



LEGACY COLLECTION

HOMES BY MALTA DEVELOPMENT

FOR MORE INFORMATION:

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Beth Smith Realty Ltd

(518) 928-3057 cell



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MALTADEVELOPMENT.COM



STANDARD FEATURES

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
- 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
- Deadbolt on front door
- Maintenance-free CertainTeed Mainstreet® premium vinyl siding, choice of colors from Builder selection
- Owens Corning Duration® architectural shingles; choice of color from Builder selection
- 2 frost-free exterior hose bibs and 2 exterior electrical outlets
- 2-car garage with optional service door; walls and ceilings that meet living areas insulated
- 7' Amarr "Lincoln" overhead garage door; garage door opener.
- Front yard lamp post with photo eye light sensor
- Fine graded and hydroseeded lawn in front, sides, and up to 25' in backyard; all other areas disturbed in the construction process to be covered with hydroseed
- In-ground sprinkler system
- Deluxe landscaping package, individually designed by professional landscaper
- Blacktop driveway over compacted rubble base; blacktop walkway to front step

Custom Interior Features

- Energy efficient, Low-E, argon filled windows throughout with screens
- 7" Shaw Floorte Pro Endura Plus Plank LVP flooring in Foyer, Kitchen, Breakfast Room, Great Room, and Dining Room; choice of color from Builder selection
- 12" x 24" Kardean Knight LVT in Mudroom, Laundry room, and baths; choice of color from Builder selection
- Shaw carpeting with R2X® stain resistance technology in Bedrooms, Study, staircase and upstairs hallway; choice of color from Builder selection
- 3 1/4" Colonial baseboard and 2 1/2" casings throughout, painted
- 35" gas fireplace with tile surround; optional wood mantle available



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STANDARD FEATURES

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Custom Interior Features (continued)

- Walls and ceilings painted with 2 coats of PPG paint (Pittsburg), in “Creamy” throughout; low VOC, a Green Building Standard item
- Kichler Keiran Collection fixture lighting package; brushed nickel throughout
- Stylish Chrome door knobs and hinges throughout
- Colonial style rail system on staircase, per plan.
- Mudroom in all models with a panel of wainscoting and hooks on wall

Kitchen Amenities

- Fully appointed Kitchen designed by Kitchen professional. (Gourmet plans available for an extra cost, which include double wall ovens and cooktop)
- Choice of cabinetry from Builder’s selection, 1951 Cabinetry “Boerne” (formerly Timberlake Fairfield Maple) in choice of color from Builder selection; knobs and pulls available at additional cost and priced by customer selection.
- Quartz kitchen countertops from Builder’s selection; 4” quartz backsplash; tile backsplash available at additional cost and priced by customer selection; 10” Quartz overhang on island for stools available at an extra cost
- Recessed lighting per plan in Kitchen
- Kohler® double bowl stainless steel sink
- Kohler® faucet; Chrome
- Frigidaire® self-cleaning, radiant top electric or gas range; stainless steel
- Frigidaire® microwave; stainless steel
- Frigidaire® dishwasher; stainless steel

Bathroom Appointments

- Easy care fiberglass shower unit in Primary bath, all models; shower rod
- Easy care 5’ tub/shower unit in Main bathroom; shower rod
- Kohler® faucets in Chrome; 4” centers
- Choice of vanity cabinetry in full baths, full width mirror over vanity
- Cultured marble countertops with double bowl sink in Master bath; full mirror over sink
- Cultured marble countertops in Main bath; mirror over sink
- Pedestal sink in Powder Room, mirror over sink
- Elegant chrome towel bars and paper holder
- Exhaust fan in main and master baths, and Powder Rooms without window



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STANDARD FEATURES

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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
- 14 SEER central air conditioning
- Water saving plumbing fixtures, a Green Building Standard item
- Vented ridge system on roof for continuous air flow
- Cellulose insulation for unmatched Insulation performance. Made from mostly recycled paper content, cellulose insulation is a carbon negative material with excellent acoustical performance for quieter, more energy efficient living spaces.

