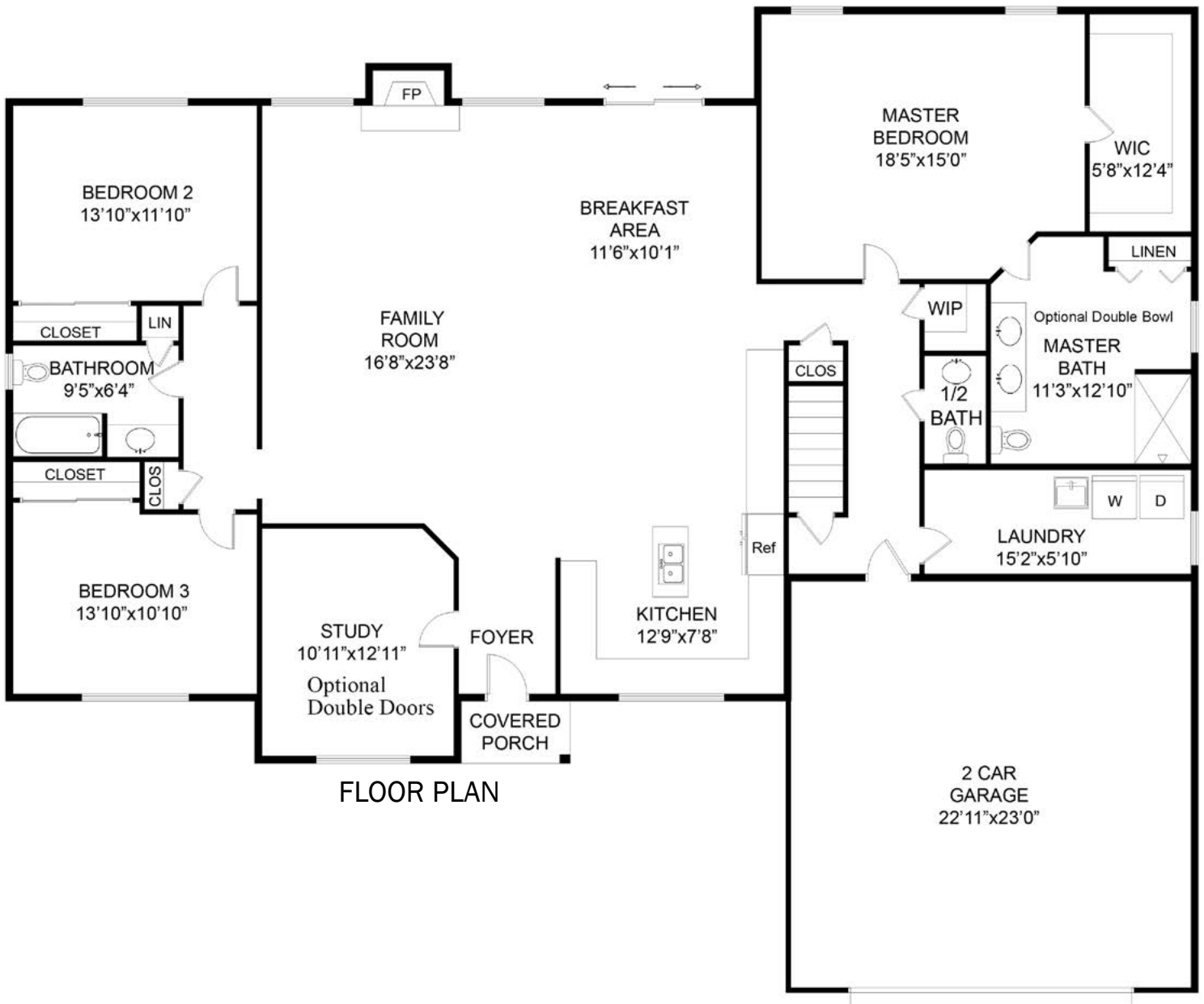
2 Car Garage

2,283 Sq Ft



Artist Rendering. Options Shown





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THE LAUREL

3 Bedrooms with Study | 2.5 Baths

2 Car Garage | 1,843 Sq Ft





FIRST FLOOR



SECOND FLOOR

THE HOLLY

3 Bedrooms | 2.5 Baths
2 Car Garage | 1,942 Sq Ft



Artist Rendering, Options Shown



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FIRST FLOOR



SECOND FLOOR

THE MAGNOLIA

4 Bedrooms | 2.5 Baths
2 Car Garage | 2,545 Sq Ft

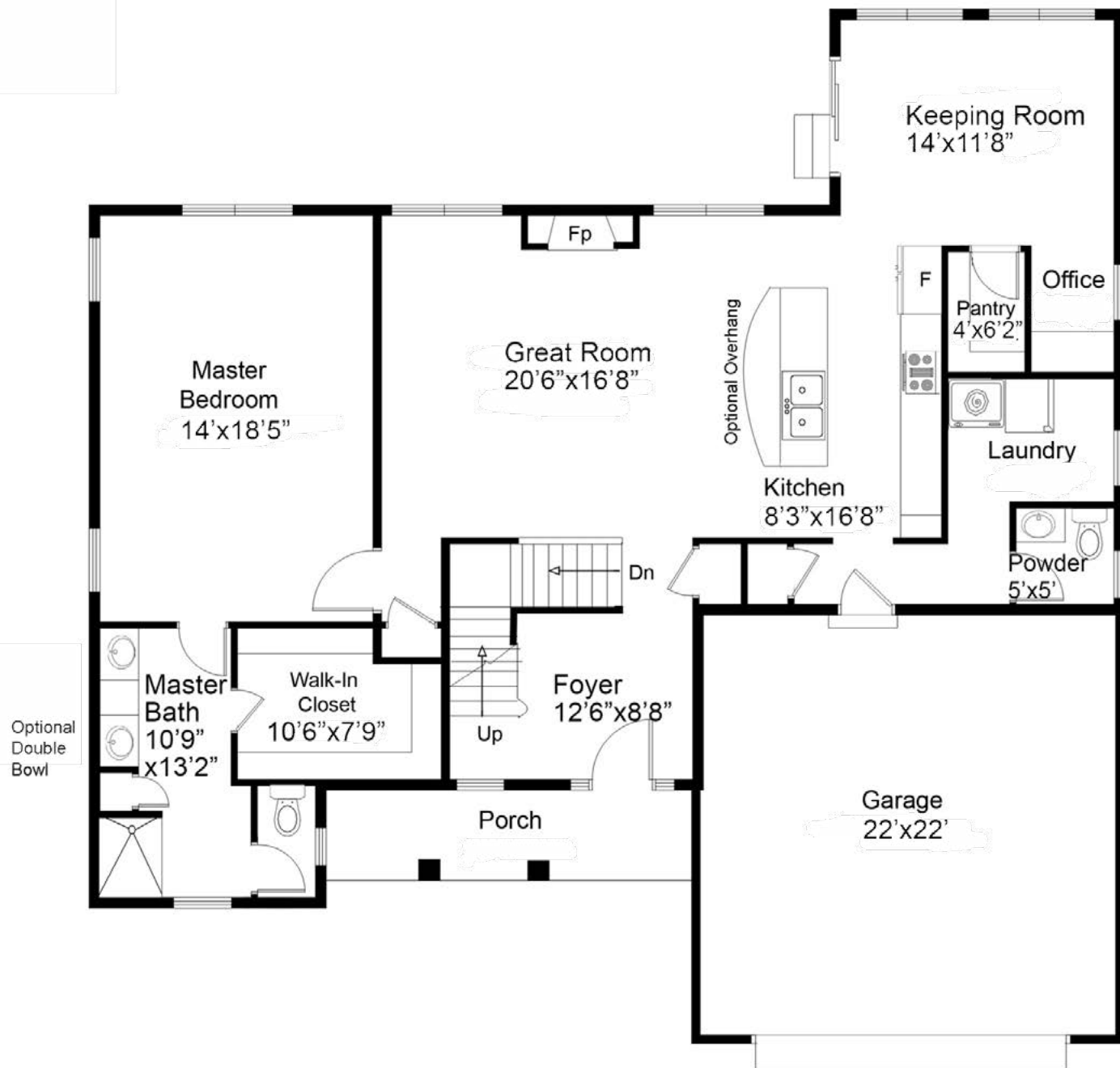


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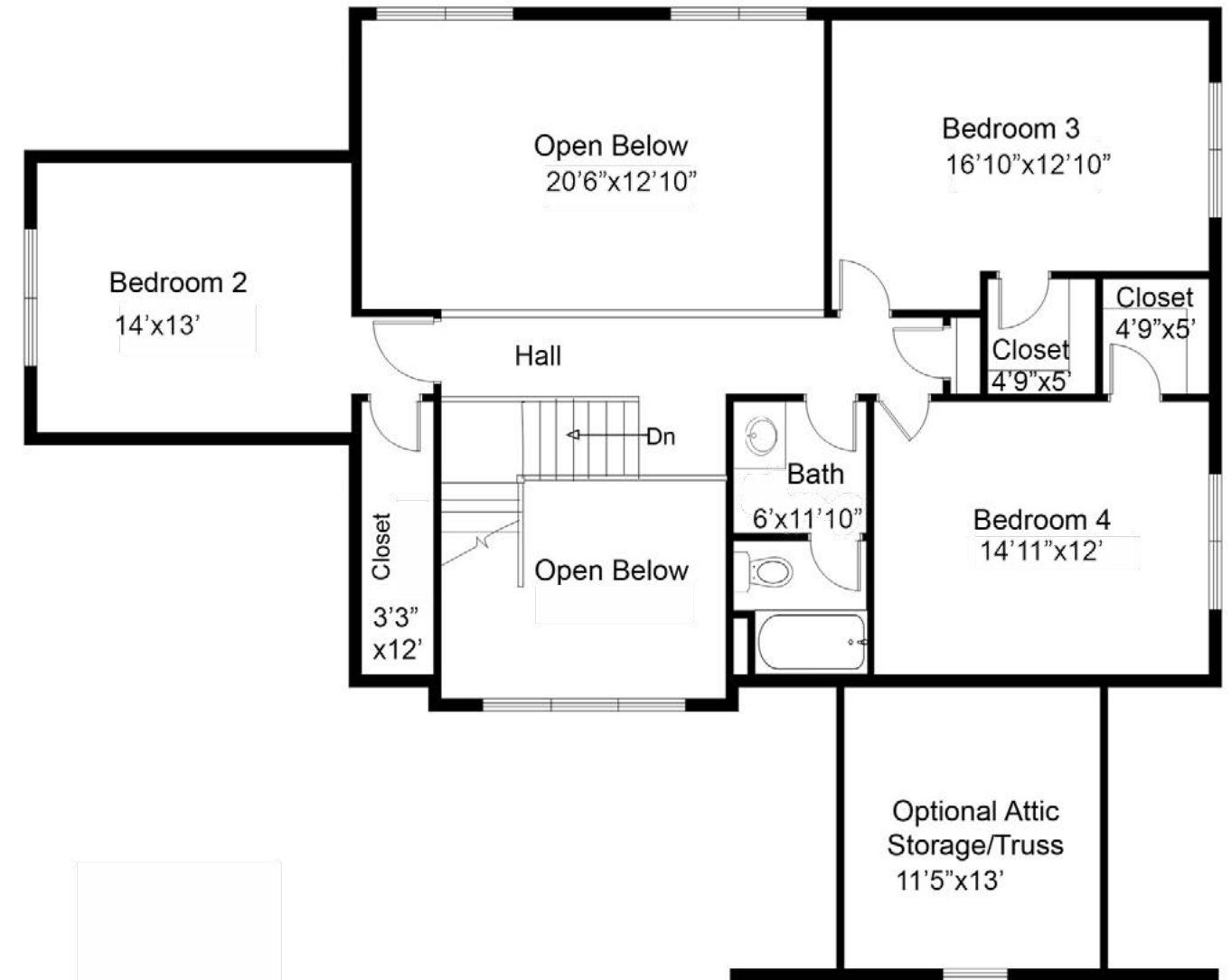


