



12 LANDING LANE, EAST QUOGUE, NY

PREMIER NEW CONSTRUCTION DEVELOPMENT







# SPECIFICATIONS

## EXTERIOR

<b>Windows</b>	<b>Roofing/Soffit Color</b>
Anderson 400 Series   Grid Type: Fine Light Grids   Grid Style: TBD By Client   Color: White	30 YR Architectural Asphalt Roof - Color Choice TBD By Client   Soffit - Beaded Vented White
<b>Front Door</b>	<b>Gutter Color</b>
Client Choice, Allowance Provided	White Aluminum
<b>Trim</b>	<b>Irrigation</b>
4" Door And Window Casements   6" Bose Trim   Half Wall Wainscoting In Dining Room, Foyer, Up 2nd Level Stairs, And Throughout 2nd Floor Hallway	10 Zone Sprinkler System
<b>Lumber Material</b>	<b>Landscape</b>
2x6" Doug Fur Exterior Walls   TJI Joists   Advantech Subfloor   CDX Sheathing On Exterior Walls And Roof   All Sheetrock To Be 5/8" On Walls And Ceiling   All Garage Sheetrock To Be 5/8" On Walls And Ceiling	Client Choice, Allowance Provided
<b>Exterior Doors</b>	<b>Driveway And Boarder</b>
Sizing Per Final Drawings	Grovel Driveway Installed W/ Metal Edging
<b>Garage Doors</b>	<b>New Pool</b>
Hoos Residential Model 2061 - Finish In White	18x38" Vinyl Pool 3ft To 8ft Depth   Stadium Steps Along Shallow End Of Pool   1 Underwater Light   Automatic Cleaner By Dolphin   Salt Chlorine Generator With Heater By Hayward   One Swim Out Bench In Deep End   Color By Client   12" Paver Coping   8' X 18' Paver Patio At Shallow End Of Pool
<b>Siding/Facade</b>	
Hardie Plank Horizontal Siding With Hardie Shake Accents: Color Choice TBD By Client   All Window Trim 6" Azek Picture Framed   All Corner 4" Azek White	

## INTERIOR

<b>Interior Doors</b>
Solid Core 1 3/8" with selection of Raised Panel (Square or Arched), or Shaker (1 or 2 Panel)
<b>Front Porch</b>
Composite Decking - Color TBD by Client
<b>Stair Balusters</b>
Choice of Metal or Wood - TBD by Client
<b>Kitchen and Vanities Countertops</b>
Client choice, allowance provided
<b>Interior Door Hardware</b>
Choice of Hardware from Kwikset in Nickel/Bronze/Black or Chrome TBD by Client
<b>Cabinet/Vanity Handles</b>
8" Pulls from Color/Finish TBD By Client
<b>Cabinets + Vanities</b>
Kitchen: Fabuwood 42" High Upper Cabinets Full Overlay   Line: Allure   Door Style: Any Allure Line Cabinet Style   Finish: TBD by Client   Crown: TBD by Client   Primary Vanity: Fabuwood Full Overlay   Line: Allure   Door Style: Any Allure Line Cabinet Style   Finish: TBD by Client   All other Vanities: Fabuwood Full Overlay   Line: Allure   Door Style: Galaxy   Finish: TBD by Client

<b>Paint</b>
Interior Paint: Two coats   Benjamin Moore Paint   Super Hide White to all ceilings and closets   Two coats of Benjamin Moore Flat paint to all walls   Choice of one color throughout 1st floor and 2nd-floor Hallway: TBD by Client   Choice of Colors for Each Bedroom - TBD by Client   One coat of Benjamin Moore primer and a final coat of Benjamin Moore Ben's Semi-Gloss White to all woodwork and doors   Garage primed white   One coat of Minwax Stain to Railing and Posts prior to Sealer: TBD by Client   Two coats of Satin Polyurethane to all Railings and Posts: TBD by Client
<b>Kitchen Backsplash   Appliances   Tile (Bathrooms)</b>
Client choice, allowance provided
<b>Fireplace and Mantel</b>
Gas Burning 42" Napoleon (EX42NTEL)
<b>HVAC</b>
Forced warm air with hot water coils - 3 Zones, 1 on 1st floor, 2 zones on 2nd floor   All HVAC Equipment by Rheem   All HVAC installed to code and New York State energy requirements   Air conditioning units to be sized by energy star to meet standards
<b>Flooring</b>
#1 Oak 4" Wide - Two coats of Midwax Stain - Choice by Client   Or 7in wide plank engineered wood by Hurst