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

General Information

- Natural gas
Individual well and septic
 - Ballston Spa Central School district; International Baccalaureate World School program which allows students to obtain college credit while enrolled in upper-level courses at Ballston Spa High School.
 - Builder's 10-year transferrable Limited Warranty
 - National Green Building Standard Certified for lower utility bills and a healthier living environment
- HomeNav online Homeowner's Manual personalized to each home



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PRICE LIST

ONE-STORY LIVING:

AMBERWOOD **\$608,500.**
1488 SQ FT 3BR/2 BATH

BOXWOOD **\$629,900.**
1716 SQ FT 3BR/2.5 BATH

DOGWOOD **\$665,500.**
1926 SQ FT 4BR/2.5 BATH

FIRST FLOOR PRIMARY SUITE:

SANDLEWOOD **\$667,400.**
1795 SQ FT 3BR/2.5 BATH

TWO-STORY HOMES:

PINEWOOD **\$631,000.**
1742 SQ FT 3BR/2.5 BATH

BRANCHWOOD **\$669,500.**
1916 SQ FT 3BR/2.5 BATH

REDWOOD **\$725,750.**
2103 SQ FT 4BR/2.5 BATH

BUTTONWOOD 1 **\$679,900.**
2095 SQ FT 3BR/2.5 BATH

BUTTONWOOD 2 **\$779,000.**
2353 SQ FT 4BR/2.5 BATH

PRICES SUBJECT TO CHANGE WITHOUT PRIOR NOTICE



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AMBERWOOD

3BR/2 BATH 1488 SQ FT



For those considering a move to a smaller home, the **Amberwood** model provides an excellent solution. Its efficient use of space, combined with thoughtful design elements, ensures comfort and a sense of spaciousness as you downsize.

One of the key attractions of the **Amberwood** model is its open floorplan, creating a seamless flow between the living, dining, and kitchen areas. This layout not only enhances the feeling of space but also makes it a pleasure to entertain family and friends.

The mudroom has wainscoting and hooks for coats, as well as a strategically placed laundry to save time and effort, making everyday tasks more efficient.

For successful downsizing, the **Amberwood** model is an excellent choice!

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AMBERWOOD

3BR/2 BATH 1488 SQ FT



Floorplan



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BOXWOOD

3BR/2.5 BATH 1716 SQ FT



The **Boxwood** model is a brilliant example of modern one-story living, ideal for those looking to get rid of stairs and enjoy life all on one level. Its open-concept Kitchen and Dining area flows effortlessly into the Great Room with a lovely gas fireplace. This design not only maximizes space but makes for a warm and inviting atmosphere.

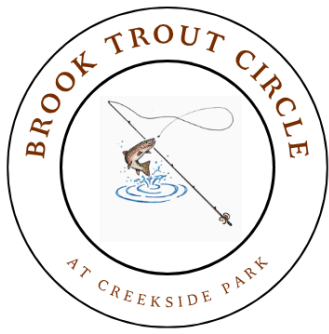
Adding to the charm of this model is the covered porch located conveniently off the Kitchen. This outdoor space is ideal for enjoying a morning coffee, dining al fresco, or simply relaxing with a good book. The porch extends the living area, allowing you to make the most of both indoor and outdoor spaces.

With its comfortable living space and thoughtful features, the **Boxwood** model is more than just a home—it's a lifestyle.

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BOXWOOD

3BR/2.5 BATH 1716 SQ FT



Floorplan



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DOGWOOD

4BR/2.5 BATH 1926 SQ FT



The **Dogwood** is a spacious 4BR ranch plan. BR4 is perfectly suited for a home office, providing a quiet and private space for work-from-home needs. The heart of this home is its kitchen, which includes a large corner pantry, ideal for storing all your essentials. Off the dining area, is a covered porch inviting you to enjoy meals outdoors or just relax while taking in the fresh air.

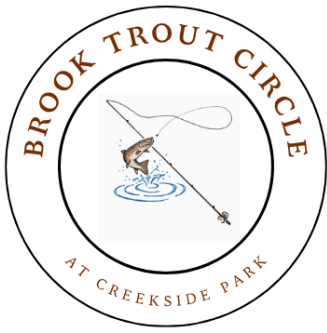
The well-designed laundry room equipped with a handy utility closet ensures that your household tasks are met with ease. Adjacent to this is a mudroom complete with wainscoting and hooks, providing a practical space to store coats, shoes, and other outdoor gear which helps keep the rest of your home clean and organized.

Every aspect of the **Dogwood** ranch has been designed with care to enhance your lifestyle.

