



22 AVENUE
EAST HOLBROOK, NY



PREMIER NEW CONSTRUCTION DEVELOPMENT
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Model pricing is subject to market changes. Renderings, floor plans and specifications are subject to changes.



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SPECIFICATIONS

INTERIOR

- ENERGY STAR HOME
- INSULATION TO THE ENERGY CODE
- GAS FIREPLACE WITH MANTEL AND TILE SURROUND (OPTIONAL)
- CEILING HEIGHTS: BASEMENT 8', FIRST FLOOR 9', SECOND FLOOR 8'
- BEDROOM CATHEDRAL CEILINGS (PER PLANS)
- 4" WIDE #1 RED OAK FLOORING THROUGHOUT THE FIRST FLOOR, INCLUDING THE KITCHEN AND UPPER HALLWAY
- OAK STEPS WITH PAINTED RISERS ON THE MAIN STAIRS WITH OAK HANDRAILS AND A CHOICE OF WOOD OR METAL SPINDLES
- MASONITE COLONIAL OR SHAKER INTERIOR DOORS WITH LEVER HARDWARE
- CLOSETS WITH MELAMINE SHELVING AND STEEL ROD
- CUSTOM QUALITY INTERIOR MOLDING AND TRIM
- BASE: 5 ¼"
- CROWN ON 1ST FLOOR: 6"
- CASING: 3 ¼"
- TWO COATS OF OFF-WHITE PAINT
- PULL-DOWN ATTIC STAIRS (PER PLANS)
- FORMAL DINING ROOM (PER PLANS)
- PLUSH WALL-TO-WALL CARPETING IN UPSTAIRS BEDROOMS.

APPLIANCES:

- FRIGIDAIRE STAINLESS STEEL APPLIANCES
- FROST-FREE REFRIGERATOR/FREEZER WITH ICE AND WATER
- ELECTRIC RANGE
- MICROWAVE
- DISHWASHER
- WASHER/DRYER HOOKUP

KITCHEN

- SHAKER PANEL MAPLE DOORS WITH 42" WALL CABINETS
- QUARTZ COUNTERTOPS (BUILDER SELECTION)
- CERAMIC TILE BACKSPLASH (OPTIONAL)
- STAINLESS STEEL SINK WITH KOHLER PULL-OUT FAUCET

SECOND FLOOR HALL BATHROOMS

- STALL SHOWER WITH A GLASS WALL
- CERAMIC TILE FLOORS AND TUB WALL SURROUNDS
- MAPLE DOOR VANITY
- KOHLER DEVONSHIRE'S WIDESPREAD FAUCETS AND TOILETS

ELEGANT PRIMARY BATH

- STALL SHOWER WITH A GLASS DOOR AND CERAMIC
- TILE WALLS
- CERAMIC TILE FLOORS
- MAPLE DOOR VANITY
- GRANITE TOP
- KOHLER DEVONSHIRE'S WIDESPREAD FAUCETS AND TOILETS

POWDER ROOM (PER PLANS)

- CERAMIC TILE FLOORS
- 24" VANITY WITH MARBLE TOP
- KOHLER DEVONSHIRE'S WIDESPREAD FAUCETS AND TOILET

LAUNDRY

- WASHER/DRYER HOOKUP
- CERAMIC TILE FLOOR
- FLOOR DRAIN

EXTERIOR

- FRONT AND REAR SIDING: LAP SIDING
- MAINTENANCE-FREE VINYL SIDING & SOFFITS
- 30-YEAR ARCHITECTURAL ROOF SHINGLES
- SEAMLESS LEADERS AND GUTTERS
- ASPHALT DRIVEWAY WITH PAVER BORDER
- LINEAR PAVER WALKWAY TO THE FRONT ENTRANCE (BUILDER SELECTION)
- PUBLIC WATER
- TWO HOSE BIB CONNECTIONS
- TWO WEATHERPROOF RECEPTACLES
- SOD FRONT
- SEEDED YARD (BACK AND SIDES)
- LAWN SPRINKLER SYSTEM (UP TO 5 ZONES)

- EXTERIOR LIGHTS AT EACH OUTSIDE ENTRANCE
- MAINTENANCE-FREE COMPOSITE DECK (PER PLANS)
- ALL UNDERGROUND UTILITIES

MECHANICAL

- PEX PIPING WATER LINES
- HVAC SYSTEM: 2-ZONE HEAT PUMP (1 SYSTEM)
- CENTRAL AIR, TWO ZONES, ONE UNIT
- ENERGY STAR TWO-ZONE HEAT PUMP
- TWO-CAR GARAGE WITH INSULATED STEEL DOORS, AUTOMATIC GARAGE DOOR OPENERS, TWO REMOTES & KEYPAD