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FIRST FLOOR



SECOND FLOOR

THE IVY

3 Bedrooms with Study | 2.5 Baths

2 Car Garage | 2,059 Sq Ft

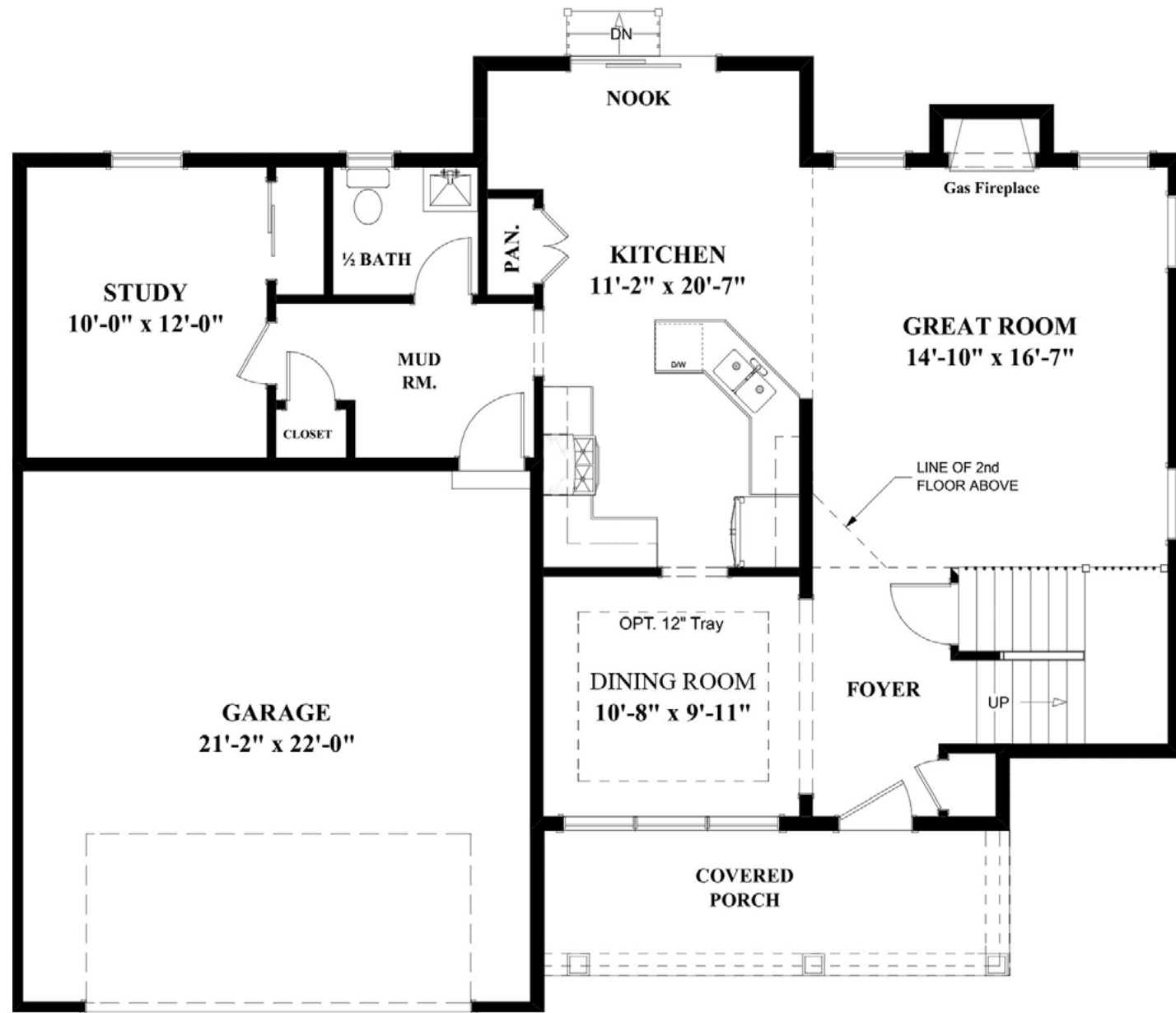


Artist Rendering, Options Shown



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FIRST FLOOR PLAN



SECOND FLOOR PLAN

993 Square Feet
(Opt. Sitting Room Adds - 104 Sq. Ft)

THE BEECH

3 Bedrooms with Study | 2.5 Baths

2 Car Garage | 2,027 Sq Ft

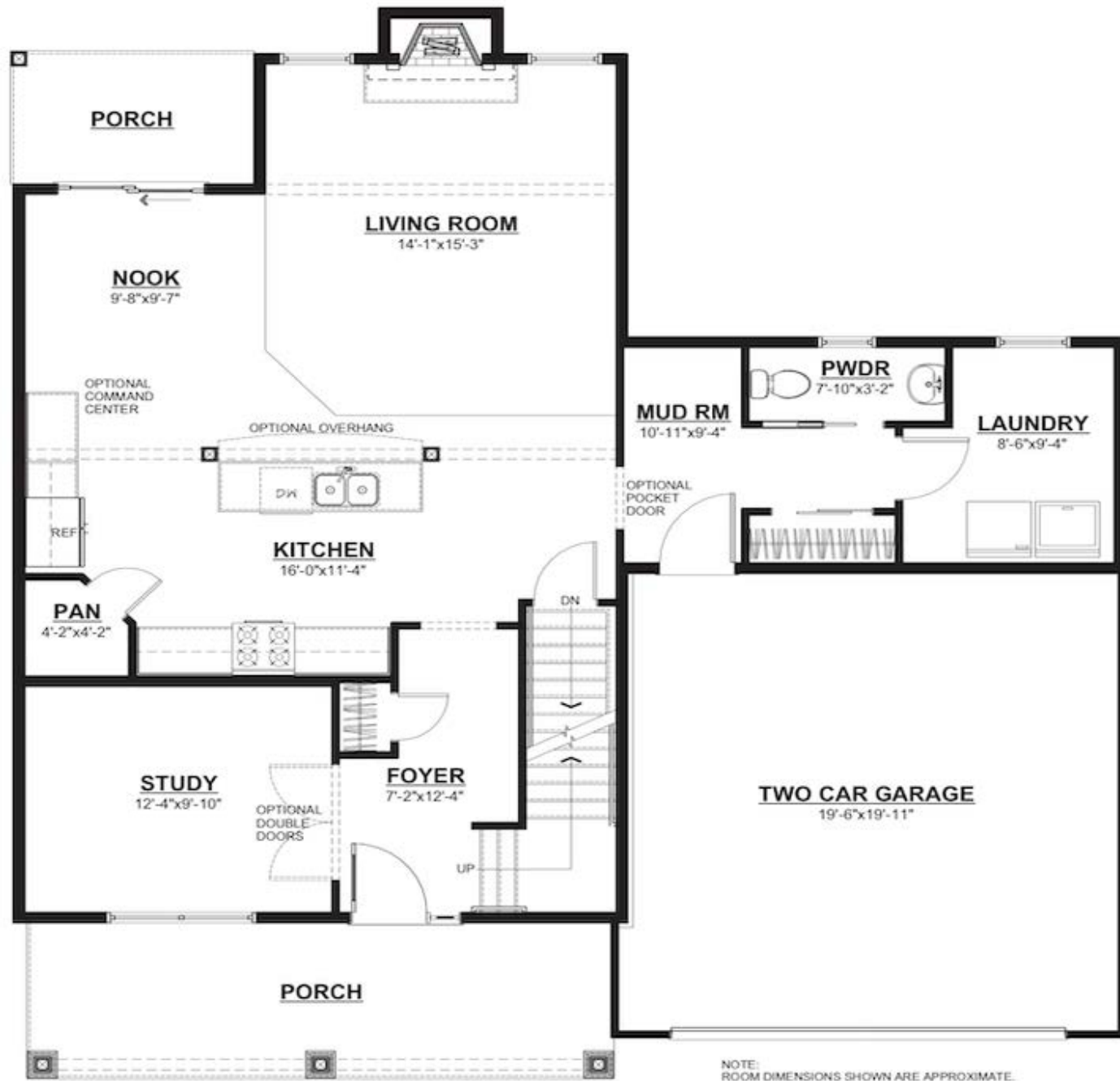


Artist Rendering, Options Shown



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FIRST FLOOR

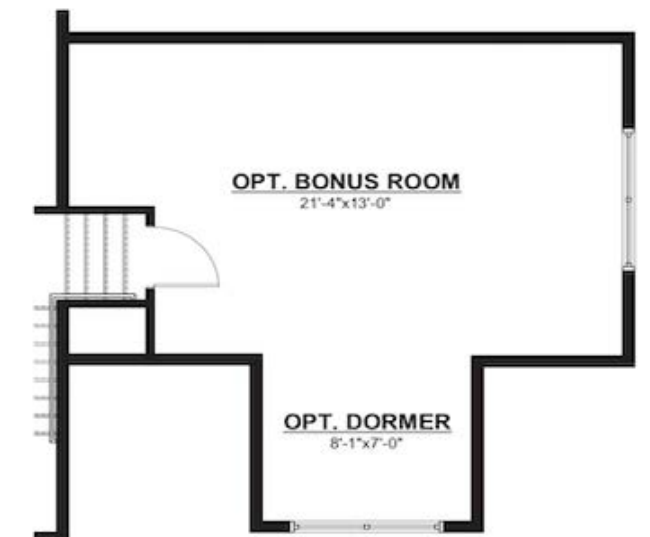
NOTE: ROOM DIMENSIONS SHOWN ARE APPROXIMATE.