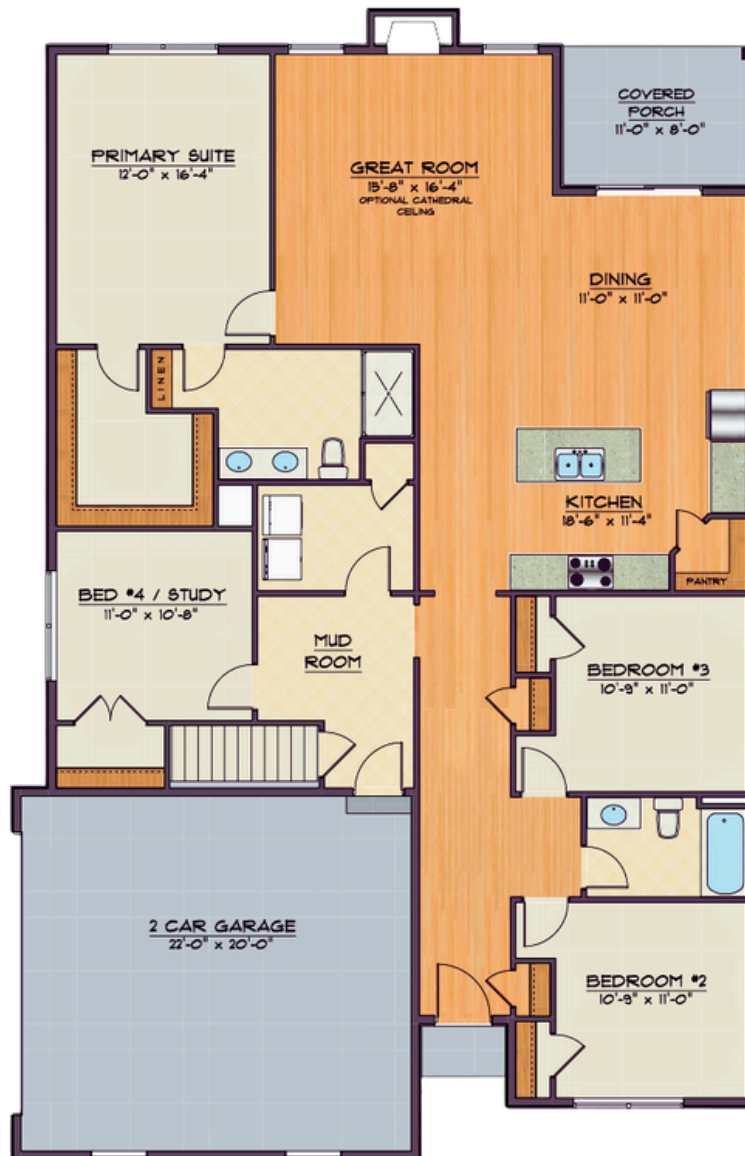
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DOGWOOD





SANDLEWOOD

3BR/2.5 BATH 1795 SQ FT



The **Sandlewood** is an open-floor plan that enhances the feeling of spaciousness throughout. This design seamlessly connects the gathering and dining areas with the kitchen. This allows natural light to flow through the space, creating a warm and inviting atmosphere.

The kitchen is equipped with a large pantry, offering abundant storage for groceries and kitchen essentials, ensuring that everything is easily accessible and organized.

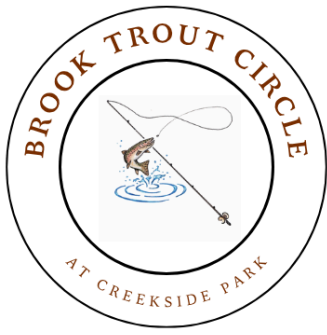
One key feature of the **Sandlewood** plan is its first-floor primary suite. This offers the ultimate in convenience and privacy, allowing homeowners to enjoy their personal space without climbing stairs. 2 additional BRs with a loft and full bath on the 2nd floor continues the theme of privacy for all.

The **Sandlewood** is a thoughtfully designed home that combines modern amenities with practical living spaces.