<b>Plumbing Fixtures</b>
Kohler Archer Bathtub (1)   Kohler Ceric 65" Free Standing Soaking Tub K-25985-0 (1)   Kohler Components Floor Mounted Tub Filler K-T77984-4-CP (1)   Kohler Caxton Undermount Lavatories for baths K-2210 (5)   Kohler Archer Pedestal Sink in Powder Room (1)   Kohler Highline Arc Elongated Toilet in White (Slow-Close Seat Included) (4)   Widespread Lavatory Faucet From Kohler K-394-4-CP (6)   Devonshire Bath and Shower Faucet Trim K-T395-4 (1)   Devonshire Shower Faucet Trim K-T396-4 (2)   Kraus 16 Gauge Single Basin Stainless Steel Sink 32" - Kitchen (1)   Bellera Pulldown Kitchen Sink Faucet K-560-CP (1)   All plumbing fixtures are white   All Faucets and Shower Controls are Chrome   Tankless Indirect Boiler By Naviaan   1,000 Gallon Propane Tank if applicable - Location TBD   4 frost-free hose bib connections - Locations TBD   Moen Smart Shutoff Valve
<b>Security / Smart Home System</b>
Napco Gemini Control Panel   (3) LCD Keypads installed: Front door, Garage Entrance and Primary Bedroom   (2) Motion detectors: Main Foyer and Main Bedroom   (2) Smoke detectors (for Central station monitoring/ alarm notification)   Sirens installed Inside and Outside of House   Hard wire and contact all Main floor and Basement windows

**EXTERIOR (OPTIONAL UPGRADES)**

<b>Pickleball Court</b>
Hard Surface   Sunken 4' from grade   Surrounded on three sides by a 6' sound-attenuation wall 10' from the court   Painted Finish From Builder Selection & Fenced

<b>Tennis Court</b>
Hard Surface   Painted Finish From Builder Selection & Fenced
<b>Basketball Half Court</b>
Hard Surface   Painted Finish From Builder Selection & Fenced
<b>Pool House with bathroom</b>
20 x 20 footprint (10 x 20 interior & 10 x 20 patio)   Full bathroom Washer / Dryer hook up   Wet bar with sink and undercounter refrigerator
<b>Detached Garage</b>
24 x 24 footprint - 576sf   Slab on grade with 2x4 walls   Exterior finishes to match main house   Single center support column
<b>Outdoor Kitchen</b>
48" Grill Under conter refrigerator   Undermounted prep sink   15' x 15' pavilion   15' x 15' paver patio   4 recessed lights
<b>Studio over Detached Garage</b>
15 x 15 footprint - 225sf   Full bathroom   Heating and Cooling via mini split HVAC   Wet bar with sink and undercounter refrigerator
<b>Standing Seam or Cedar Roof (vs Asphalt Shingle)</b>
5" Shingle Exposure

18" Cedar Perfection or Vertical Clear Cedar Siding (vs Hardie Plank)
5" Shingle Exposure
Maibac Cedar Shingle (vs Hardie Plank)
5" Shingle Exposure
Additional Garage Bay
Deer Fence Allowance
600 Linear Feet max height per town code
Driveway Pavers (vs Gravel)
Cambridge 3 Piece Paver Choice of Color from Builders Selection
Cobblestone Driveway Edging (vs Metal)
Includes Cobblestone Apron
Rear Yard Patio Under Primary Balcony
3 Piece Cambridge Paver Patio on 4" Concrete Slab   Set on 4" Concrete Slab
Bluestone Patio on 4" Concrete Slab   Set on 4" Concrete Slab
Driveway Gate
Client choice, allowance provided

