



Creekside Park

*..another fine community of quality homes and
unsurpassed value by
Malta Development Co., Inc.*

For sales information please call:

*Beth Smith at 928-3057
Beth Smith Realty, Ltd.
bethsmithrealty@hotmail.com*

Malta Development Co., Inc.



Creekside Park Price list

Sanford	1618 sq. ft.	\$283,000.
Saratogian	1630 sq. ft.	\$289,000.
Westminster	2074 sq. ft.	\$289,900.
Unfinished Bonus Room		15,000.
Finished Bonus Room	2334 sq. ft.	21,000.
Essex	2088 sq. ft.	\$292,900.
Optional elevation—see brochure		1,500.
Optional 4 bedroom layout.....	2088 sq. ft.	1,000.
Unfinished bonus room		15,000.
Finished bonus room	2348 sq. ft.	21,000.
York	2109 sq. ft.	\$295,000.
Optional elevation—see brochure		1,500.
Optional 4 bedroom layout.....	2109 sq. ft.	1,000.
Unfinished bonus room		15,000.
Finished bonus room	2369 sq. ft.	21,000.
Oxford	1639 sq. ft.	\$315,900.
Tremont II	2084 sq. ft.	\$323,000.
Southampton	2290 sq. ft.	\$354,000.
Unfinished bonus room		18,500.
Finished bonus room	2590 sq. ft.	25,000.
Stratford	2273 sq. ft.	\$359,000.
Unfinished bonus room		18,500.
Finished bonus room	2537 sq. ft.	25,000.
Angled bay window in Dining Room		1,800.
Covered porch across Living room side		3,200.

Prices are subject to change without notice.

Cambridge	2366 sq. ft.	\$366,900.
Unfinished bonus room		17,500.
Finished bonus room	2576 sq. ft.	23,000.
Unfinished study.....		16,500.
Finished study.....	2732 sq. ft. (w/bonus room added).....	22,000.
Plymouth	2437 sq. ft.	\$362,500.
Unfinished bonus room		17,500.
Finished bonus room	2647 sq. ft.	23,000.
Windsor	2300 sq. ft.	\$365,500.
Optional 4th bedroom in loft area.....		6,000.
Kensington	2724 sq. ft.	\$373,000.
Manchester	2427 sq. ft.	\$376,000.
Unfinished bonus room		18,000.
Finished bonus room	2652 sq. ft.	23,500.
Newcastle	2810 sq. ft.	\$379,900.
Sheffield	3112 sq. ft.	\$394,900.
Buckingham	3108 sq. ft.	\$399,000.

Prices are subject to change without notice.

Creekside Park

Standard Features

Quality Construction Features

- Full foundation with poured concrete walls under living space areas; concrete floor with perimeter channel; insulated and sheetrocked walls
- 2 x 6 exterior wall construction for maximum structural strength and insulation value
- 3/4" subfloor tongue and grooved, glued and nailed
- Ice and water shield on roof eaves and valleys of main house
- Washer and electric dryer hookups as per plan (gas dryer hookup available at extra cost)
- Fully sheetrocked 2-car garage with window; walls and ceilings finish taped and painted

Custom Exterior Features

- Therma-tru steel insulated front door
- Deadbolt on front door
- CertainTeed® vinyl siding, choice of siding and trim color from builder selection ; shutters as per plan
- CertainTeed® 30 year architectural shingles, choice of color from builder selection
- 2 frost-free exterior hose bibs
- 2 exterior electrical outlets
- Front yard lamp post with photo eye light sensor
- Fine graded and hydroseeded lawn
- Deluxe 30 shrub landscaping package, individually designed by professional landscaper
- Blacktop driveway over compacted rubble base
- Paver stone walkway from driveway to front step

Custom Interior Features

- Superior® fireplace with tile surround, choice of wood-burning or gas-burning
- Ceramic tile foyer, choice from builder selection
- Ceramic tile bathrooms, choice from builder selection
- Ceramic tile kitchen and breakfast room; hardwood flooring may be substituted (see flooring upgrades for pricing by model)
- Top-quality hardwood flooring in dining room
- Upgraded Scotchguard® stain resistant carpet with 6 lb. pad in all carpeted areas, choice of color