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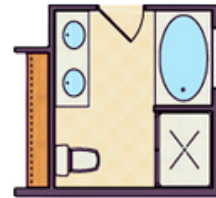


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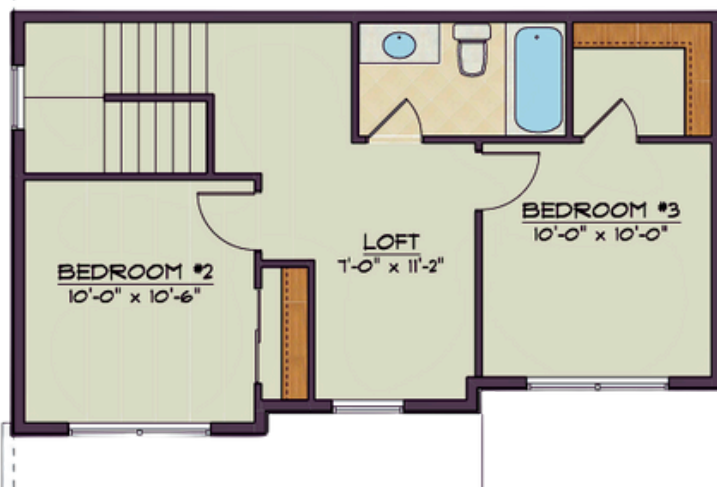


SANDLEWOOD

3BR/2.5 BATH 1795 SQ FT



SOAKING TUB OPTION



Floorplan



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PINEWOOD

3BR/2.5 BATH 1742 SQ FT



Welcome to the charming **Pinewood** model designed for modern living, with no wasted space. An elegant split staircase adds a touch of sophistication and style to the home's entryway, creating a lovely first impression.

An expansive Great Room stretches from the front to the back of the house, offering a versatile space perfect for entertaining and everyday family life. The heart of the home, the Kitchen, features a center island perfect for meal preparation and casual dining. The walk-in pantry provides generous storage space for all your essentials. Additional storage is available with a convenient alcove in the garage, perfect for seasonal items, tools, or outdoor equipment.

This thoughtfully designed home combines functionality with elegance, making it an ideal setting for both everyday living and special occasions.

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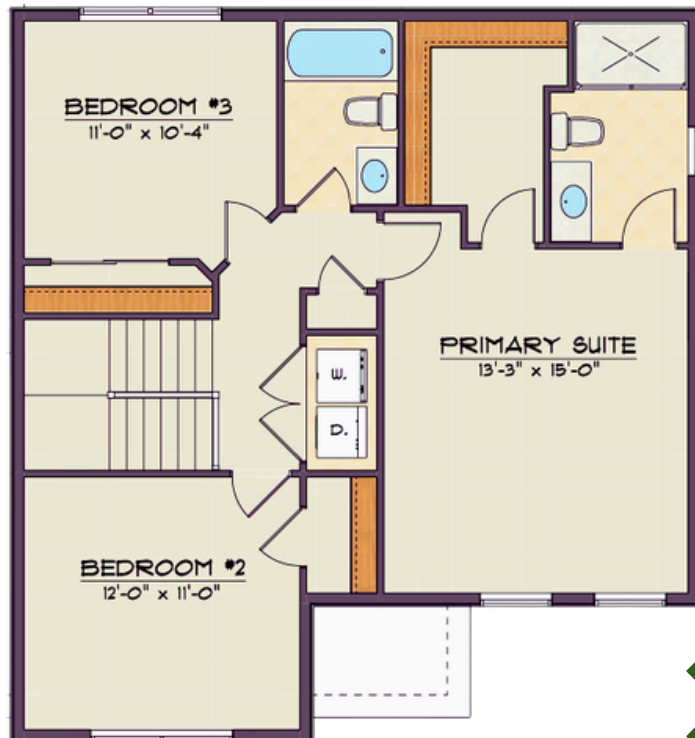


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PINEWOOD

3BR/2.5 BATH 1742 SQ FT



Floorplan



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BRANCHWOOD

3BR/2.5 BATH 1916 SQ FT



The **Branchwood** model embraces the modern concept of fewer but larger rooms, creating an expansive and open atmosphere, while ensuring that each room serves a thoughtful purpose with no costly wasted space. Upon entering the home, you're greeted by a two-story foyer that sets the tone for the rest of the space, offering a sense of elegance and openness. Adjacent to the foyer, a private study provides a versatile space; a quiet retreat for work, reading, or relaxation.

The centerpiece of this home is the spacious 24' Great Room that offers a fluid transition between living and dining spaces. It is open to the Kitchen which has a convenient pantry and a center island.

