

MALTA DEVELOPMENT
COMMUNITIES
♦♦♦

LAKEVIEW ♦ LANDING ♦

— *our* —
UNIQUE HOMES
♦♦♦



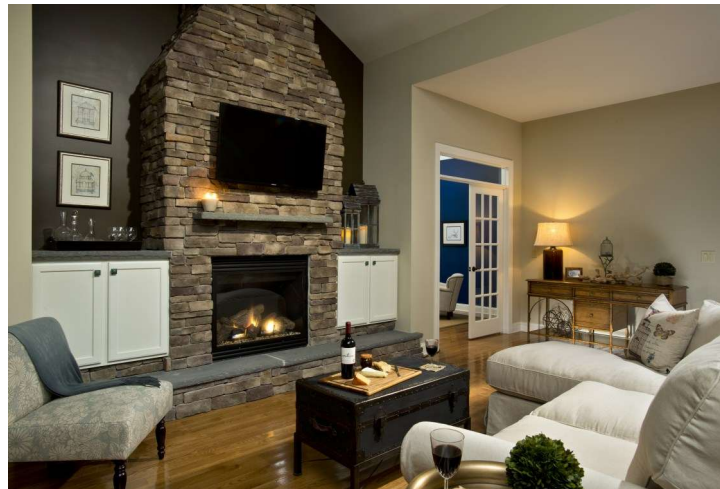
MALTA DEVELOPMENT

**FOR MORE INFORMATION, CALL
BETH SMITH REALTY AT 518-928-3057
Email: bethsmithrealty@hotmail.com
www.maltadevelopment.com**

— *with a respect for* —
TRADITIONAL ELEMENTS
◆ OUR HOME PLANS INJECT ◆

INNOVATIVE MODERN TOUCHES

THAT ARE A PLEASANT SURPRISE
— *for today's* —
MODERN FAMILY
◆ ◆ ◆



Now is a great time to build a new home. Come see what makes Homes by Malta Development 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 planet but to your wallet, too! Lower monthly utility bills and a healthier living environment for you and your family are just the start.

Lakeview Landing is a national award winning community. We await your visit.

The Team at Homes by Malta Development Inc.





Lakeview Landing



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
- 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 to match trim; transom over door is available at an extra cost
- Deadbolt on front door
- Maintenance-free CertainTeed Mainstreet® premium vinyl siding, choice of colors from Builder selection decorative items such as corbels, metal roofs, stone accents, and railings available at an extra cost
- Owens Corning Duration® architectural shingles; choice of color from Builder selection
- 2 frost-free exterior hose bibs
- 2 exterior electrical outlets
- Finish taped and painted 2-car garage with service door; walls and ceilings that meet living areas insulated
- 7' Carriage style 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 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 service door (except Ontario model)
- Concrete walkway from driveway to front step

Custom Interior Features

- Uniquely designed copyrighted floor plans with optional elevations per plan (see price sheet for individual pricing by model)
- Energy efficient, Low-E, argon filled windows throughout; double hung 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
- Top grade Scotchguard® stain resistant carpeting in Bedrooms, Study, staircase and upstairs hall way; choice of color from Builder selection
- Carriage Home Series: 9 ft. ceilings with vaulted areas as shown per plan
- Modern Classics Series: 9 ft. ceilings on 1st floor, 8 ft. ceilings on 2nd floor
- 80" Masonite® 2 panel interior doors throughout
- 3 1/4" Colonial baseboard and 2 1/2" casings throughout, painted
- 35" gas fireplace with tile surround and full surround wood mantle; painted to match trim



Lakeview Landing



STANDARD FEATURES PACKAGE

Page 2

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
- Deluxe 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 4' section of wainscoting and hooks on wall (closet in place of hooks in Otsego and Rushmore)

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 Master Bath, all models; shower rod. Modern Classics series includes a luxurious garden tub with tile surround.
- 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



Lakeview Landing



STANDARD FEATURES PACKAGE

Page 3

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
- Vented ridge system on roof for continuous air flow
- Super-efficient Spray Foam Insulation in rim joists and exterior wall; the Gold Standard in insulation and a Green Building Standard item. 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

General Information

- Community sidewalks for safe and enjoyable walking through the neighborhood
- Public water and sewer; natural gas
- Ballston Spa Central School district; International Baccalaureate World School program
- 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
- Homeowner's Association—\$565. annually. An exterior maintenance package including landscaping and snow removal is available at an extra cost.

