

Orchard Pointe

by Malta Development Co., Inc.

Phase 3—Final Phase

Marketed by Beth Smith Realty, Ltd.

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www.maltadevelopment.com

4/3/2023

HOMES BY MALTA DEVELOPMENT

Don't You Deserve A Home Built By A National Award Winning Builder?

You Spoke and We Listened...



Now is a great time to buy a new Malta Development home...

Come see what makes a Malta Development home stand out from the crowd. Super energy efficient homes that are built to the stringent National Green Building Standard mean a home that is not only kind to the environment but to your wallet, too! Lower monthly utility bills and a healthier living environment for you and your family are just the start.

Welcome to Orchard Pointe...

Conveniently located in the Town of Halfmoon, Orchard Pointe fills a void in the marketplace—beautifully designed, spacious townhomes with First-floor and Second-Floor Master Suites, private Guest Suites, and single-story living for those who prefer no stairs. Offering a very generous Standard Features package with innovative design elements; full basements with egress window; 2-car garages, and an Exterior Maintenance Plan to take care of the yard work. The best value in townhome living.

Featured in Modern Home Builder Magazine—a must see!

ORCHARD POINTE

PHASE 3

STANDARD FEATURES PACKAGE

Quality Construction Features

- Full foundation with poured concrete walls under living space areas; concrete floor with perimeter channel
- 2 x 6 exterior wall construction for maximum structural strength and insulation value
- Quality house wrap to reduce air infiltration and moisture-related issues
- Vented ridge system on roof for continuous air flow
- Ice and water shield on roof eaves and valleys of main house
- Egress window in basement

Custom Exterior Features

- Therma-tru "Smooth Star Series" front door, painted white; Chrome knob and deadbolt; transom available at an extra cost.
- Maintenance-free CertainTeed Mainstreet® premium vinyl siding; decorative items such as railings, metal roofs, stone accents, and corbels available at an extra cost
- Owens Corning Duration® architectural shingles
- 2 frost-free exterior hose bibs
- 2 exterior electrical outlets
- Taped and painted 2-car garage; walls and ceilings that meet living areas insulated
- Carriage style 7' overhead garage door in white, offering the beauty of wood with the durability of steel; Garage door opener.
- Front yard lamp post with photo eye light sensor
- Fine graded and hydroseeded lawn front, sides, and up to 25' in back; all areas disturbed in the building process will be hydroseeded
- In-ground sprinkler system
- Deluxe landscaping package, individually designed by professional landscaper
- Blacktop driveway and walkway to front door; over compacted rubble base

Custom Interior Features

- Uniquely designed copyrighted floor plans with First floor and Second floor Master Suites or Ranch style townhomes
- Energy efficient, Low-E, argon filled windows throughout; single hung for greater energy efficiency
- 7" Shaw Floorte Pro Endura Plus Plank LVP flooring in Foyer, Kitchen, and Dining Room; choice of color from Builder selection. Price to upgrade to LVP in carpeted areas available on request.
- 12" Karndean Knight LVT flooring in Mudroom, Laundry Room, and all baths; choice from Builder selection
- Top grade Scotchguard® stain resistant carpeting in Great Room, bedrooms, staircase and upstairs hallway. Choice of color from Builder selection
- 9 ft. ceilings on 1st floor and 8 ft. ceilings on 2nd floor, soaring vaulted ceilings per plan
- 3 1/4" Colonial baseboard and 2 1/2" casings throughout, painted

Malta Development Co., Inc. reserves the right to substitute materials specified with those having comparable specification of equal or greater quality.

ORCHARD POINTE

PHASE 3

STANDARD FEATURES PACKAGE

Custom Interior Features (continued)

- Walls and ceilings painted with 2 coats of PPG paint (Pittsburg), low VOC, in "Creamy" throughout
- Deluxe Kichler Keiran lighting fixture package
- Masonite® 2 panel interior doors throughout; solid core doors available at an extra charge
- Stylish Chrome door knobs and hinges throughout
- Craftsman style rail system on staircase, per plan.
- Mudroom in all models with wainscoting and hooks on wall (except in mudrooms with closet). Optional built-in cabinetry and pocket door available

Kitchen Amenities

- Fully appointed kitchen designed by kitchen professional. Gourmet Kitchen option with double wall ovens and cooktop is available at an extra cost.
- Choice of cabinetry from builder selection, Timberlake Fairfield door style in maple; choice of color from Builder selection. Knobs and pulls available at an additional cost; priced according to customer selection.
- Quartz kitchen countertops from builder's selection; 4" quartz backsplash
- Kohler® double bowl stainless steel sink; garbage disposal available at an extra cost
- Kohler® faucet; chrome
- Frigidaire® self-cleaning, radiant top electric or gas range; stainless steel
- Frigidaire® microwave; stainless steel. Vented to outside.
- Frigidaire® dishwasher; stainless steel
- Recessed lighting as per plan