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OPTIONAL UPSTAIRS LAUNDRY



OPT. BONUS ROOM & OPT. DORMER

SECOND FLOOR

THE TEAKWOOD

4 Bedrooms with Study | 2.5 Baths

2 Car Garage | 2,132 Sq Ft

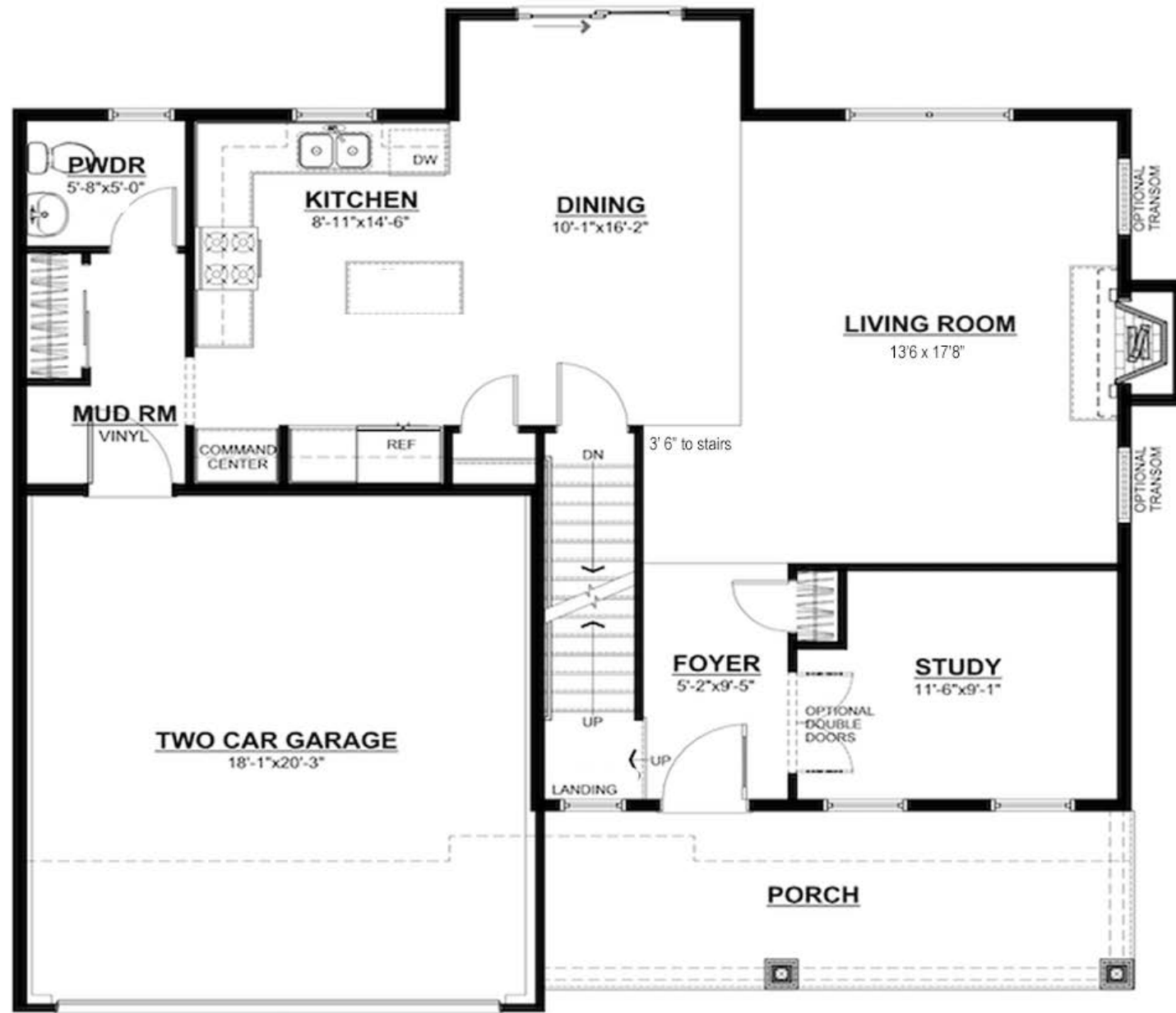


Artist Rendering, Options Shown

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FIRST FLOOR



SECOND FLOOR

THE ASPEN

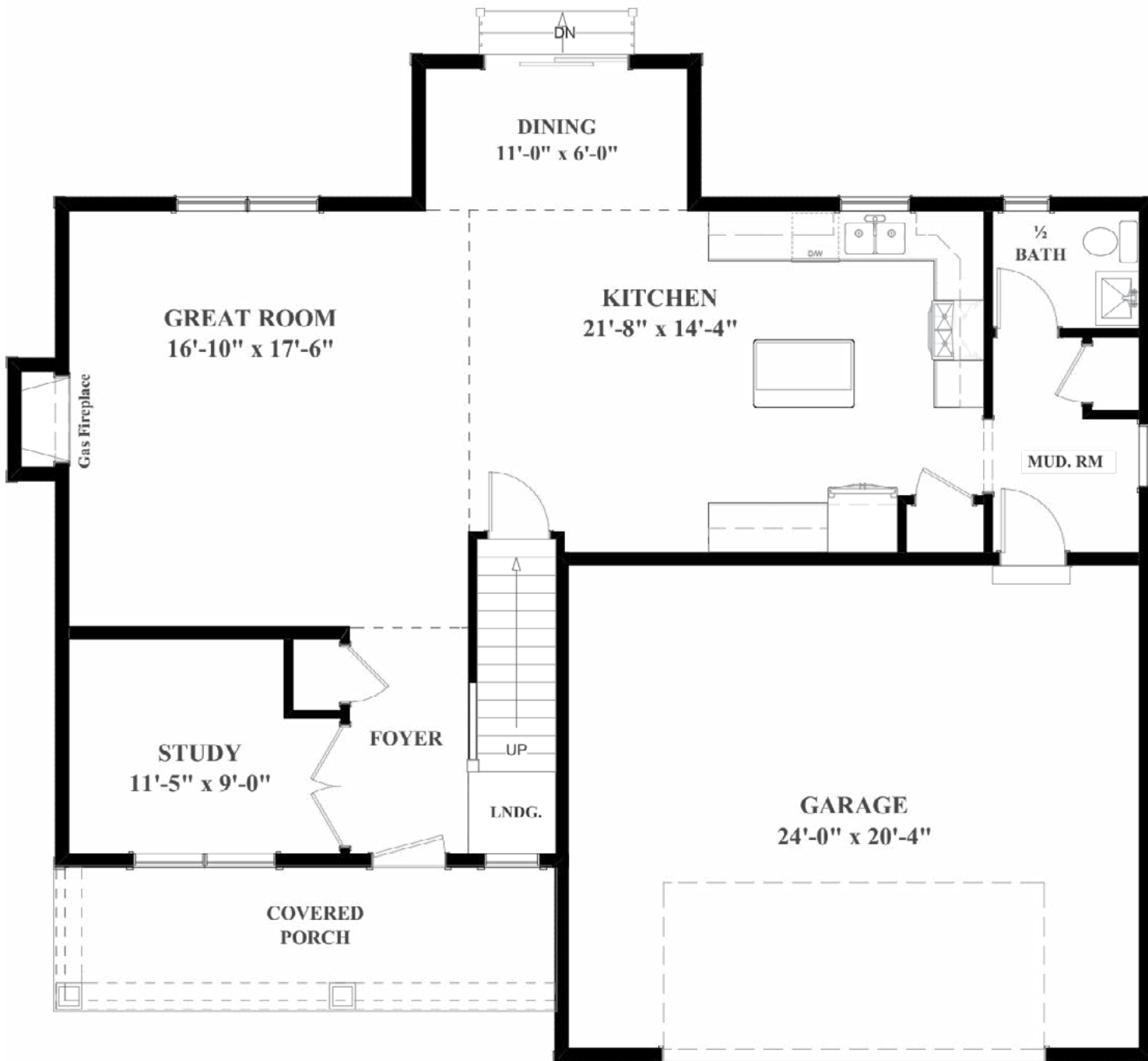
4 Bedrooms with Office | 2.5 Baths

2 Car Garage | 2,195 Sq Ft



Artist Rendering, Options Shown