Custom Interior Features (cont'd)

- Fully carpeted staircase with solid oak spindles and railings as per plan
- Six-panel Masonite interior doors, painted
- Walls and ceilings smooth finish, two coats of Glidden® paint, milky white
- Interior trim painted, two coats of Glidden® semi gloss paint, milky white
- Wire coated vinyl shelving in all closets, over washer and dryer and in pantry where applicable by plan

Kitchen Amenities

- Fully appointed kitchen designed by kitchen professional
- Upgraded cabinetry from builder selection
- High quality Wilsonart® countertops with beveled edge
- Ceramic tile flooring, also in breakfast room
- Moen® double bowl, stainless steel sink
- Delta® faucet
- Recessed light above kitchen sink
- Overhead light in kitchen and breakfast area
- Ice maker line furnished upon request
- Kenmore® self-cleaning electric range (gas range available at an extra cost)
- Built-in Kenmore® microwave with light and fan
- Built-in Kenmore® dishwasher with *Energy Star* label

Bathroom Appointments

- Luxurious garden tub with white ceramic tile surround in Master bathroom
- Separate shower stall in Master bathroom
- Easy care fiberglass tub with shower in main bathroom
- Ceramic tile flooring in all baths, choice from builder selection
- Delta® faucets
- Wood vanity with cultured marble tops in full baths, full width mirror over vanity
- Pedestal sink in half baths, mirror over sink
- Chrome towel bars, shower rods, and paper holder
- Exhaust fan in main and master baths, and half baths without window



Malta Development Co., Inc.



Creekside Park Standard Features

Energy Saving Features

- Double hung vinyl insulated, low-e argon filled windows with grids between glass, *Energy Star* label
- Screens on all windows
- Double sidelight entry (except Manchester model)
- Therma-tru steel insulated entry doors
- High-efficiency (92%) gas forced hot air furnace with programmable thermostat, *Energy Star* label
- Direct vent gas hot water heater
- 13 SEER central air conditioning
- Humidifier on furnace
- Water saving plumbing fixtures
- Vented ridge system on roof for continuous air flow
- R-19 insulation in walls, R-38 insulation in ceilings
- Quality exterior house wrap for reduced air infiltration

Electrical Features

- 200 amp service with breakers
- Upgraded coach light package on front of house and garage
- Outdoor lighting provided at each exterior door
- Interior lighting package custom designed per floorplan
- 4 telephone jacks, location to be chosen at electrical walk-through
- 3 cable outlets, location to be chosen at electrical walk-through
- Hardwired smoke alarms in all bedrooms and one on each floor, including basement
- Carbon monoxide detectors
- Doorbell and chime

General Information

- Choice of lot, 1 acre or larger
- Ballston Spa school district
- Builder Limited Warranty



Malta Development Co., Inc.



