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East Islip, NY
SCHOOLHOUSE ROAD



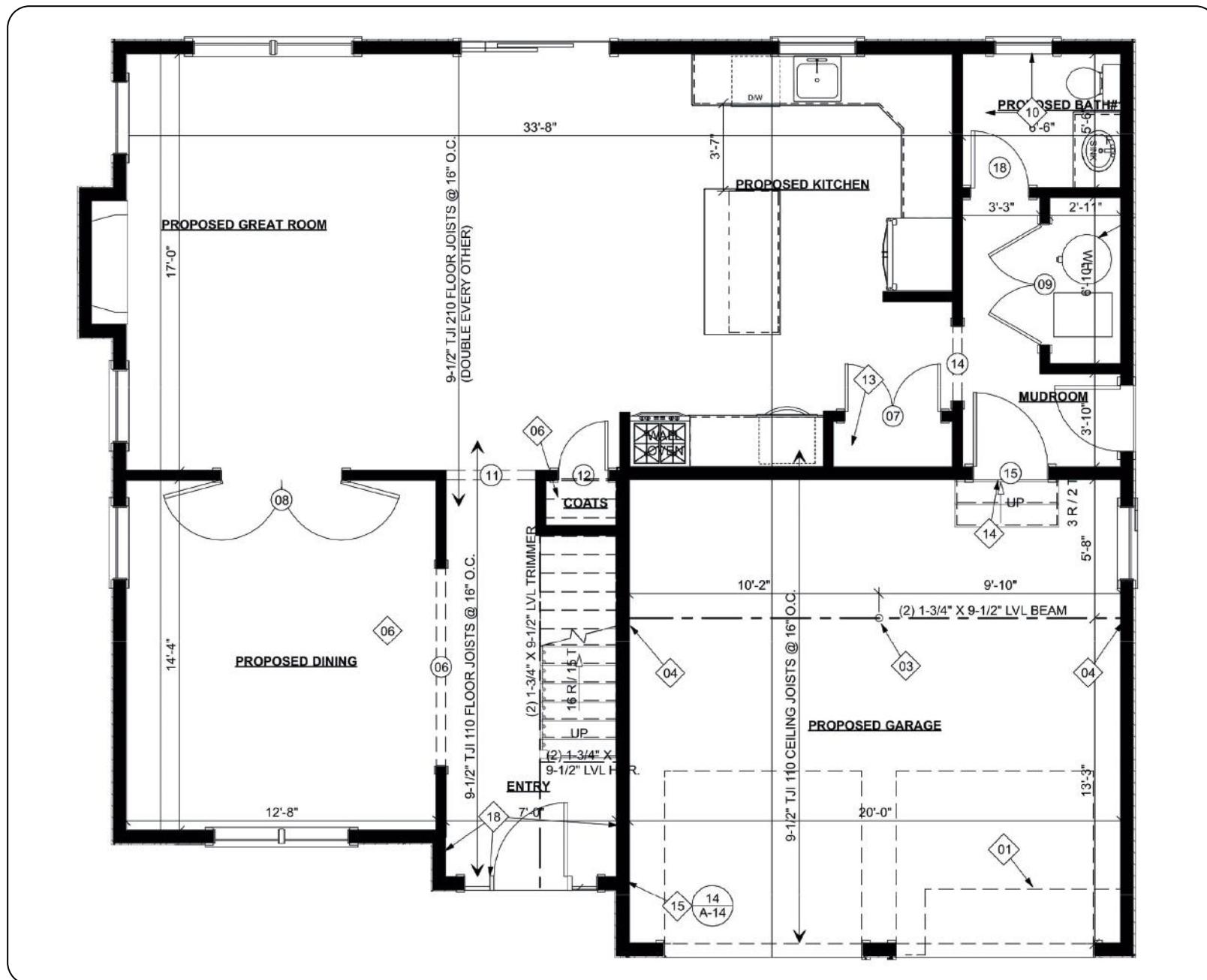






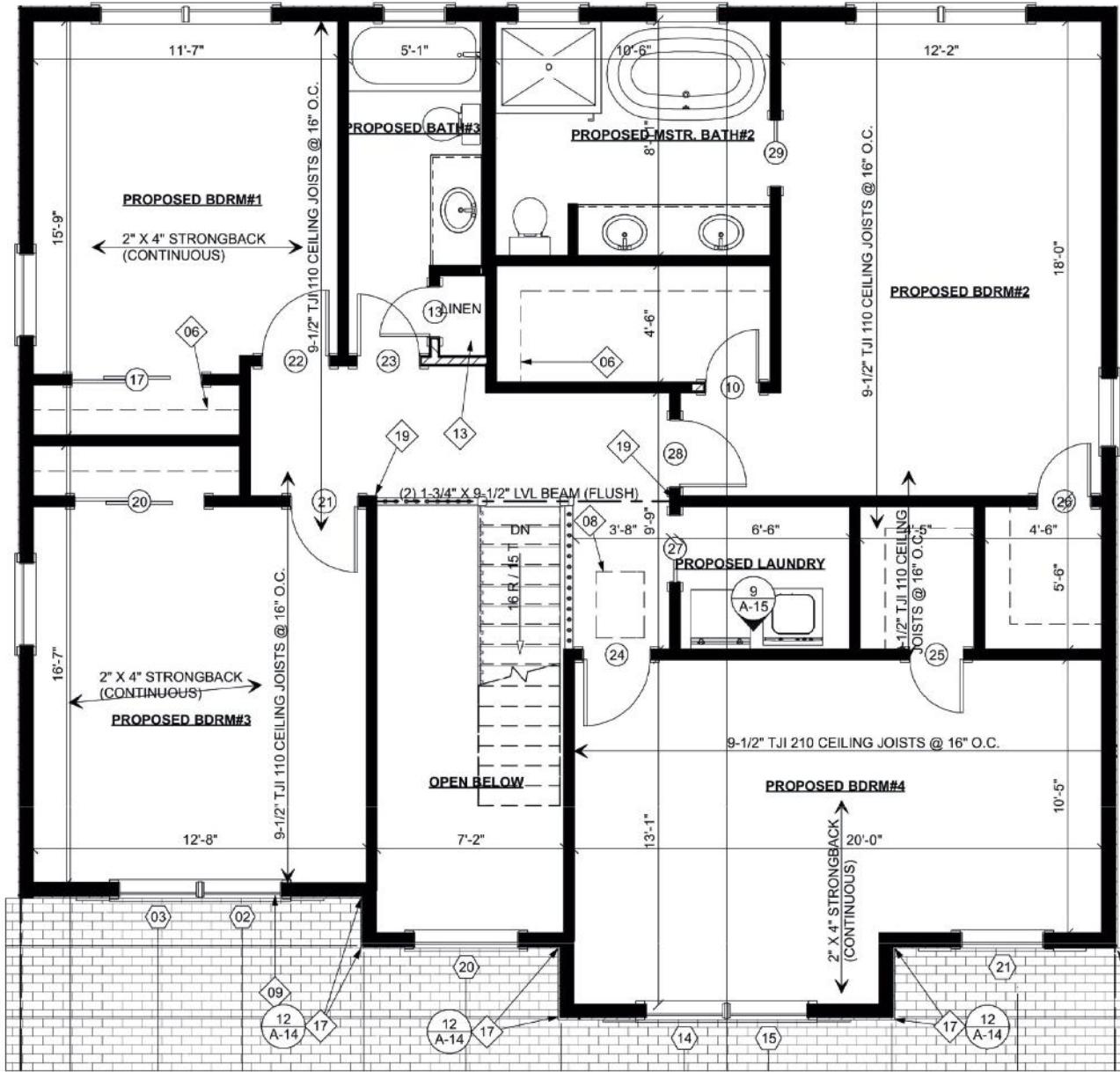


First Floor Plan



Model pricing is subject to market changes. Renderings, floor plans and specifications are subject to changes.

Second Floor Plan



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Specifications

PEACE OF MIND

- 6-Year Structural Home Warranty
- Quality Assurance Inspection and New Home Orientation before closing
- 180-day build time from completed foundation to move-in for homes up to 3500 sq. ft.