FIRST FLOOR PLAN
1049 sq ft



SECOND FLOOR PLAN
1147 sq ft

THE OAKS

4 Bedrooms with Study | 2.5 Baths

2 Car Garage | 2,288 Sq Ft



Artist Rendering, Options Shown



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FIRST FLOOR



SECOND FLOOR

Scan to view 3D Walkthrough Tour



THE CEDAR

4 Bedrooms | 2.5 Baths
2 Car Garage | 2,364 Sq Ft

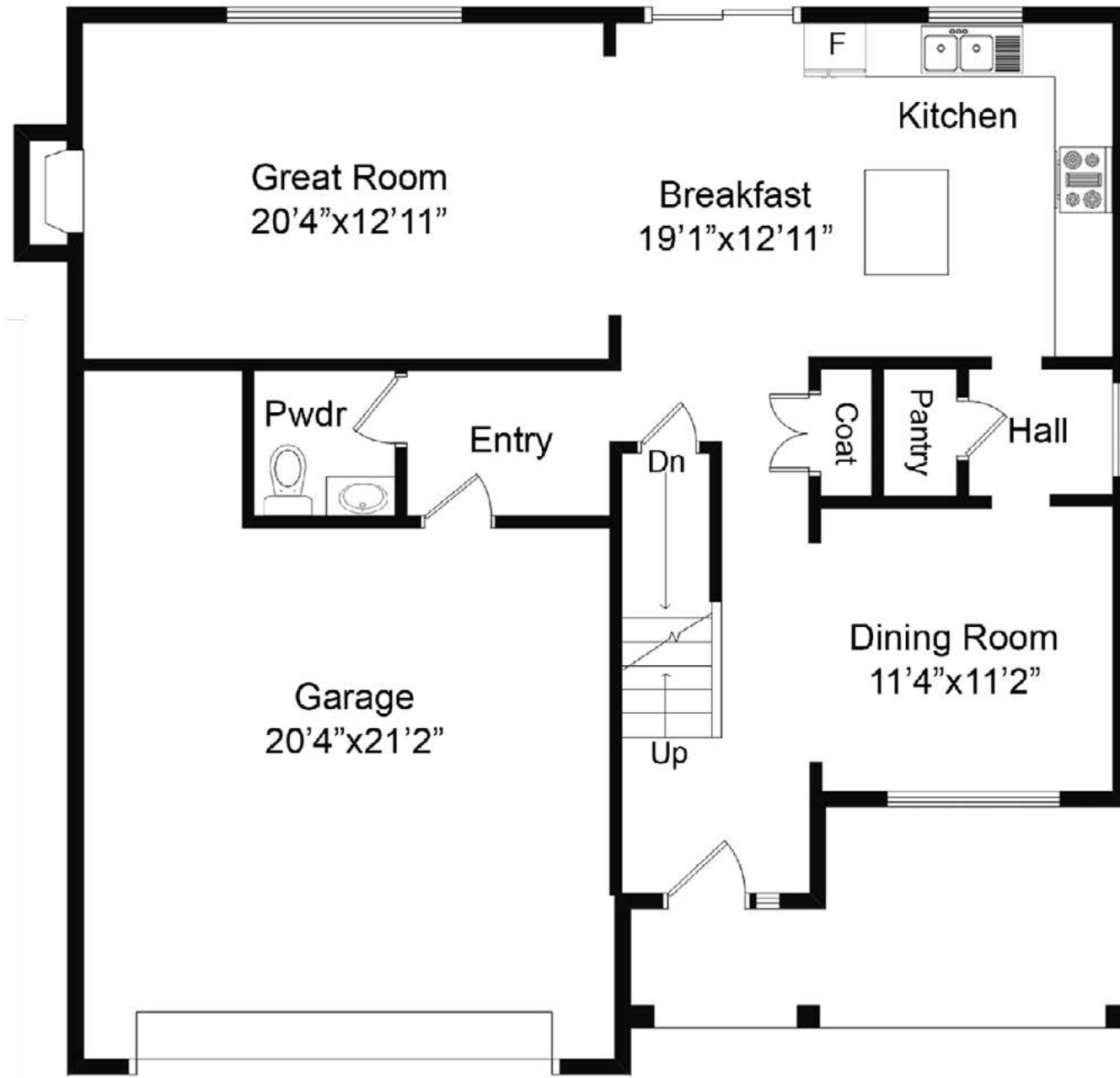


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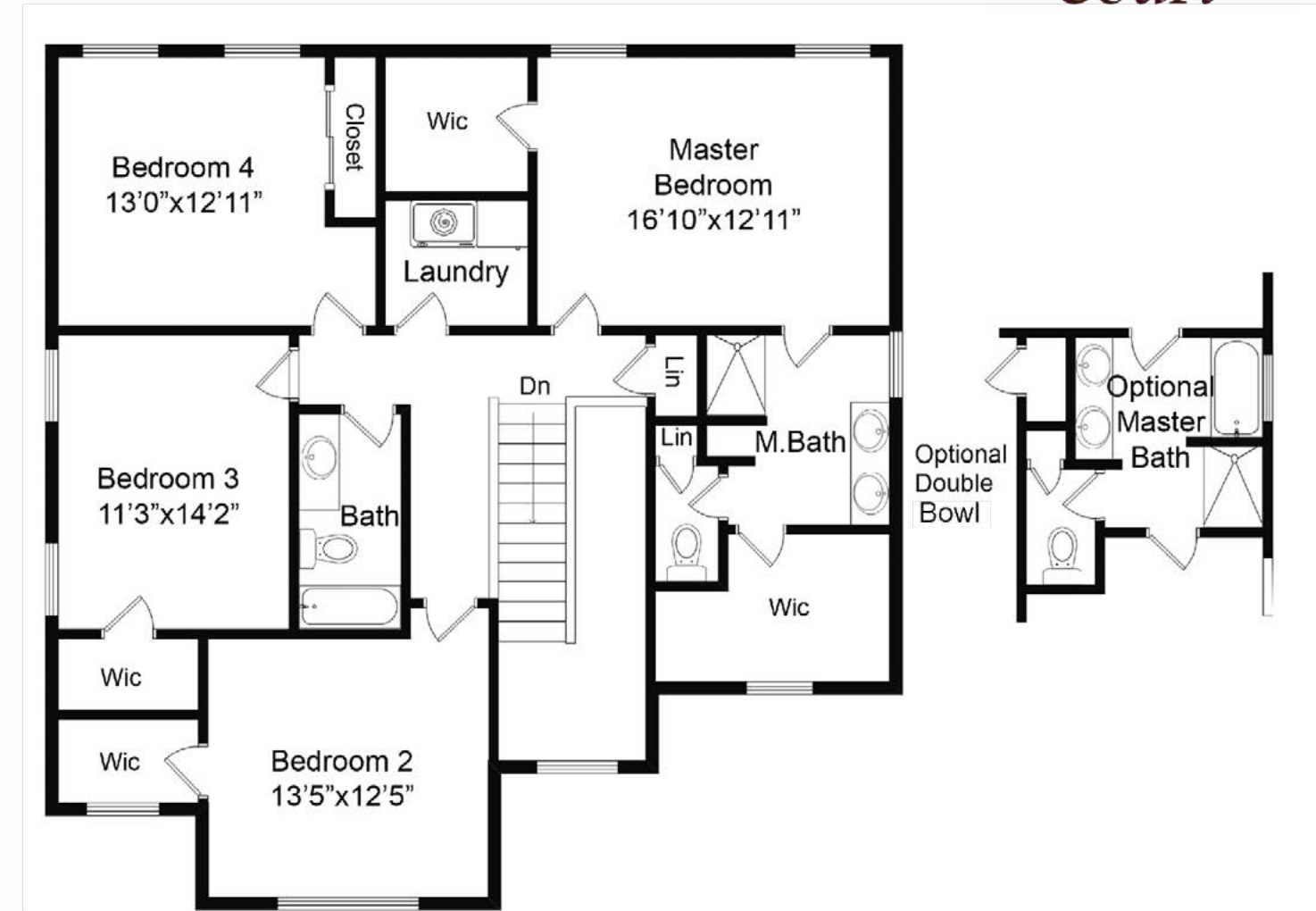