CARRIAGE HOME COLLECTION

PRICE LIST

MODEL	SQ.FT.	BEDS/BATHS	BASE PRICE
Saranac Standard Elevation	1406	2/2	\$584,800.
Saranac Optional Elevation 1	1406	2/2	\$594,500.
Saranac Optional Elevation 2			
With Optional Loft –or–	1750	2/2	\$643,400.
With Optional 2nd floor BR & bath	1750	3/3	\$655,100.
Optional Sunroom (8'6" x 15'6")			\$47,200.
Optional Patio			TBD
Mohegan Standard	1722	3/2	\$621,000.
Mohegan Optional Elevation 1	1722	3/2	\$624,700.
Mohegan Optional Elevation 2 w/loft	2140	3/2	\$682,500.
Optional Sunroom (8'6" x 18')			\$50,400.
Optional Patio			TBD
Adirondack Standard	1910	3/2	\$657,300.
Adirondack Optional Elevation 1	1910	3/2	\$661,000.
Adirondack Optional Elevation 2	1910	3/2	\$661,000.
Optional Patio			TBD
Saratoga Standard	2022	3/2	\$677,000.
Saratoga Optional Elevation 1	2022	3/2	\$682,500.
Saratoga Optional Elevation 2 w/loft	2358	3/2	\$762,200.
Optional Sunroom in Standard & Opt. 2 (8'6" x 18'6")			\$50,400.
Optional Sunroom in Opt.1 (8'6" x 17'6")			\$46,200.
Optional Patio			TBD

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Prices subject to change without prior notice. 11/27/2024



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CARRIAGE HOME COLLECTION

PRICE LIST page 2

MODEL	SQ.FT.	BEDS/BATHS	BASE PRICE
Galway Standard	2143	3/2.5	\$701,000.
Galway Optional Elevation 1	2143	3/2.5	\$708,600.
Optional Sunroom (9' x 14'6")			\$43,900.
Optional Patio			TBD
Ontario Standard Elevation	2413	3/2.5	\$753,400.
Ontario Optional Elevation 1	2413	3/2.5	\$764,200.
Optional Patio			TBD
Algonquin Standard Elevation	2550	3/2/2	\$783,900.
Algonquin Optional Elevation 1	2550	3/2/2	\$794,600.
Optional Patio			TBD

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**Optional Elevations—
see Price List:**



*Elevations show some detail not included in base price.

**Carriage Collection
"SARANAC"**

- Available as 3 BR, 3 bath plan in Optional Elevation 2
- Large study could be used as additional bedroom
- Vaulted ceilings in Kitchen and Great Room
- Corner fireplace in Great Room
- Front porch to enjoy outdoor living
- Optional loft



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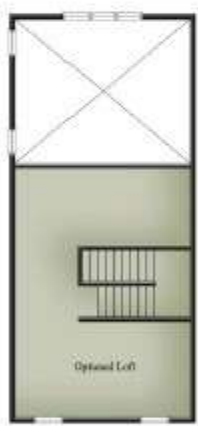
**Carriage Collection
"MOHEGAN"**

- Soaring vaulted ceilings in Great Room and Master Bedroom
- 3 bedrooms and private study
- Large Master suite
- Open floor plan
- Optional Elevation 2 with 2nd floor loft



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**Optional Elevations—
see Price List:**



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see Price List:**



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**Carriage Collection
"ADIRONDACK"**

- Soaring vaulted ceilings in Great Room and Master Bedroom
- Can be either 3 BR or 2 BR with study
- Large Master Suite with 2 closets
- Open floor plan
- Great Kitchen with center island and separate pantry closet



**Optional Elevations—
see Price List:**



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**Carriage Collection
"SARATOGA"**

- Soaring vaulted ceilings in Breakfast Room, Great Room and Master Bedroom
- Private study could be used as a guest room or 4th bedroom
- Large front porch for outdoor enjoyment
- Optional Elevation 2 with 2nd floor loft



**Optional Elevations—
see Price List:**



*Elevations show some detail not included in base price.