Bathroom Appointments

- Easy care 5' fiberglass shower unit in Master bathroom; chrome shower rod
- Easy care 5' fiberglass tub/shower unit in Main bathroom: chrome shower rod
- Kohler® 4" center faucets in Chrome
- Choice of vanity cabinetry from Builder selection
- Cultured marble counter tops in full baths; double bowl sink in Master bath; full width mirror over vanity
- Pedestal sink in Powder Room, mirror over sink
- Chrome towel bars and paper holder
- Exhaust fan in Main and Master baths, and Powder Rooms without window

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PHASE 3

STANDARD FEATURES PACKAGE

Energy Saving Features

- Heating and cooling system custom designed per home, by HVAC professional
- High-efficiency 95% AFUE, forced hot air furnace with programmable thermostat
- Direct vent gas hot water heater
- 13 SEER central air conditioning
- Water saving plumbing fixtures; a Green Building Standard item.
- High performance insulation package. High R foam board behind tubs and showers on exterior walls.

Electrical and Safety Features

- 200 AMP service with breakers
- Indoor and outdoor lighting package by Design professional
- Hardwired smoke alarms in all bedrooms and one on each floor, including basement
- Carbon monoxide detectors
- 3 cable jacks with choice of location at electrical walk through

General Information

- Community Pavilion, Gazebo, and Putting Green
- Public water and sewer; natural gas
- Shenendehowa Schools
- Builder's Limited Warranty
- National Green Building Standard Certified for lower monthly utility bills and a healthier living environment
- HomeNav interactive online Homeowner's Manual personalized to each home
- Homeowner's Association—$139./monthly. Includes Spring cleanup, bed mulching, edging, and annual shrub trim; seasonal lawn mowing; fertilization program and grub control; Fall cleanup; snow removal from driveway and walk way for individual homes. Also includes maintenance of common areas.

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THE TOWNHOME COLLECTION





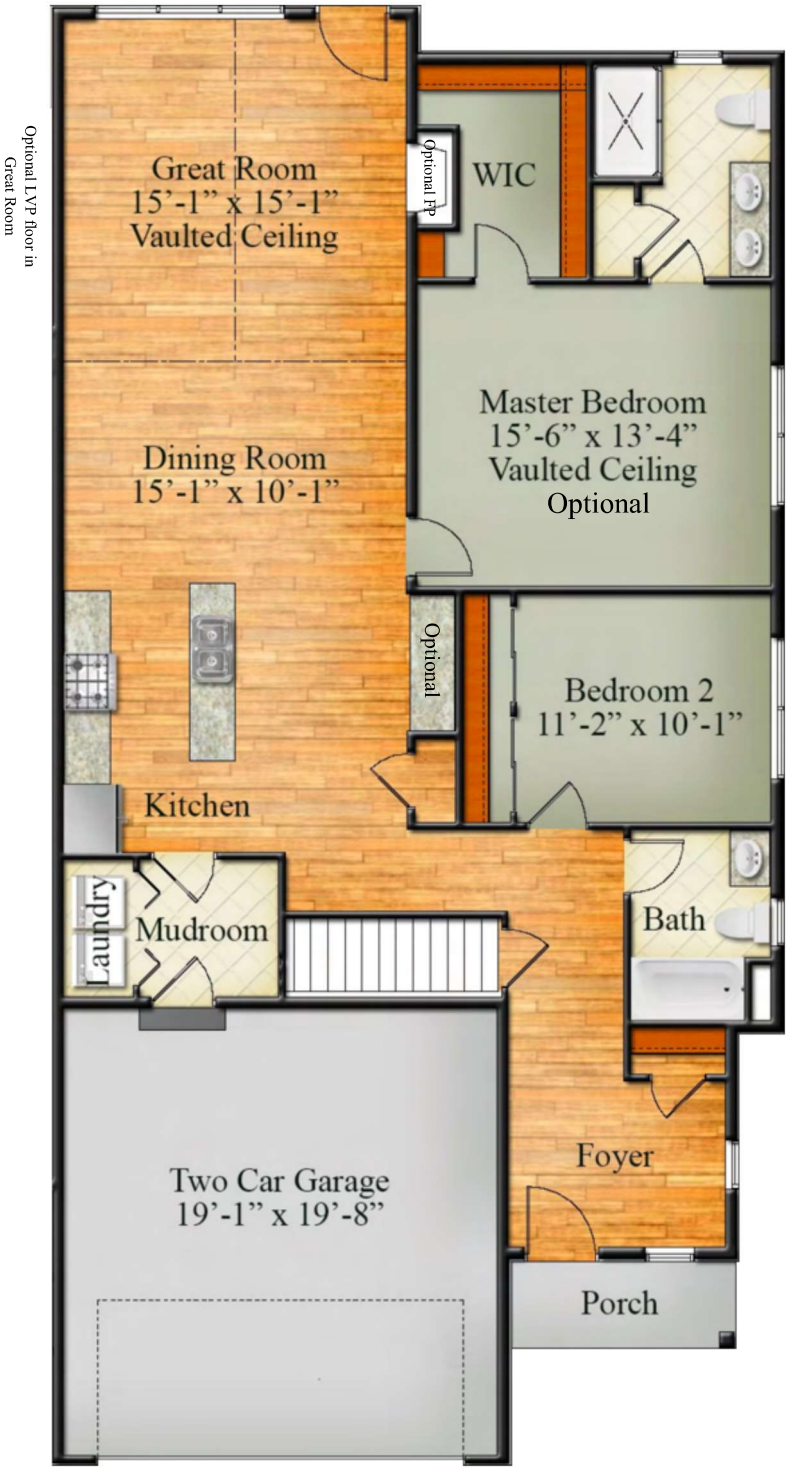
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“Empire” Option 1