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FIRST FLOOR



SECOND FLOOR

THE BASSWOOD

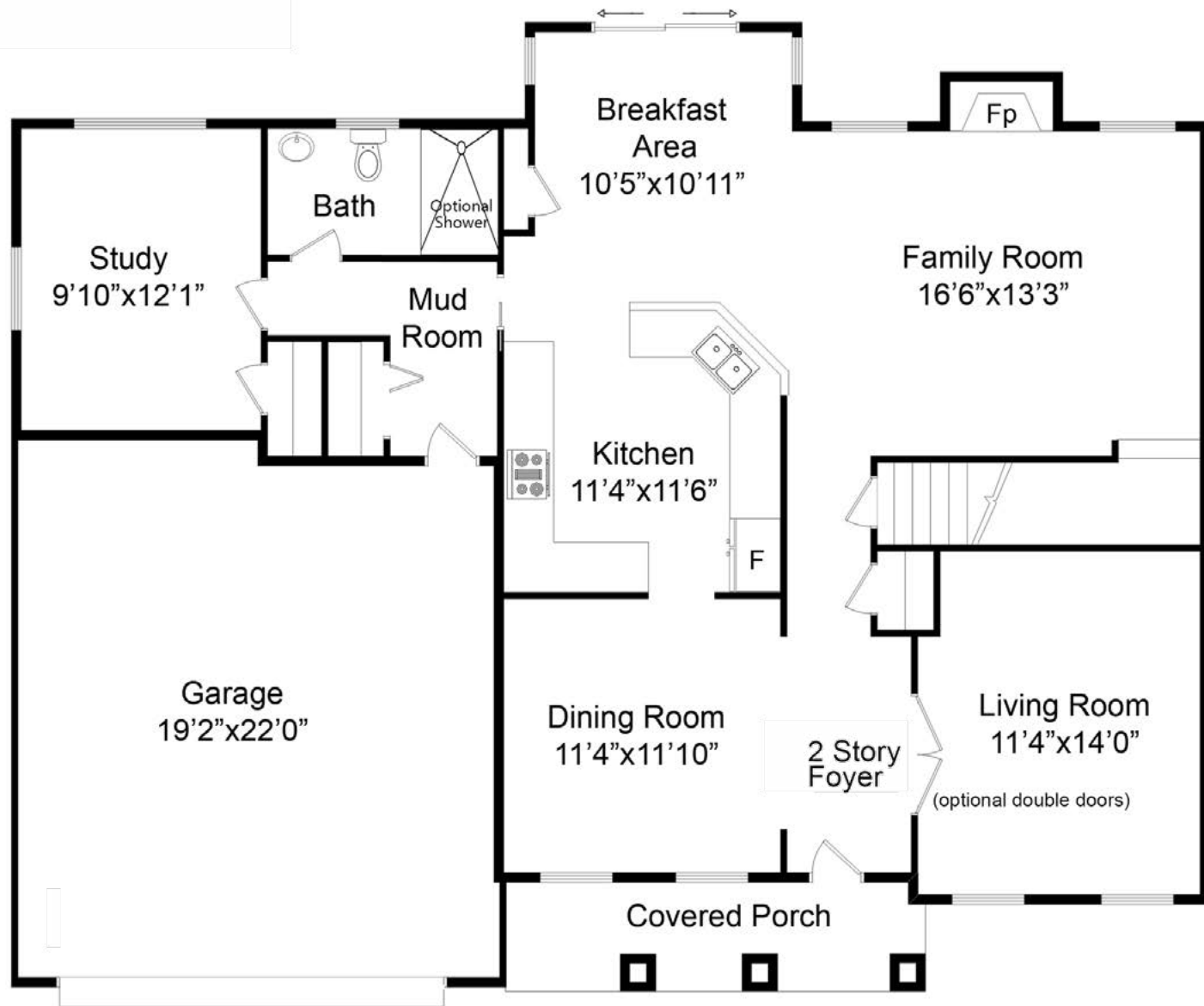
4 Bedrooms with Study | 3 Baths

2 Car Garage | 2,475 Sq Ft

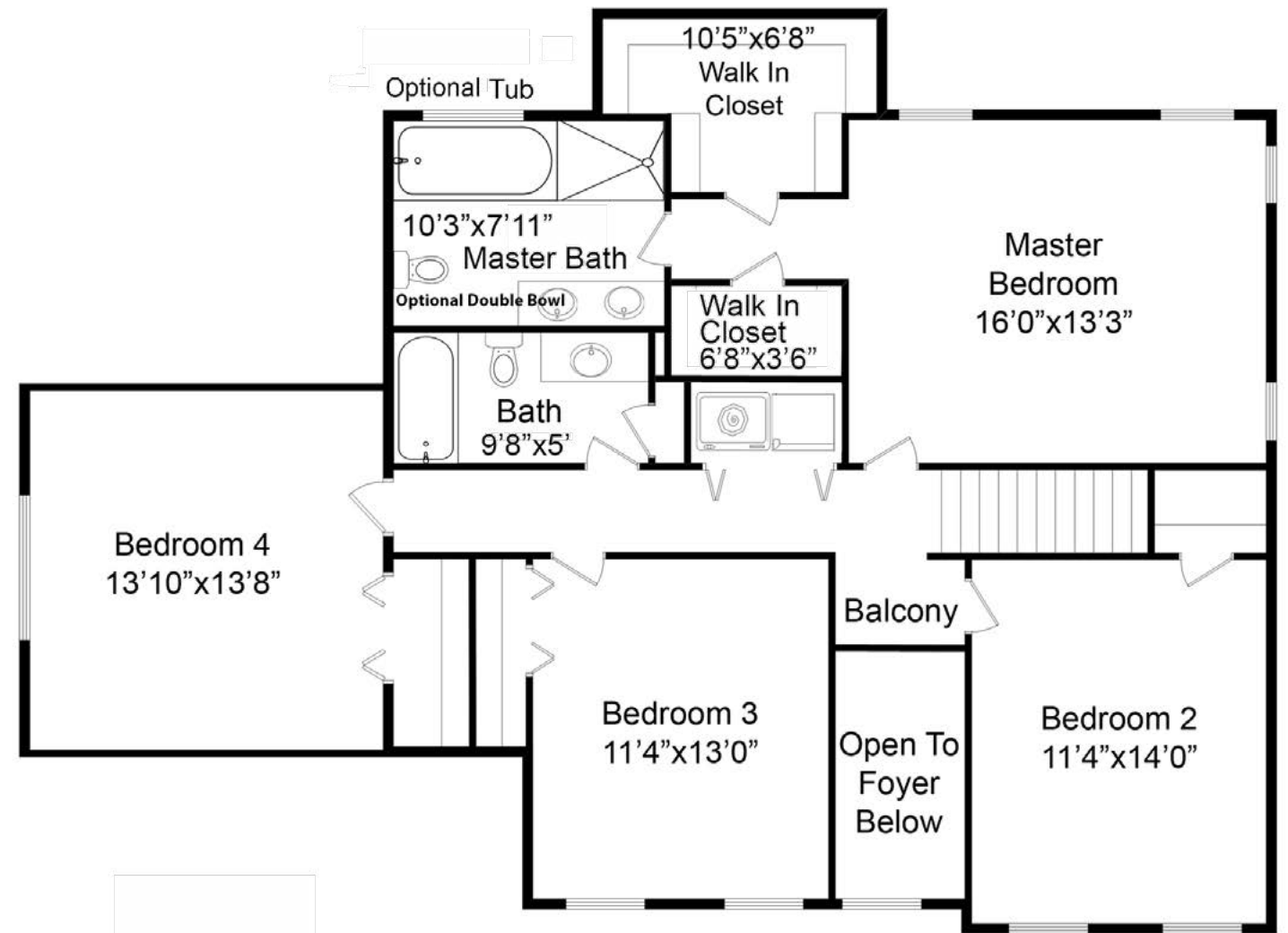


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FIRST FLOOR