SUPERIOR CONSTRUCTION

- On-site, stick-built construction
- Pressure-treated sill plates
- 2 x 6 16" on center exterior walls (including garages)
- 2 x 4 16" on center interior walls
- Double top plate on all interior and exterior walls
- CDX Fir Plywood roof sheathing (no flake boards)
- 3/4" tongue-and-groove Engineered Advantec subflooring nailed and screwed to floor joists to reduce squeaks
- TJI Engineered floor joists 16" on center
- 2 x 12 Douglas Fir Header material on all bearing walls
- 2 x 8 Fascia material
- Structurally engineered roof system
- CDX Wall Sheathing (no foam boards or flake boards)

WINDOWS & DOORS

- Double-hung maintenance-free windows

- Windows have energy-efficient Low-E insulated glass with argon gas
- Internal grids in all Windows
- Screens for all windows
- 6' maintenance-free sliding patio door with screen
- Sliding patio door has energy-efficient Low-E insulated glass with argon gas
- Fiber Glass Front Door
- Locksets with a Black finish
- All entrance doors keyed alike
- Deadbolts on all exterior hinged doors

EXTERIOR

- Maintenance-free vinyl siding with a lifetime warranty
- Vinyl ventilated soffit with aluminum fascia
- Seamless aluminum gutters and downspouts
- Carriage House Style garage door
- Wi-Fi Garage Door Opener with transmitters
- Steep-pitched roof designs to enhance curb appeal
- GAF Architectural Shingles

ENERGY-EFFICIENT CONSTRUCTION

- R-21 Fiberglass Insulation in all Exterior Walls
- R-49 Fiberglass Insulation in ceilings
- R-30 Fiberglass Insulation in Floors
- Spray Foam Air Seal package
- Roof overhangs with a ventilated soffit
- LED light bulbs for all electrical fixtures

ELECTRICAL

- 200-amp electrical service
- Luxurious lighting fixtures throughout 4" LED Recessed Lighting throughout
- Coach lights at all exterior doors, including Garage Doors
- G.F.I. electrical outlets front and back
- Hardwired Electrical smoke detectors at every level and in every bedroom with battery backup
- Hardwired Carbon monoxide detectors throughout
- Two hard-wired phone jacks
- All TV Locations are prewired with HDMI Cables
- G.F.I. electrical outlets in the garage
- Exhaust fans in all bathrooms

HEATING & COOLING

- (2) Rheem 98% high-efficiency natural gas furnaces
- (2) Rheem 16 SEER air conditioning systems
- Energy-saving Nest Wi-Fi programmable thermostat

FLOORING

- 3/4 Red Oak Planking throughout 1st Floor and 2'd Floor
- Custom Porcelain and Stone Tiles in all Bathrooms and Laundry Room

PLUMBING

- PEX water lines (not CPVC)
- Kohler, Delta, and Moen water-saving faucets with a lifetime warranty on finish and valves

- Shut-off valves at all sinks, faucets, & water closets
- Custom Primary Bathroom
- Xaftler Elongated-Toilets with self-closing seats
- Waterline to the ice maker
- Deep Kitchen Farm Sink
- Instant Hot Water
- Exterior freeze-proof faucets front and back
- Utility hookups for washer and dryer (Electric, Gas, and Venting)

INTERIOR

- ½ Drywall screwed on walls and ceilings
- 5/8" Fire Rated Drywall screwed on Garage Walls and Ceilings
- Garage completely drywalled
- Benjamin Moore low-VOC Custom Painted Walls and Ceilings throughout
- Benjamin Moore low-VOC custom-painted trim throughout the home
- 5 "Base Trim with Shoe Molding
- 5" Crown Molding 1st Floor, 2nd Floor Hallway and Primary Bedroom
- 2 Panel, Shaker Style interior doors
- All interior doors are trimmed with painted Shaker Style casing, and windows have windowsills and Shaker Style Casings