One-Story, End Unit

1500 Sq. Ft. 2 BR/2 Baths

Base Price: $436,700.



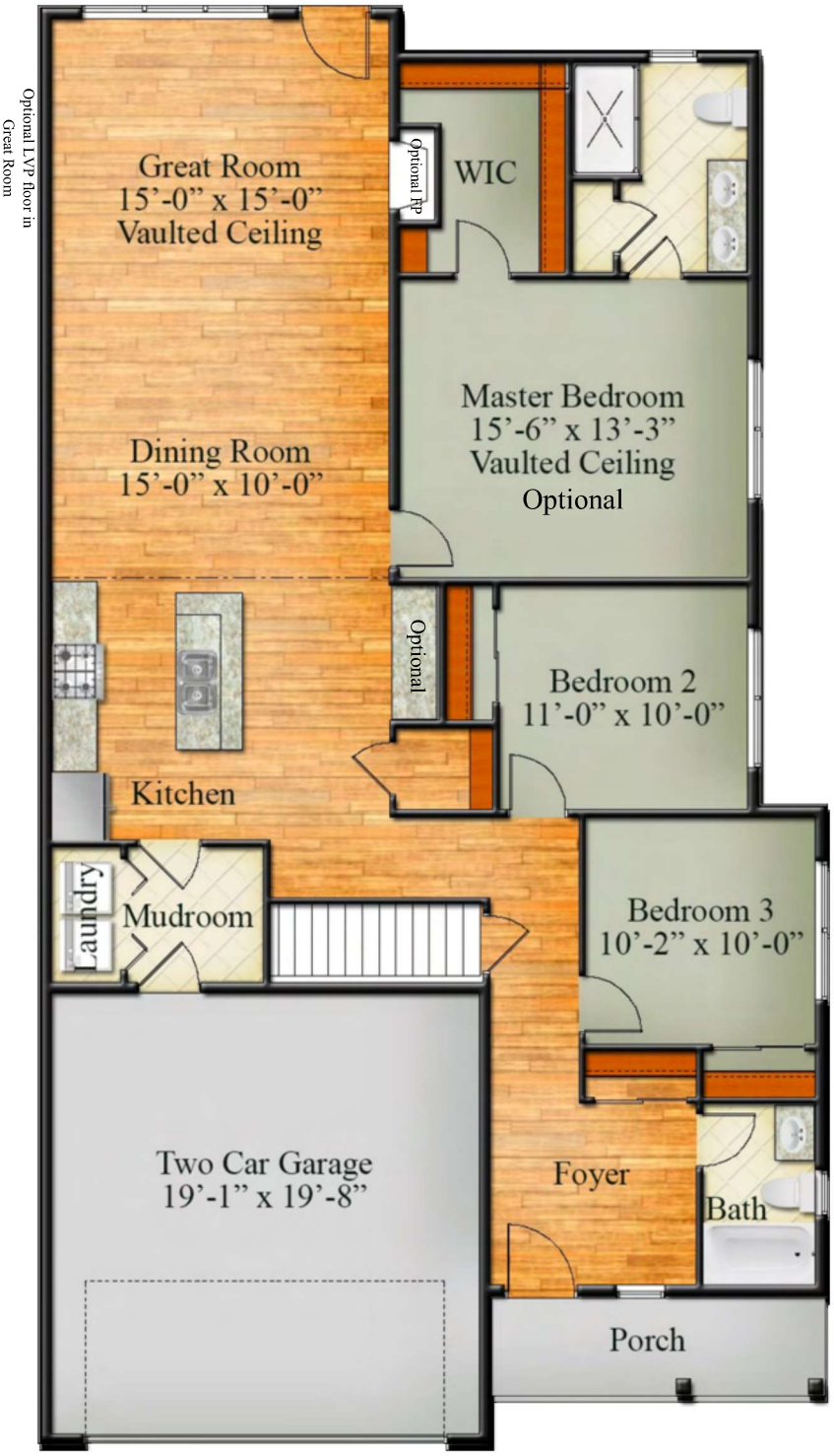
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“Empire” Option 2: One-Story, End Unit