SECOND FLOOR

Scan to view 3D Walkthrough Tour

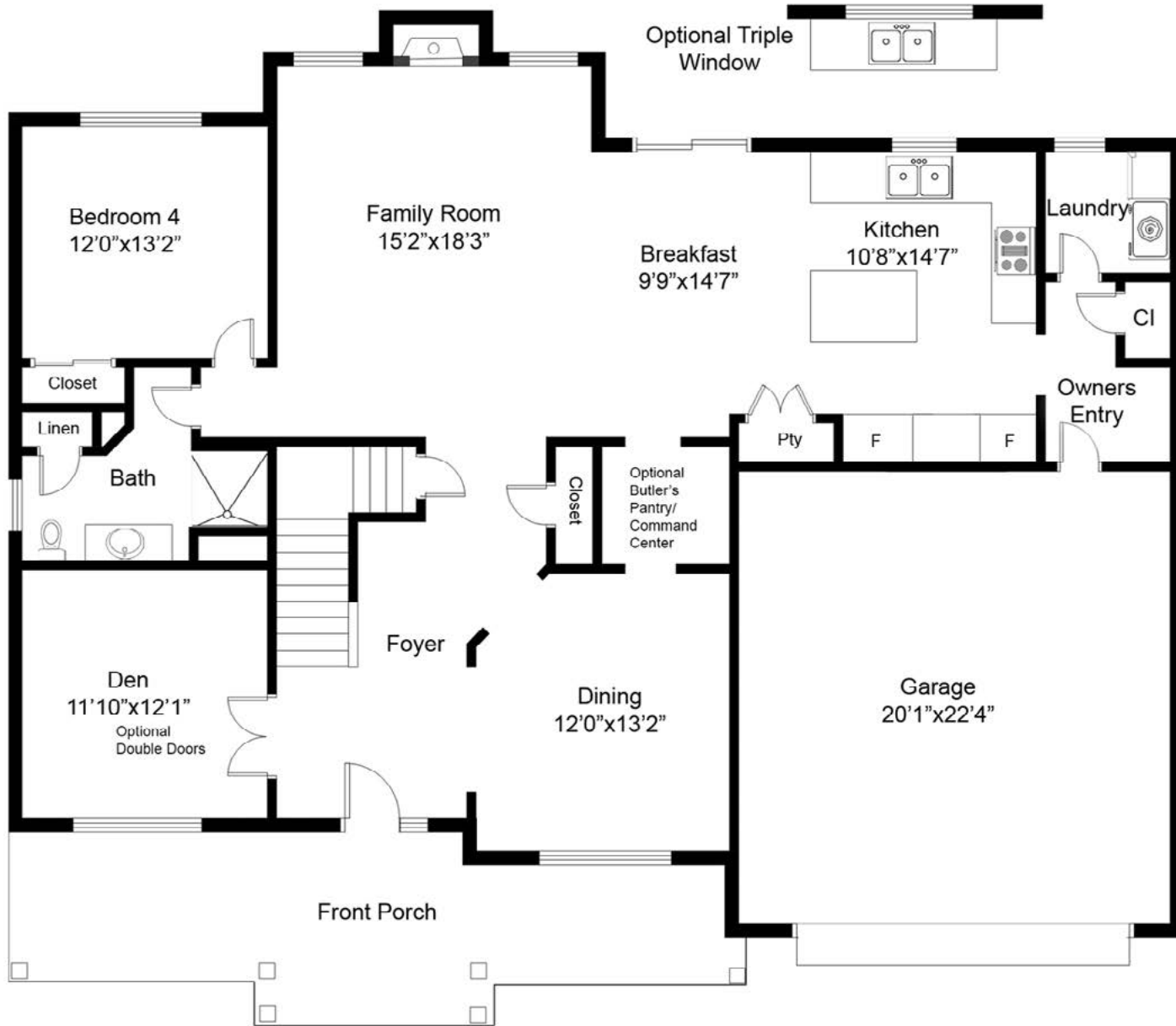


THE ELM

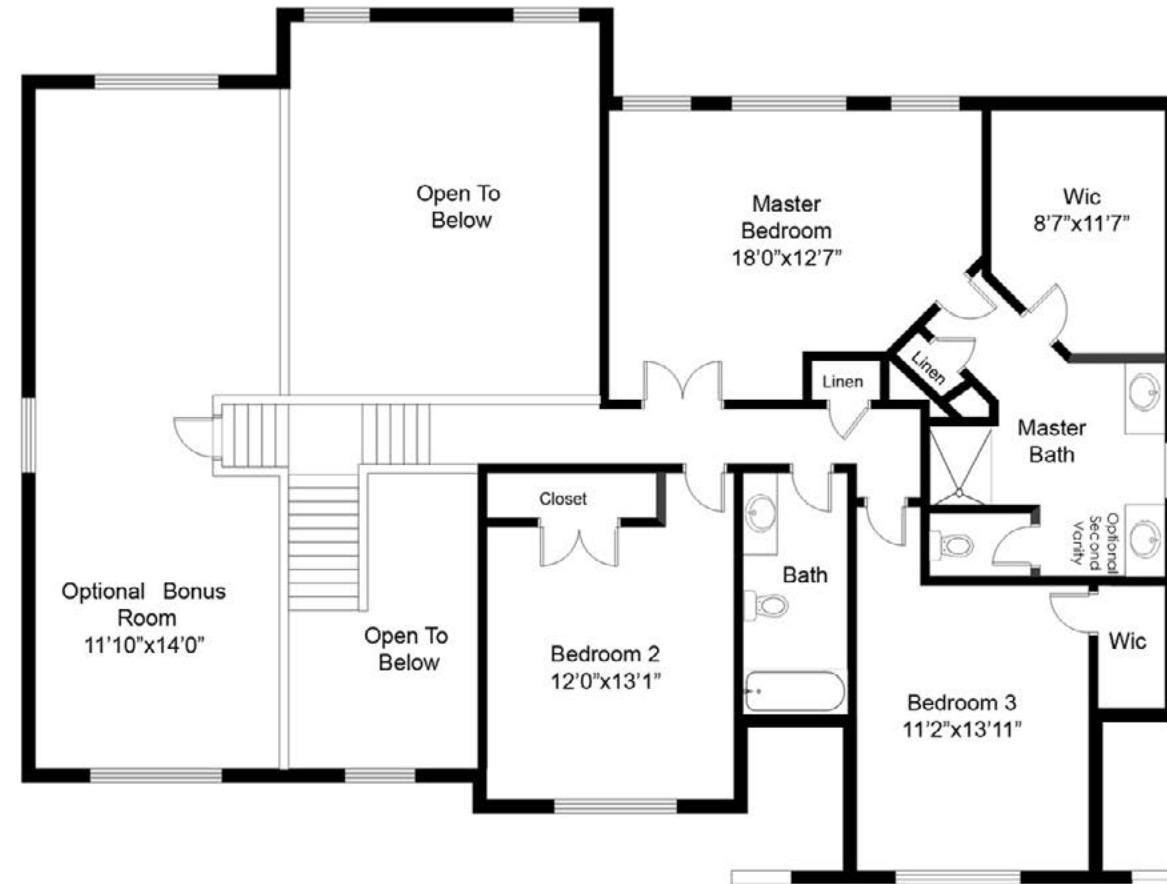
4 Bedrooms with Den | 3 Baths

2 Car Garage | 2,617 Sq Ft

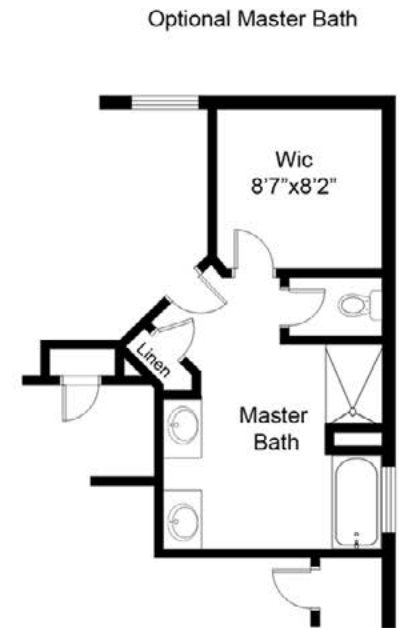




FIRST FLOOR



SECOND FLOOR



THE SAGAMORE

4 Bedrooms with Study | 2.5 Baths

