

A RARE OPPORTUNITY to own this Builder's Model Home By the award-winning Malta Development Co., Inc.

- ◆ 3400 sq. ft. of gracious living space
- ◆ 4 Bedrooms and 3 1/2 baths
- ◆ Soaring 10 ft. ceilings with 8 ft. solid-core doors on first floor
- ◆ 9 ft. ceilings on 2nd floor
- ◆ Energy Star Certified
- ◆ National Green Building Standard Certified for a healthier living environment and lower operating costs
- ◆ Super-efficient Spray foam insulation
- ◆ Full basement, insulated and sheet rocked
- ◆ Stone accents on exterior
- ◆ Bluestone walkway to front door
- ◆ In-ground sprinkler system
- ◆ 2 car garage, finish taped and painted
- ◆ Full front porch
- ◆ Kitchen audio system with Bluetooth receiver
- ◆ Video intercom at front door
- ◆ Security system with doors alarmed, motion detectors, and glass break detectors
- ◆ Mudroom with built-in bench and cabinetry
- ◆ Shadow box molding in foyer
- ◆ Crown molding in Study
- ◆ Gas fireplace with tile surround and mantle
- ◆ Wine Room off of the Great Room
- ◆ Coffered ceiling in Dining Room
- ◆ Granite countertops in kitchen and full baths
- ◆ Cathedral ceiling in Master bedroom
- ◆ Master bath with ceramic tile shower, garden tub with tile surround, dual vanities, and linen cabinet
- ◆ 2 walk-in closets in Master Suite
- ◆ Guest Suite with ensuite bath
- ◆ 4th BR is a double room with Study area
- ◆ Front and back staircases
- ◆ Sidewalks throughout
- ◆ 3 community walking trails
- ◆ Homeowner's Association \$350. per year
- ◆ Optional Exterior Maintenance Plan available
- ◆ Builder's Warranty
- ◆ Public water and sewer
- ◆ Natural gas
- ◆ Ballston Spa schools



5 Admirals Way ♦ Malta, NY

\$699,900.

3400 sq. ft. ♦ 4 BR ♦ 3 1/2 baths

Located in desirable Lakeview Landing in Malta, this state-of-the-art, family-sized home offers gracious living and unmatched energy efficiency. Built to the stringent National Green Building Standard for a healthier living environment and substantially lower monthly utility bills. An optional Exterior Maintenance Plan means freedom from snow removal, lawn mowing, and yard work including fertilization.

**For more information or to schedule a showing call Beth Smith Realty, Ltd.
at (518) 928-3057 (cell).**

Directions: NW Exit 13S to Rte 9 south, left on Rte 9P, 1/2 mile to right on Admirals Way.