Creekside Park Optional Features

Side entry garage with brick paver walkway.....	\$5700.00
Side entry garage with concrete walkway.....	\$4800.00
9 ft. ceilings first floor	\$5200.00
Taller cabinets (recommended for 9 ft. ceilings)(36") \$800.00.....(42")	\$1600.00
Casement window over sink	\$140.00
Prado door	\$1275.00
Prado in place of slider	\$175.00
Bilco door	\$2950.00
Deadbolt on exterior door (each)	\$225.00
Garage service door in place of window (standard placement).....	\$595.00
Brick Pavers to Service Door (standard placement)	\$690.00
Garage service door 1/2 glazed	\$ 795.00
Blacktop to service door (standard placement)	\$ 275.00
Garage door opener	\$525.00
Move washer/dryer hookups to basement (builder determines placement)	\$100.00
Additional washer/dryer hookups in basements (builder determines placement)	\$250.00
Gas line for dryer (enclosed rooms must have louver door or wall vents for fresh air)	\$395.00
Gas line for dryer on 2nd floor (enclosed rooms must have louver door or wall vents for fresh air)	\$475.00
Gas line for misc. appliance	\$325.00
Oak stair landing	\$625.00
Oak stairs (treads, risers, & stringers polyurethaned)	\$2,900.00
Oak treads on stairs (treads polyurethaned, risers & stringers painted)	\$2,500.00
Deck (pressure treated)	\$20.00 per square foot
Square deck railings	\$18.00 per lineal foot
Geo-Deck (Composite) 12',16' or 20' - tan brown or gray	\$38.00 per sq. foot
Extra blacktop/driveway	\$5.00 per square foot
Concrete walk or patio	\$23.00 per square foot
Pavers	\$29.50 per square foot
Stamped concrete	\$30.00 per square foot
Extra phone, cable or electric outlet	\$65.00
Extra exterior outlet	\$135.00
Wiring , box and switch for paddle fan (each)	\$150.00
Paddle fan with light.	\$350.00
Floodlight (each)	\$170.00
Ceiling lights in bedrooms (each)	\$110.00
Recessed lights (each) plus \$50.00 for switch if required	\$95.00
Closet lights (each)	\$150.00
220 line for dryer, hot tub, A/C ect.	\$350.00
Gen—tran switch6 space.....\$950.00.....10 space..... \$1150.00
Appliance credit (range, microwave and dishwasher)	\$(800.00)
Glass shower door.....	\$600.00
Sprinkler System (Front, side, & rear).....	\$3500.00
Garbage disposal.....	\$240.00



Creekside Park

Optional Features

Fireplaces

Blower for wood burning fireplace	\$350.00
Standard remote kit (on/off only)	\$250.00
Deluxe remote kit (on/off with thermostat and sleeper mode)	\$375.00
Standard blower kit (on/off only)	\$300.00
Variable speed blower (on/off with speed control switch on wall) switch only comes in black	\$400.00
Variable speed blower w/thermo snap switch (turns on when box is hot and off when cool) same switch	\$450.00
Brass louver kit	\$250.00
Brushed stainless louver kit	\$300.00
Brass door trim kit - 4 piece (top, bottom & sides)	\$300.00
Brushed stainless door trim kit - 4 piece (top, bottom & sides)	\$350.00
Interior brick liner kit	\$300.00
Fireplace mantle	\$ 1250.00
Brick raised hearth : 6' wide, floor to ceiling, 20" deep from fireplace	\$3500.00
Brick raised hearth: (floor plans with 2 story rooms).....	\$6500.00
Brick raised hearth : 6' wide to mantle height 20" deep from fireplace	\$3200.00
Wood Mantle for above brick	\$850.00
Cultured stone Floor to ceiling (same as above).....	\$4800.00
Cultured stone : (floor plans with 2 story rooms).....	TBD
Cultured Stone to mantle height only (same as above).....	\$4400.00
Tile raised hearth (tile top, wood trimmed on face, +/- 8").....	\$550.00

Appliances

Gas range upgrade.....	\$450.00
<ul style="list-style-type: none"> • Includes gas line for range • 30" deluxe gas range (white, bisque, black, or stainless steel) 	
Whirlpool Builders package #1.....	standard
<ul style="list-style-type: none"> • 30" deluxe coil range (white, bisque, or black) • 30" energy star dishwasher (white, bisque, or black) • 30" deluxe microwave (white, bisque, or black) 	
Whirlpool Builders package #2.....	\$210.00
<ul style="list-style-type: none"> • 30" Deluxe smooth top range (white, bisque, or black) • 30" energy star dishwasher (white, bisque, or black) • 30" deluxe microwave (white, bisque, or black) 	
Whirlpool package #3.....	\$600.00
<ul style="list-style-type: none"> • 30" deluxe smooth top range (stainless steel) • 30" energy star dishwasher (stainless steel) • 30" deluxe microwave (stainless steel) 	
If upgrading to gas range there is an additional \$450 charge for the gas line & range	
Appliance credit (range, microwave and dishwasher).....	(\$800.00)