2 Car Garage | 2,740 Sq Ft



Artist Rendering, Options Shown





FIRST FLOOR



SECOND FLOOR

THE ELM II

4 Bedrooms | 3 Baths
2 Car Garage | 2,795 Sq Ft

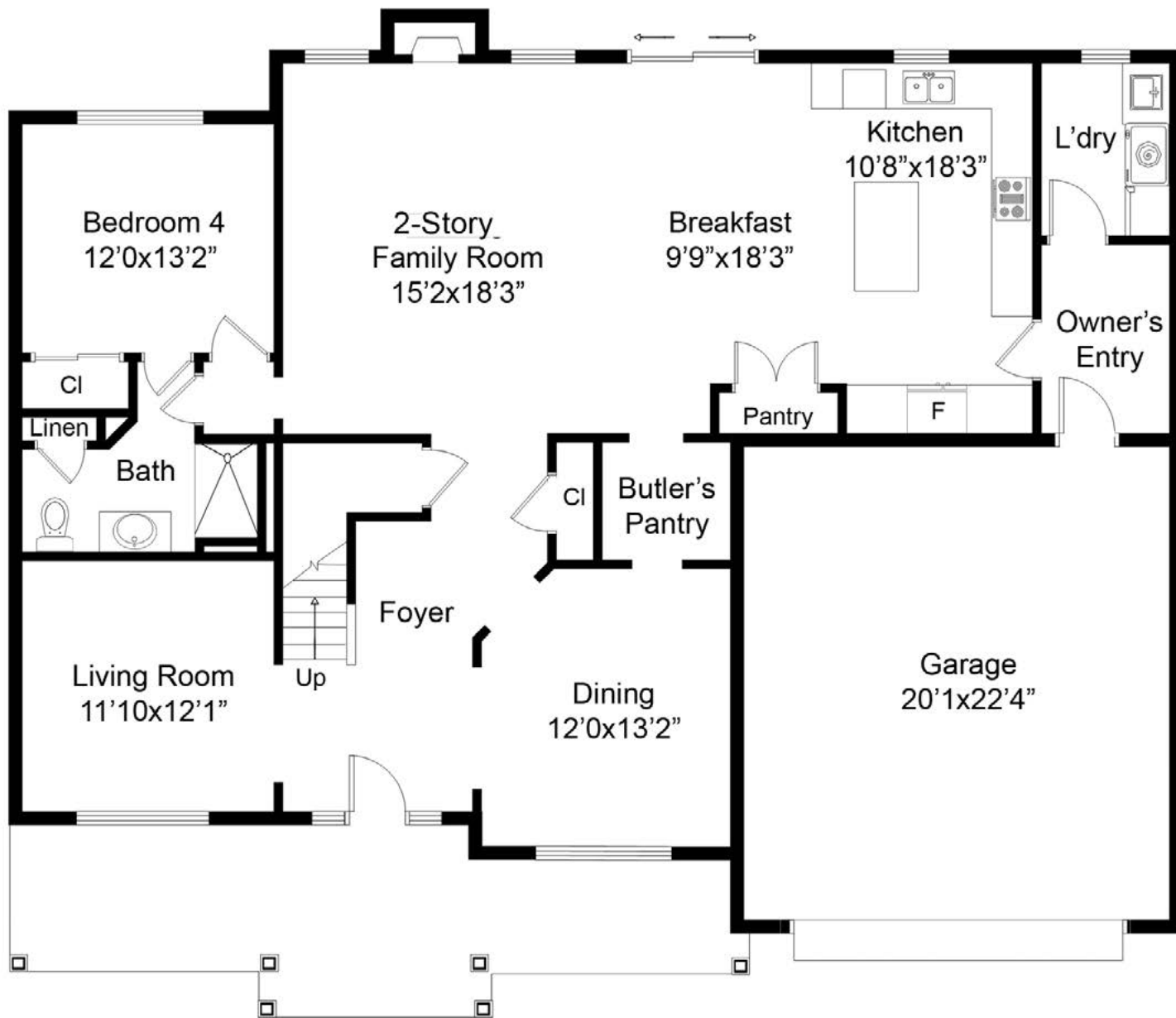


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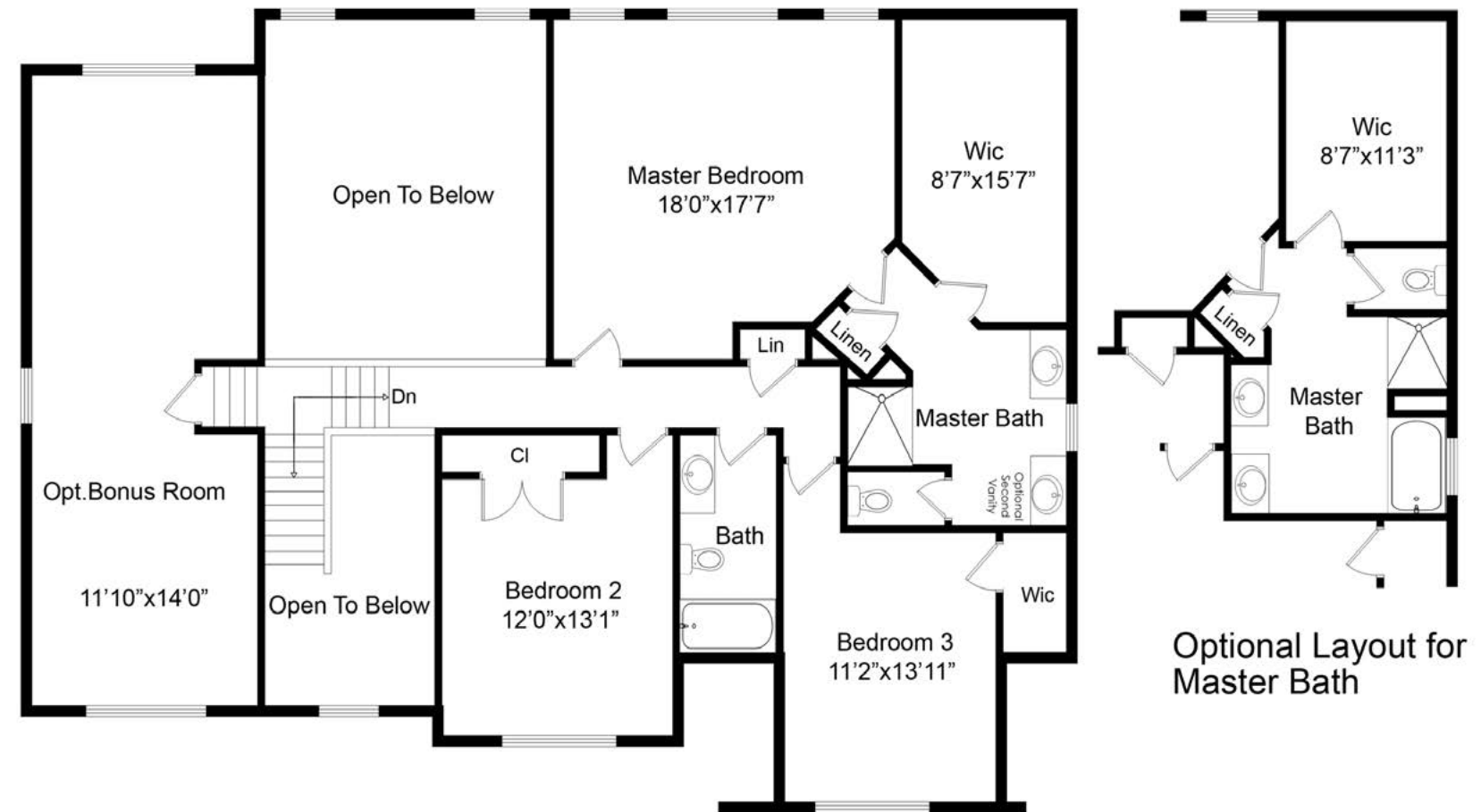