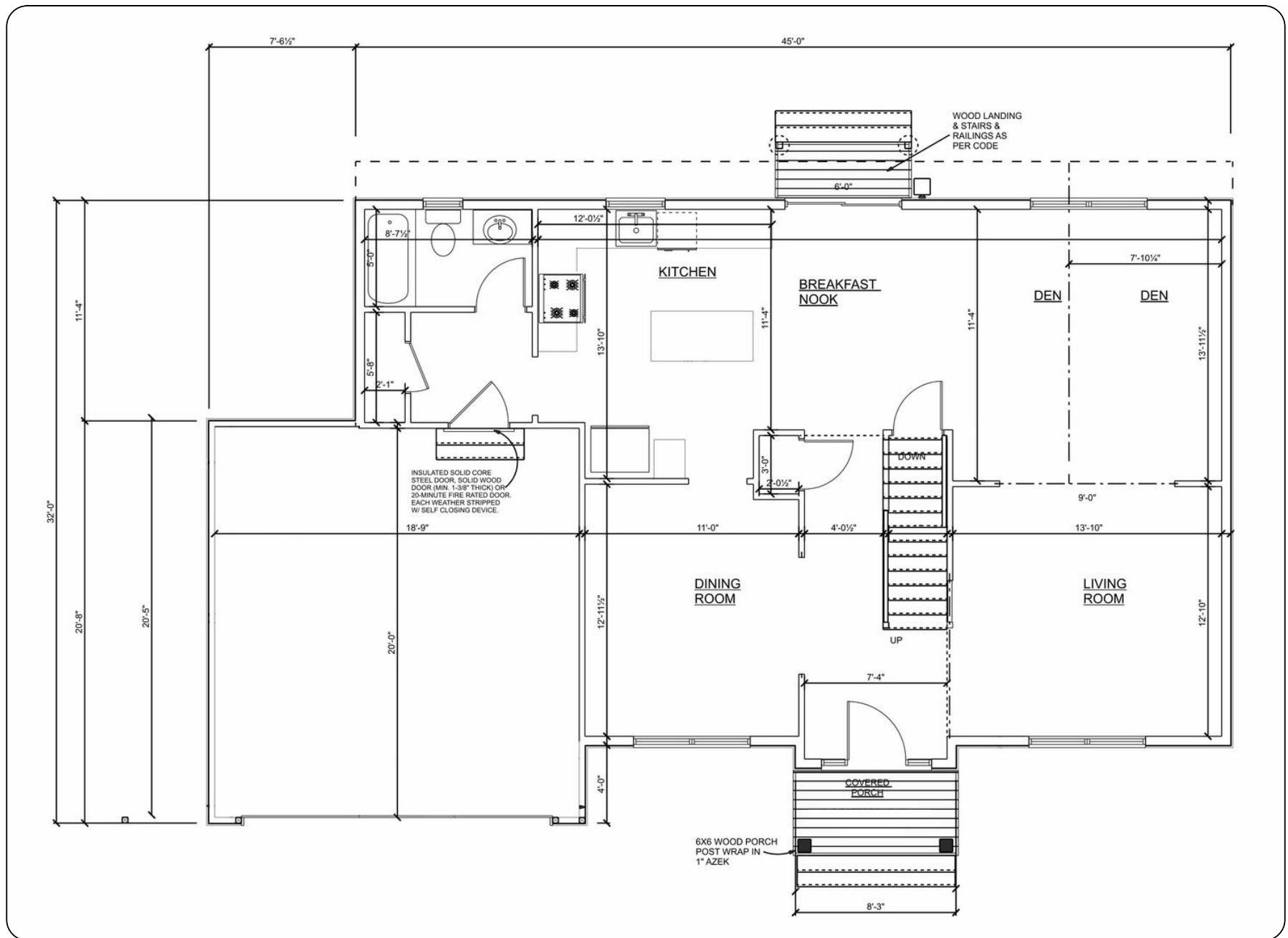
WINDOWS & DOORS

- MASONITE FIBERGLASS FRONT ENTRY DOOR WITH TWO 12" SIDELIGHTS
- ENERGY STAR VINYL SLIDING DOOR (PER PLANS)
- ENERGY STAR VINYL DOUBLE-GLAZED DOUBLE-HUNG WINDOWS WITH SCREENS (BUILDER SELECTION)
- BASEMENT OUTSIDE ENTRANCE