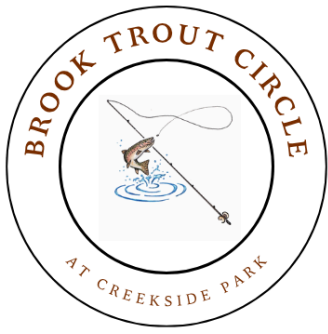
The mudroom is designed for practicality, providing space for coats, shoes, and other essentials, keeping the rest of the home clutter-free.

Whether you're hosting a dinner party or enjoying a quiet evening at home, The **Branchwood** model caters to all aspects of contemporary living.

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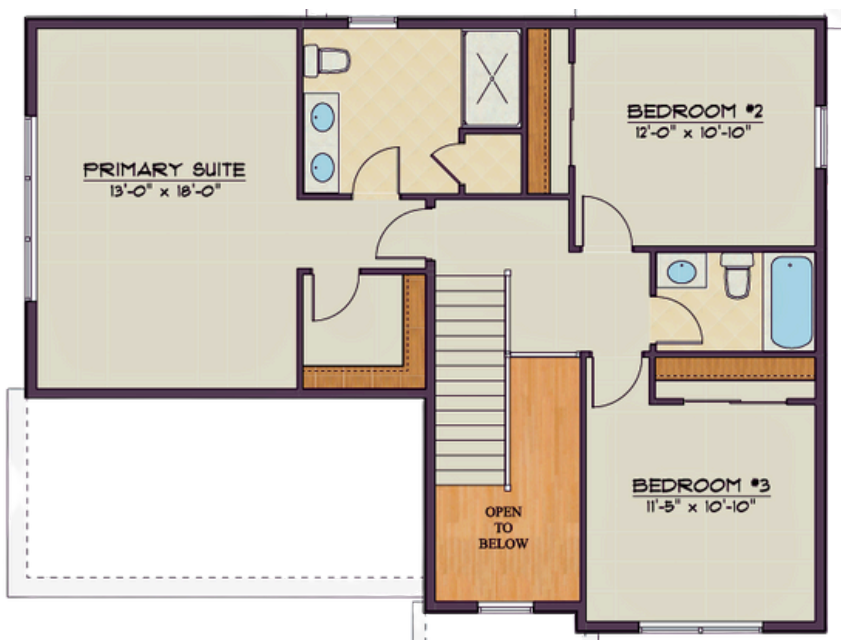


BRANCHWOOD

3BR/2.5 BATH 1916 SQ FT



SOAKING TUB OPTION



FLOORPLAN



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REDWOOD

4BR/2.5 BATH 2103 SQ FT



The **Redwood** model is a testament to the way the modern family lives, combining practicality with style, while ensuring that every square foot is utilized to its fullest potential. There are no wasted spaces or rooms that remain unused, making this home both practical and comfortable. Each room is designed with intention, ensuring that residents can make the most of their living environment.

4 spacious bedrooms provide ample room for family members or guests. The private study is perfect for those who require a dedicated space for work, ensuring privacy and quiet without sacrificing other living areas.

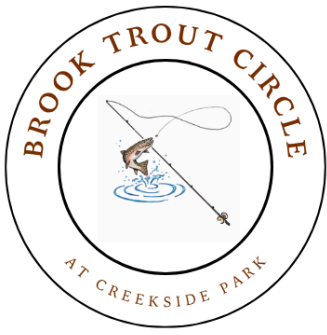
The kitchen provides lots of work space, as well as a center island, and a must-have pantry.

The **Redwood** model is a well-designed home that combines modern style with everyday functionality. Its smart layout and thoughtful features make it an ideal choice for families seeking a practical yet stylish living space.

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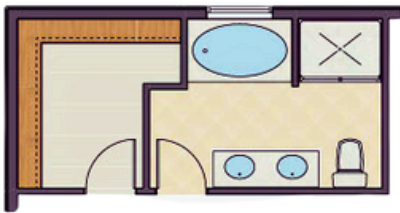