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FIRST FLOOR



SECOND FLOOR

Optional Layout for Master Bath

THE REDWOOD

4 Bedrooms with Study | 2.5 Baths

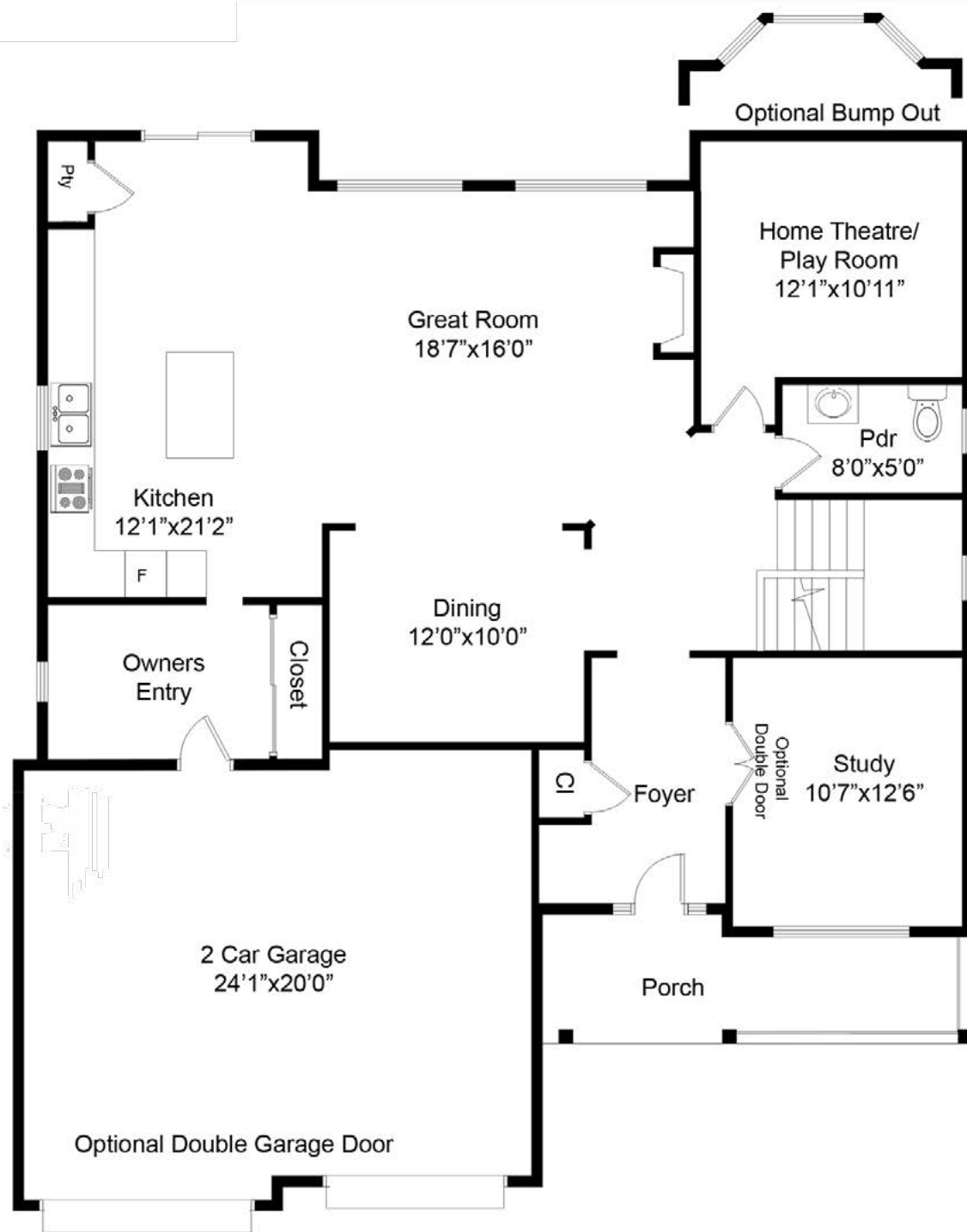
2 Car Garage | 2,963 Sq Ft



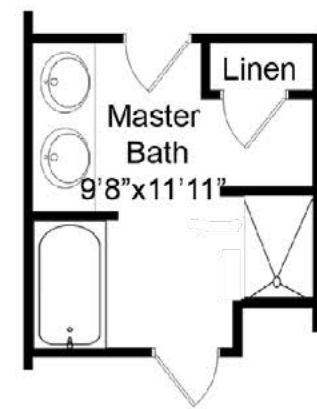
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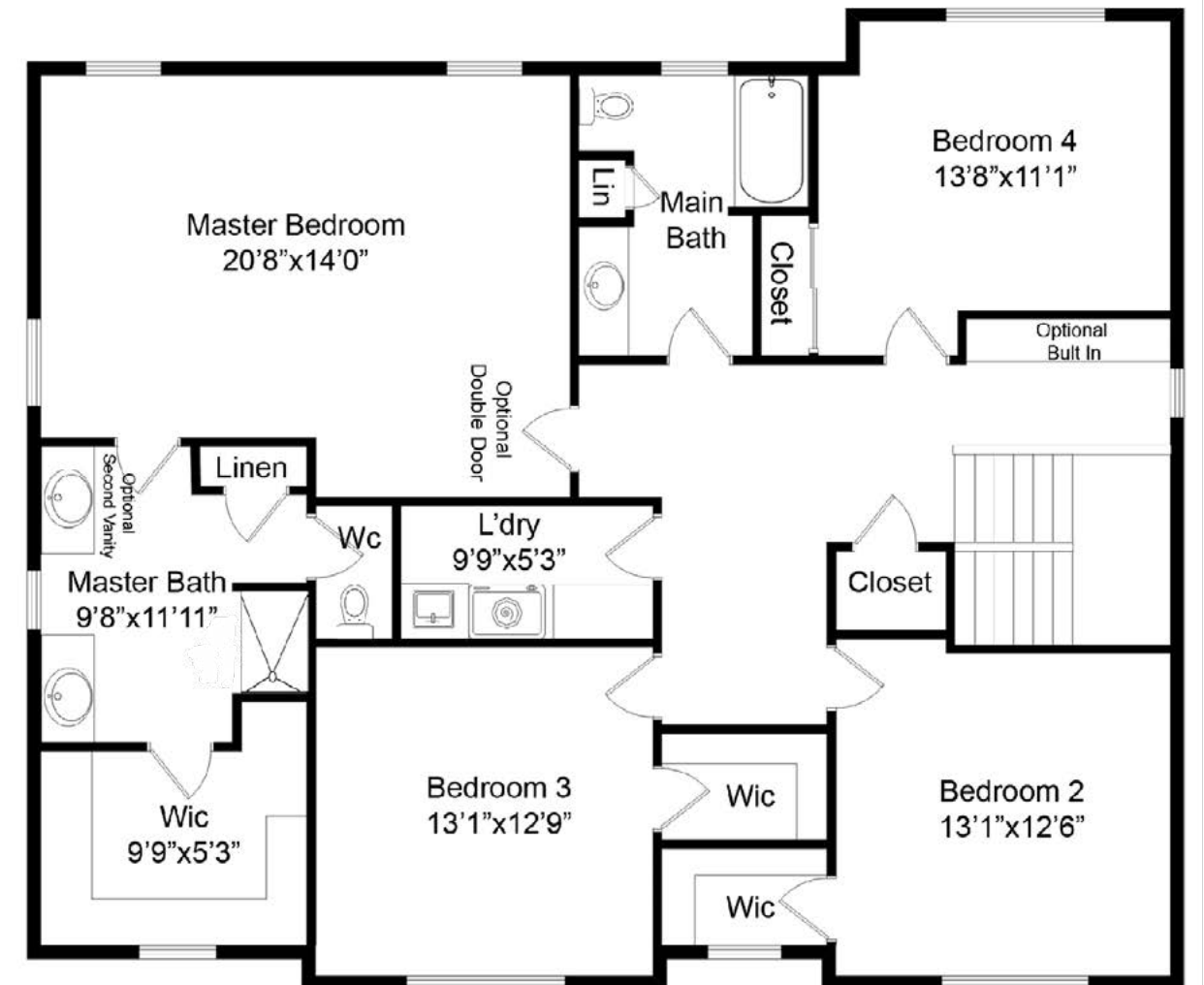




FIRST FLOOR



Optional Bathroom Layout



SECOND FLOOR

SITEMAP



Homesite Premiums

● \$10,000 ● \$15,000 ● \$20,000

● SOLD

PRICING

MODELS	BEDROOMS	BATHS	SQ FT
<u>RANCH</u>			
The Evergreen	3	2	1,644
The Walnut	3	2	1,817
The Maple	3	2	1,995
The Primrose	3 with Study	2.5	2,283
<u>FIRST FLOOR MASTER</u>			
The Laurel	3 with Study	2.5	1,843
The Holly	3	2.5	1,942
The Magnolia	4	2.5	2,545
<u>2 STORY COLONIAL</u>			
The Beech	3 with Study	2.5	2,027
The Ivy	3 with Study	2.5	2,059
The Teakwood	4 with Study	2.5	2,132
The Aspen	4 with Office	2.5	2,195
The Oaks	4 with Study	2.5	2,288
The Cedar	4	2.5	2,364
The Basswood	4 with Study	3	2,475
The Elm	4 with Den	3	2,617
The Sagamore	4 with Study	2.5	2,740
The Elm II	4	3	2,795
The Redwood	4 with Study	2.5	2,963

Contact a site representative for pricing.

HOA - \$300/Year

A buyer representative must complete the registration form and be present at all scheduled meetings. Upon successful registration and active participation, the representative's brokerage will be eligible for a 2% cooperating broker compensation at the time of property transfer.



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:
 Gentex -Concord Collection 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
Deluxe Landscape Package to Include the Following:
 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's selection
Light post with sensor
Two Exterior Water Faucets



EFFICIENT KITCHEN

Merillat - Autograph Collection - 36" wall cabinets, designer selected door styles
3'x5' kitchen island (per plan)
1/2" HP continuous feed garbage disposal
Granite or Quartz 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 (\$2,000) appliances to be paid by homebuyer directly
Waterline to the Refrigerator

PRIMARY BATH

Merillat Basics Collection cabinetry (per plan) designer selected door styles
Double bowl granite or quartz vanity top from designer's selections
Delta chrome faucet with double handles
Light/Vent Fan
Summit Elongated Smart Height Commode
Clarion Fiberglass Shower with built in Seat
Chrome Towel Bars, Paper Holder & Shower Rod
Tile Floor from designer's selection
Vanity Mirror

MAIN BATH

Merillat Basics Collection cabinetry (per plan) designer selected door styles
Single Bowl Cultured Marble Vanity Top
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



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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
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 ¼" solid pre-finished hardwood, engineered hardwood or luxury vinyl plank floor from designer's selection: in kitchen, dinette, dining room, great room, and foyer (per plan)
Luxury vinyl plank tile floors in laundry/mudroom and powder bath from designer's selection
Scotchgard Stain-Resistant carpet in all other areas including all bedrooms and second floor hallway
Carpeted pine stairs to second floor with oak handrail and painted white colonial style 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

LED Recessed Lights 6 total placement determined at electrical walk-through
200 AMP electrical service with circuit breakers
2 telephone & 2 cable outlets/ doorbell & chime
Light fixture package from designer's selection
Switched outlet in each Bedroom
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 w/ 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 Efficiency 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

Discover the perfect blend of tranquility and convenience at our new home community in Milton. Embrace the serenity of spacious homesites, each exceeding .5 acre, nestled with treed privacy. Located in the Ballston Spa School District, homeowners are just minutes away from many Saratoga Springs conveniences including entertainment, shopping, restaurants, healthcare and so much more. Come and see all the benefits of building your new home at Hunter Court with our award winning builder - DeGraff Bloom Custom Builders.

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



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