1610 Sq. Ft. 3BR/2 Baths

Base Price: $461,000.



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“Empire” Option 3: One-Story, Center Unit

1600 Sq. Ft. 2BR/2 Baths

Base Price: $431,000.



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“Cortland” Options : Two-Story, Center or End Unit

1788 Sq. Ft. 2 BR/2.5 Baths
1984 Sq. Ft. 3 BR/2.5 Baths

Base Price: Center $427,500. End $435,500.
Center $451,600. End $459,600.



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“Liberty” Options : Two-Story, Center or End Unit

1831 Sq. Ft. 2 BR/2.5 Baths Base Price: Center $433,000. End $441,000.



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“Heritage” Option 1: One-Story, End Unit

1700 Sq. Ft. 2BR/2 Baths

Base Price: $479,400.



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"Heritage" Option 2: 1st Floor Master Suite, End Unit

2440 Sq. Ft. 3BR/3 Baths

Base Price: $591,000.



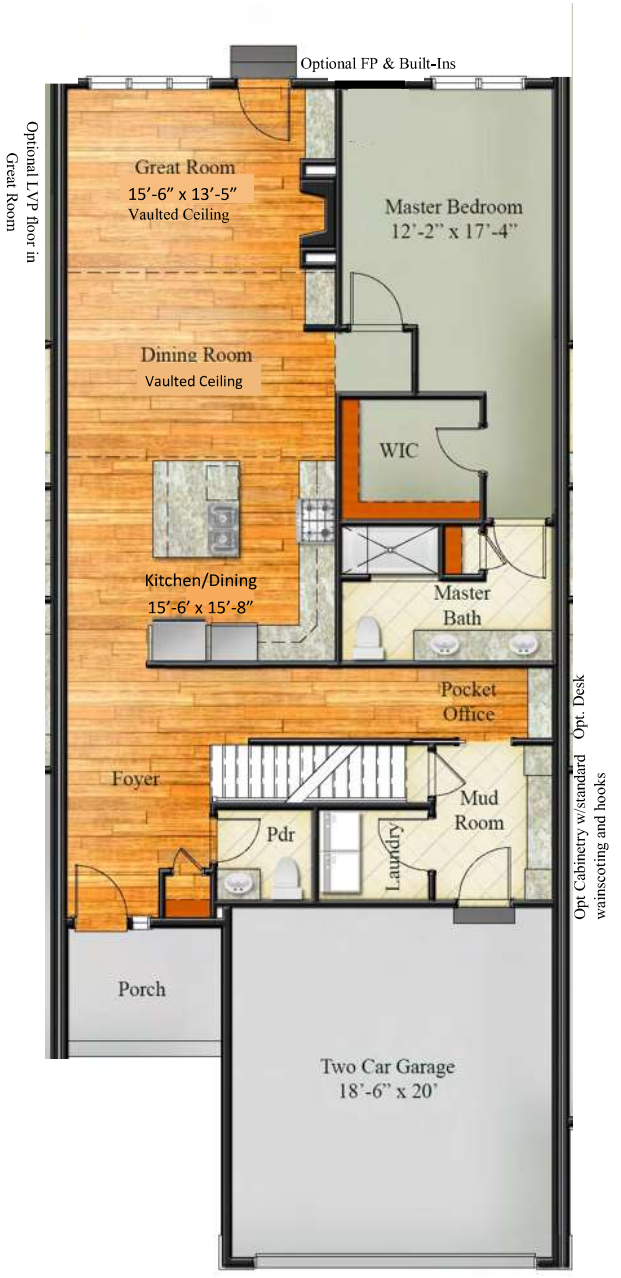
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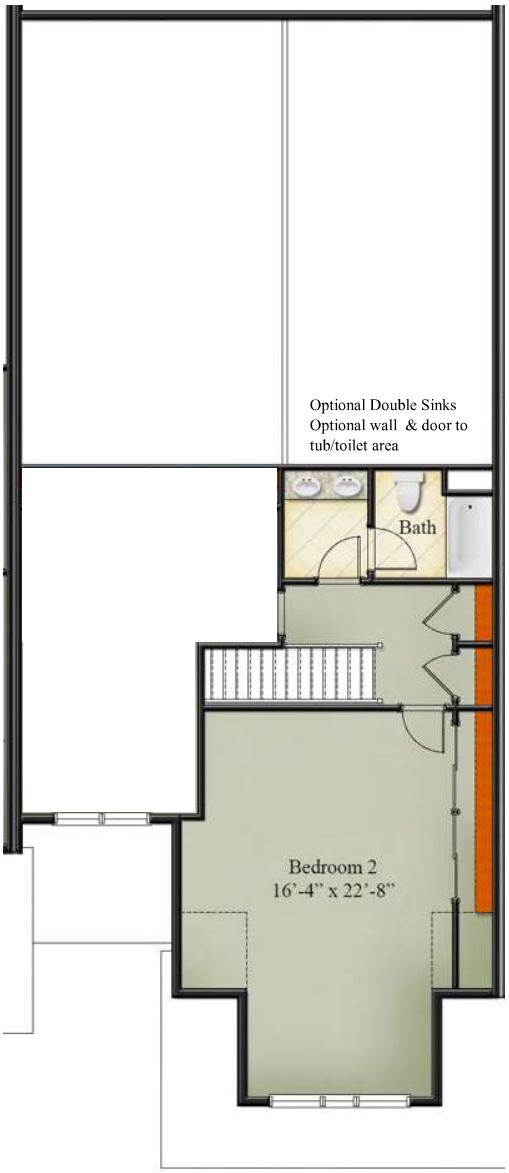
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"Legacy" Option 1: 1st Floor Master Suite, Center Unit