**Carriage Collection
"GALWAY"**

- Desirable open floor plan
- Vaulted ceilings in Great Room and Master Bedroom
- Study with optional French Doors to foyer
- Large Formal Dining Room
- Private bathroom BR2 and BR3



**Optional Elevations—
see Price List:**



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**Carriage Collection
"ONTARIO"**

- Side entry garage
- Vaulted ceilings in Great Room and Master Bedroom
- Open concept Dining Room
- "Pocket Office" Command Center
- Step in Pantry
- Charming window seat in Study



**Optional Elevations—
see Price List:**



*Elevations show some detail not included in base price.

**Carriage Collection
"ALGONQUIN"**

- National Award Winning floorplan
- Spacious Master Suite with his and hers closets
- Study with optional French doors to foyer
- 2 bedroom Guest Wing with private bath and separate vanities
- Optional Butler's Pantry



MODERN CLASSICS COLLECTION

PRICE LIST

MODEL	SQ.FT.	BEDS/BATHS	BASE PRICE
Otsego Optional Bonus Room	1600	3/2.5 4/2.5	\$591,800. \$56,200.
Rushmore Optional Garage Storage area Optional Study Optional Bonus Room*	1640	3/2.5 4/2.5	\$608,200. \$24,500. \$43,000. \$53,800.
*Either the Garage Storage area or Study must be done to add Bonus Room			
Oneida Standard Elevation	2200	3/2.5	\$688,000.
Oneida Optional Elevation 1	2310	3/2.5	\$713,000.
Oneida Optional Elevation 2	2200	3/2.5	\$692,000.
Optional Sunroom (8'6" x 18'6")			\$51,200.
Optional Patio			TBD
Seneca Standard	2280	3/2.5	\$702,000.
Seneca Optional Elevation 1	2276	3/2.5	\$709,700.
Seneca Optional Elevation 2	2276	3/2.5	\$715,200.
Optional Sunroom (8'6" x 11')			\$37,600.
Optional Patio			TBD
Chadwick Standard	2400	3/2.5	\$708,800.
Chadwick Optional Elevation 1	2400	3/2.5	\$719,700.
Chadwick Optional Elevation 2	2400	3/2.5	\$726,600.
Optional BR w/bath in place of study	2485	4/3.5	\$20,500.
Optional Sunroom (8'6" x 16')			\$46,200.
Optional Patio			TBD
Cazenovia Standard	2580	3/2.5	\$771,000.
Cazenovia Optional Elevation 1	2595	3/2.5	\$815,600.
Cazenovia Optional Elevation 2	2682	3/2.5	\$824,200.
Optional Bonus Room		4/2.5	\$44,000.
Optional Double Bonus Room		4/2.5	\$59,300.
Optional Sunroom (7'6" x 19'8")			\$47,200.
Optional Patio			TBD

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MODERN CLASSICS COLLECTION

PRICE LIST page 2

MODEL	SQ.FT.	BEDS/BATHS	BASE PRICE
Sacandaga Standard Elevation	2870	4/2.5	\$816,900.
Sacandaga Optional Elevation 1	2898	4/2.5	\$831,600.
Sacandaga Optional Elevation 2	2905	4/2.5	\$827,400.
Optional Sunroom (8'6" x 19')			\$51,000.
Optional Patio			TBD
Champlain Standard	3190	4/2.5	\$905,000.
Champlain Optional Elevation 1	3190	4/2.5	\$909,300.
Champlain Optional Elevation 2	3190	4/2.5	\$915,600.
Optional Sunroom (8'6" x 17')			\$47,200.
Optional Patio			TBD
Cazenovia II Standard	3400	4/3.5	\$1,020,000.
Optional Patio			TBD

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Otsego
1600 sq. ft., 3 BRs, 2.5 baths

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Modern Classics Collection "Otsego"

- Great open floorplan
- Spacious kitchen with island and pantry closet
- Large front porch
- 2nd floor laundry
- Optional Bonus Room

*Elevations show some detail not included in base price.