REDWOOD

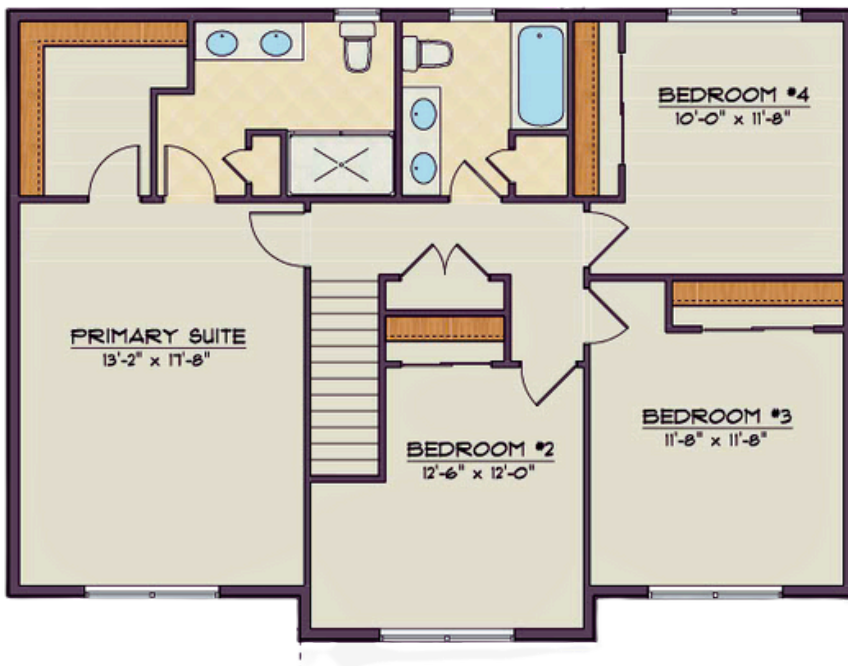
4BR/2.5 BATH 2103 SQ FT



SOAKING TUB OPTION



OPT DOUBLE SINK



Floorplan



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BUTTONWOOD

3BR/2.5 BATH 2095 SQ FT

4BR/3.5 BATH 2353 SQ FT



Step into the **Buttonwood** model from the full, covered porch and you are greeted by a dramatic split staircase. What a first impression! The large Great Room with gas fireplace is perfect for family gatherings and cozy evenings alike. Its open layout allows for seamless interaction, ensuring that everyone feels connected, whether you're hosting a lively party or enjoying a quiet night in. In addition to the Kitchen which boasts a handy center island and pantry, is a Dining Room for those who love to entertain and to host family holidays. A private Study off the foyer completes the functionality of the first floor.

The second floor offers flexibility to suit your needs, with two distinct options, a 3BR plan or a 4BR version which includes a Bonus Room complete with an ensuite bath.

From its impressive entrance to its adaptable living spaces, the **Buttonwood** caters to a variety of needs and preferences, making it a perfect choice for those who value both style and substance.

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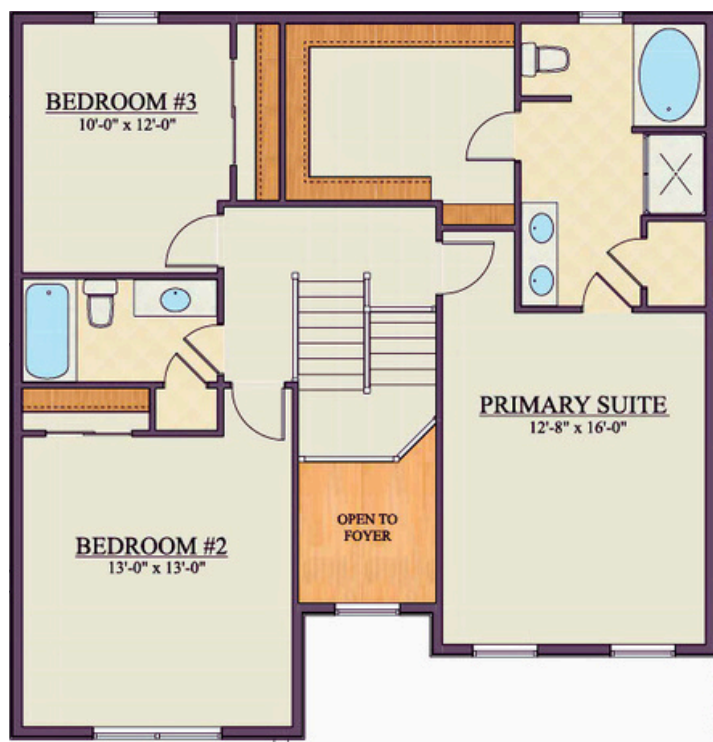


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BUTTONWOOD 3BR

3BR/2.5 BATH 2095 SQ FT



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Floorplan



BUTTONWOOD 4BR

4BR/3.5 BATH 2353 SQ FT



Floorplan



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