1970 Sq. Ft. 2BR/2.5 Baths

Base Price: Center $451,000.





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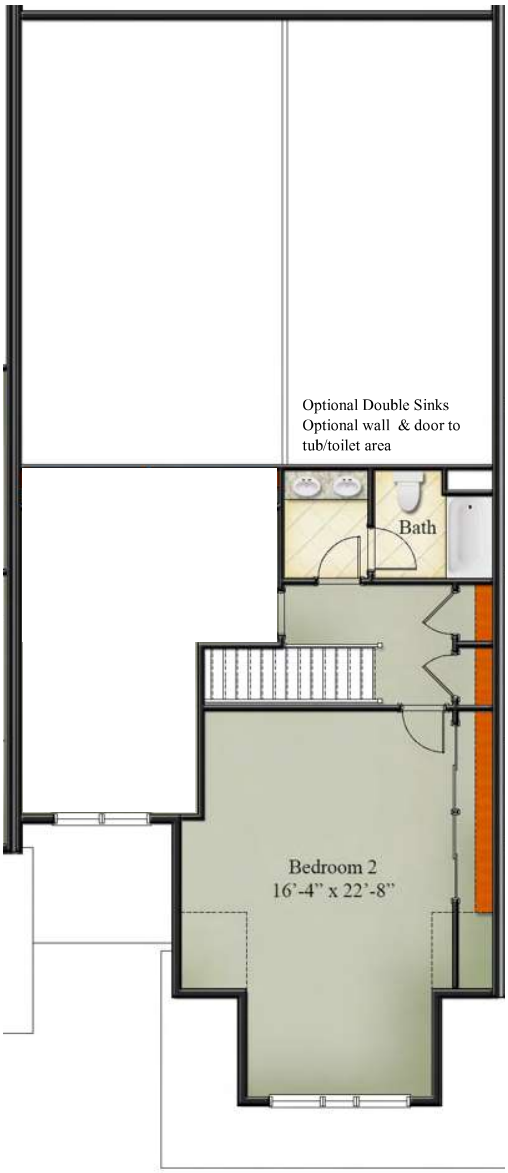
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"Legacy" Option 1: 1st Floor Master Suite, End Unit

1970 Sq. Ft. 2BR/2.5 Baths

Base Price: $459,000.





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“Legacy” Option 2: 1st Floor Master Suite, Center or End Unit

2255 Sq. Ft. 3BR/2.5 Baths Base Price: Center $500,000. End $508,000.





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"Jubilee": 1st Floor Master Suite, End Unit

2200 Sq. Ft. 2BR/2.5 Baths

Base Price: $519,900.



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