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Rushford
1640 sq. ft., 3 BRs, 2.5 baths

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Modern Classics Collection "Rushford"

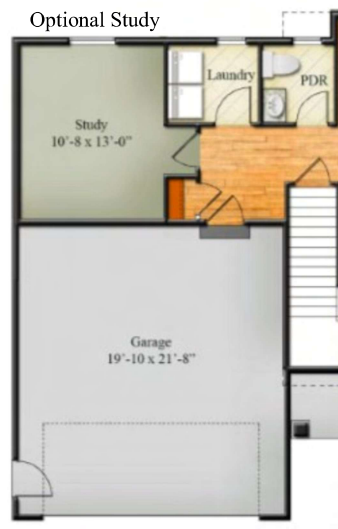
- Flexible floorplan with several options to suit your needs
- Kitchen with island and step-in pantry closet
- Optional Garage storage area
- Optional Study
- Optional Bonus Room

*Elevations show some detail not included in base price.

Optional Garage
Storage area



Optional Study



Optional Study or Storage Area
Must be done to add Bonus Room



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**Optional Elevations—
see Price List**



*Elevations show some detail not included in base price.

Oneida Standard
2200 sq. ft, 3 BRs, 2.5 baths

Beth Smith
(518) 928-3057

**Modern Classics Collection
"ONEIDA"**

- Convenient storage alcove in garage
- Large front porch
- 1st floor Study
- 2nd floor laundry
- Private Sitting Room in Master BR
- Separate vanity area in Main bath



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**Optional Elevations—
see Price List**



*Elevations show some detail not included in base price.

Seneca Standard
2280 sq. ft, 3 BRs, 2.5 baths
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**Modern Classics Collection
"SENECA"**

- 1st floor Master Suite plan
- Large 2-story Great Room
- Loft overlooking Great Room and open foyer
- Optional Butler's Pantry next to Dining Room
- Secluded Command Center (CC)



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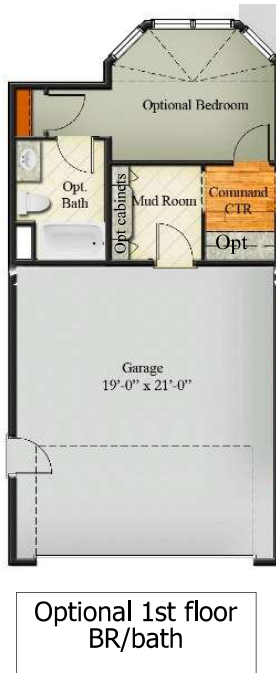
**Optional Elevations—
see Price List**



*Elevations show some detail not included in base price.

**Modern Classics Collection
"CHADWICK"**

- 4 BR, 3.5 bath plan available
- Airy, angled bay Study (Std. Plan)
- Soaring open foyer, split staircase
- Master BR with private sitting room
- Convenient 2nd floor laundry
- Storage alcove in garage (Std. Plan)
- Optional sunroom and patio
- Optional patio



**Optional Elevations—
see Price List**



*Elevations show some detail not included in base price.

**Modern Classics Collection
"CAZENOVIA"**

- Front and back staircases
- Angled bay breakfast room
- 1st floor Study
- 2nd floor laundry
- 2 walk in closets in Master Bedroom
- Optional sunroom and patio
- Optional Bonus Room
- Optional Bonus Room/Double Bo-



**Optional Elevations—
see Price List**



*Elevations show some detail not included in base price.

**Modern Classics Collection
"SACANDAGA"**

- Front and back staircases
- Large Kitchen and Breakfast Room
- Optional Butler's Pantry between Kitchen and Dining Room
- Huge, 2 story Great Room
- Full front porch



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**Optional Elevations—
see Price List**



*Elevations show some detail not included in base price.

**Modern Classics Collection
"CHAMPLAIN"**

- Large, family-sized kitchen
- Study with optional French doors to foyer
- Optional Butler's Pantry with sink and built-in cabinetry
- 2nd floor loft overlooking 2-story Great Room
- Soaring open foyer with dramatic staircase





Cazenovia II
3400 sq. ft., 4 BRs, 3 full, 1 half baths

Beth Smith
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Modern Classics Collection "CAZENOVIA II"

- Front and back staircases
- Spacious Great Room
- Coffered ceiling in Dining Room
- 2nd floor laundry room
- Vaulted ceiling in Master Suite
- Ensuite bath in BR 2

*Elevations show some detail not included in base price.



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