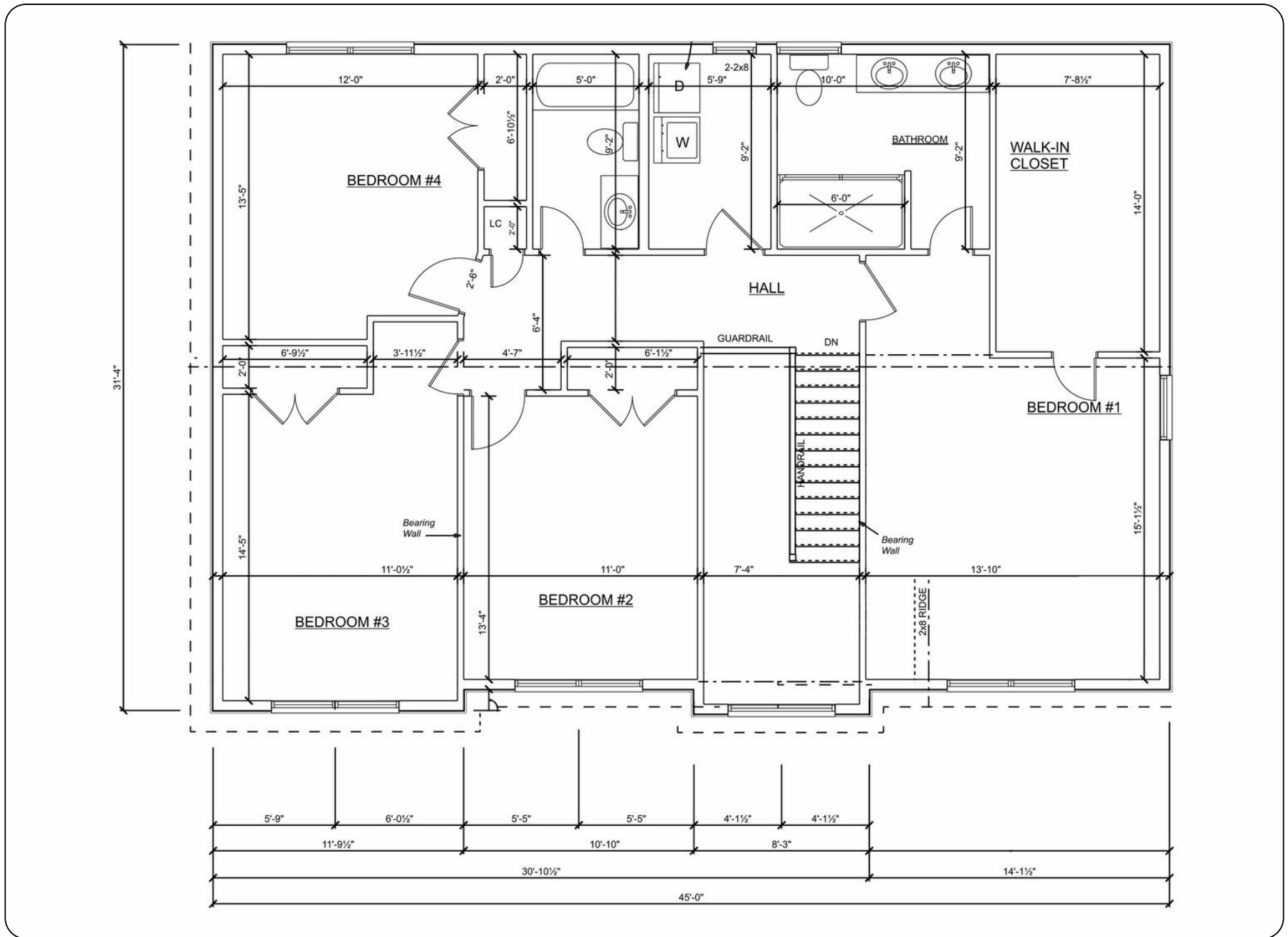
ELECTRICAL

- 200 AMP ELECTRIC SERVICE TO CODE
- COPPER WIRING
- 15 HI HATS
- DECORATOR SWITCHES AND RECEPTACLES
- 5 PREWIRED CABLE JACKS
- 1 TV RECEPTACLE IN THE PRIMARY BEDROOM
- 8 INTERCONNECTED SMOKE DETECTORS & 3 CARBON MONOXIDE DETECTORS
- INTERIOR CHIME SYSTEM

First Floor Plan (Living Area: 1,049.5 Sq Ft / Garage: 391.6 Sq Ft)



Second Floor Plan (Living Area: 1,353.6 Sq Ft)



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!”