KITCHEN & BATH

- Shaker Style Kitchen Cabinetry with decorative hardware and easy-to-clean interiors
- Quartz kitchen countertop with subway tile backsplash
- Custom crown molding at the top of kitchen cabinets
- Rollout shelf included with most base kitchen cabinets
- Cabinetry doors feature concealed self-closing Soft Action hinges
- Wood toe kick under all kitchen cabinets and vanities
- Stone vanity tops with white undermount sinks
- Pedestal Sink in Powder Room
- Custom Decorative Mirrors above all vanities and Sinks
- Stainless Steel Appliances — Gas Range Top, Wall Oven, Shelf Microwave, Refrigerator, Dishwasher, and Beverage Center

SMART HOME TECHNOLOGY

- Prewired for a whole-house Wi-Fi mesh system
- Wi-Fi Thermostats
- Custom Packages available for Smart Locks, Cameras, Audio, Alarm System (Additional Cost)

ELECTRICAL FEATURES

- 200 Amp Electric Service To Code
- All Copper Wiring
- 25 High Hats
- Decorator White Switches And Receptacles
- 5 Prewired Cable Jacks
- 1 Tv Receptacle & Hdmi Cable In The Primary Bedroom
- 8 Interconnected Smoke Detectors
- 3 Carbon Monoxide Detectors Door Chime System



MAUREEN 'REENIE' MURINO *LICENSED REAL ESTATE AGENT* **(631) 528-2296**

Maureen "Reenie" Murino is a true embodiment of everything dynamic and exciting about Long Island. With her unique flair and unwavering drive for success, Reenie brings a fresh, energetic presence to the real estate world. Her passion for perfection and keen attention to detail make her an invaluable asset to every client she serves.

Reenie is known for being thorough, honest, and trustworthy—while also being upbeat, personable, and full of humor. Her infectious smile and high-energy approach make every interaction memorable.

Before entering real estate, Reenie spent 21 years excelling in retail, consistently delivering 120% customer satisfaction. That experience honed her exceptional people skills and her natural ability to match the right people with the right opportunities. Whether it's a perfect home or a lasting relationship, Reenie has a talent for making connections happen—right when they matter most.

About the Broker



Peter Musso has over 20 years of experience in real estate investment, management, development, and brokerage. From being involved in Long Island's most notable transactions to managing over \$3B of multifamily/mixed-use assets nationally and internationally, he has done it all. His experience enables him to provide a well-rounded perspective in representing his clients. Notable assignments include: Sycamore Estates (18-Lot Subdivision: \$26M sell-out) / Precision Innovation Park (\$8.25M: 48-Acres by national developer yielding 500,000 SF of distribution and storage space) / The Villas at East View (exclusive broker for 100 Luxury Rental Community) plus over 50 other subdivisions throughout Long Island. His reach is beyond Long Island. He holds a BA from SUNY Albany, MS in Real Estate from CUNY Baruch, and is a member of the Advisory Board at CUNY Baruch's Real Estate Institute. He was born in Brooklyn, grew up on Long Island, and now lives on Long Island's north shore, where he spends time with his wife and three boys.



Paul Musso is synonymous with Long Island real estate. With over two decades of experience in residential, commercial, and investment real estate, Paul has built a career defined by record-breaking sales, impactful development projects, and a passion for educating fellow professionals. Today, he stands in a class of his own as the go-to expert and source of land for builders, investors, and homeowners. Notable assignments include: Sycamore Estates (18-Lot subdivision: \$26M sell-out) / Locust Cove (18-Condo Development) / The Loft (31-unit apartment building), Liberty Landing (59 Apartments) / Precision Innovation Park (\$8.25M: 48-Acres by national developer yielding 500,000 SF of distribution and storage space) / The Villas at East View (exclusive broker for 100 Luxury Rental Community), plus over 50 other subdivisions throughout Long Island. Having been featured in media outlets including The New York Times, The New York Real Estate Journal, Long Island Business News, Newsday, Paul continues to leave his mark as an industry leader. In the past, he was a coach for Daryl Davis Seminars, speaking to realtors throughout the country, served on the Realtors Political Action Committee, Long Island Builders' Institute Associate President, and participated in the Long Island Fight for Charity. He was born in Brooklyn, served in the United States Army, is a Lifetime Board Member of the Long Island Builders' Institute, a Director in the Smithtown Chamber of Commerce and enjoys spending time with his daughter.

"BUILDING RELATIONSHIPS FROM THE GROUND UP!"