Outdoor Shower
White PVC Shower Enclosure with Trex Decking Base   Drywall Sized According to Engineered Plans   Kohler Shower Fixtures
Gunite Spa
Gunite Spa incorporated into pool design
Sunshelf in Pool
7' wide sun shelf with stadium steps Salt Water components
Automatic cover for Pool
Sliding Patio Door Upgrade
Anderson "Big Door" Collection   Multi Glide System   Traditional Clad Interior Stacking   One Directional with Screens   4 Panel: 19'-14" maximum width   Structural Framing Modifications for longer span included
Deck off the Primary Bedroom
Trex Decking - Color Choice TBD by Client   12'x12'   Ceiling of Covered Patio below to be Vinyl Bead Board   Vinyl Railing System
Full Height Chimney with Cultured Stone Finish

<b>Gunite Pool</b>
18x38" Vinyl Pool 3ft To 8ft Depth   Stadium Steps Along Shallow End Of Pool   1 Underwater Light   Automatic Cleaner By Dolphin   Salt Chlorine Generator With Heater By Hayward   One Swim Out Bench In Deep End   Color By Client   12" Paver Coping   8' X 18' Paver Patio At Shallow End Of Pool

**INTERIOR (OPTIONAL UPGRADES)**

Sitting Room off the Primary Bedroom
Per Plans
Vaulted Ceiling in Primary Bedroom
Closet Interior Rod and Shelving system
Shower Bench in Bathroom   Heated Floor in Bathroom
Fireplace in Primary Bedroom
Gas Burning 42" Napoleon (EX42NTEL)   Mantel Design from Builders Selection
Coffee bar in Primary suite
Cabinets from Builders Selection   Pullout fridge drawer   Countertop from Builders Selection
Sauna in Primary Bathroom
HUUM Drop 9 Series 9kW sauna heater   300 cubic feet- 6' wide x 6' deep   Cedar walls and ceiling   Cedar 5' wide bench   Glass shower door   Recessed lighting

Steam Shower in Primary Bathroom
Mr. Steam, Steam Shower System   Full Height Master Shower Glass   Two Kohler Shower Fixtures   Vent Included   Mr. Steam Control Panel (AIRTBK-PC)   Lotus 2" Steam Shower LED (4)
Washer/Dryern Hook Up in Mudroom
Dedicated Floor Drain as per plans
Upgrade from 6'-8" to 8'-0" interior doors
10' Ceiling First Floor
Increase from 9' to 10' First Floor Wall Height
9' Ceiling Second Floor
Increase from 8' to 9' Second Floor Wall Height
9' Ceiling Basement
Increase from 8' to 9' Basement Wall Height
Den off the Family Room (per plans)
Fitness center
Pre-Fab Infra-Red Jacuzzi Branded Two Person Sauna   Rubber Gym Flooring System   Mirror Wall



3rd Floor Observation Deck with Stairs
Decking Choice from Builders Selection   Wire Railing System
Additional Half Bathroom
Widespread Lavatory Faucet From Kohler K-394-4-CP (1)   Fabuwood Allure Line Vanity (Door Style and Finish TBD)   Kohler Caxton Undermount Lavatories for baths K- 2210 (1)   Kohler Highline Arc Elongated Toilet (Slow-Close Seat Included) (1)   All plumbing fixtures are white   All Faucets and Shower Controls are Chrome   1 Vanity Fixture Per Sink   1 Bath fan Smoke detectors interconnected as per code   Decorator Receptacles tamper-proof white as per code   GFI Receptacles tamper-proof white to code   Decorator switches white to code   Tile Allowance (100 SF)
Cabana Bathroom
Devonshire Bath and Shower Faucet Trim K-T395-4 (1)   Widespread Lavatory Faucet From Kohler K-394-4-CP (1)   Fabuwood Allure Line Vanity (Door Style and Finish TBD)   Kohler Caxton Undermount Lavatories for baths K-2210 (1)   Kohler Highline Arc Elongated Toilet (Slow-Close Seat Included) (1)   All plumbing fixtures are white   All Faucets and Shower Controls are Chrome   1 Vanity Fixture Per Sink   1 Bath Fan   Smoke detectors interconnected as per code   Decorator Receptacles tamper- proof white as per code GFI   Receptacles tamper-proof white to code   Decorator switches white to code   Tile Allowance (100 SF)
Residential Elevator
Passive (no cooling) Glass Wine Cellar
Column free zone in Lower Level

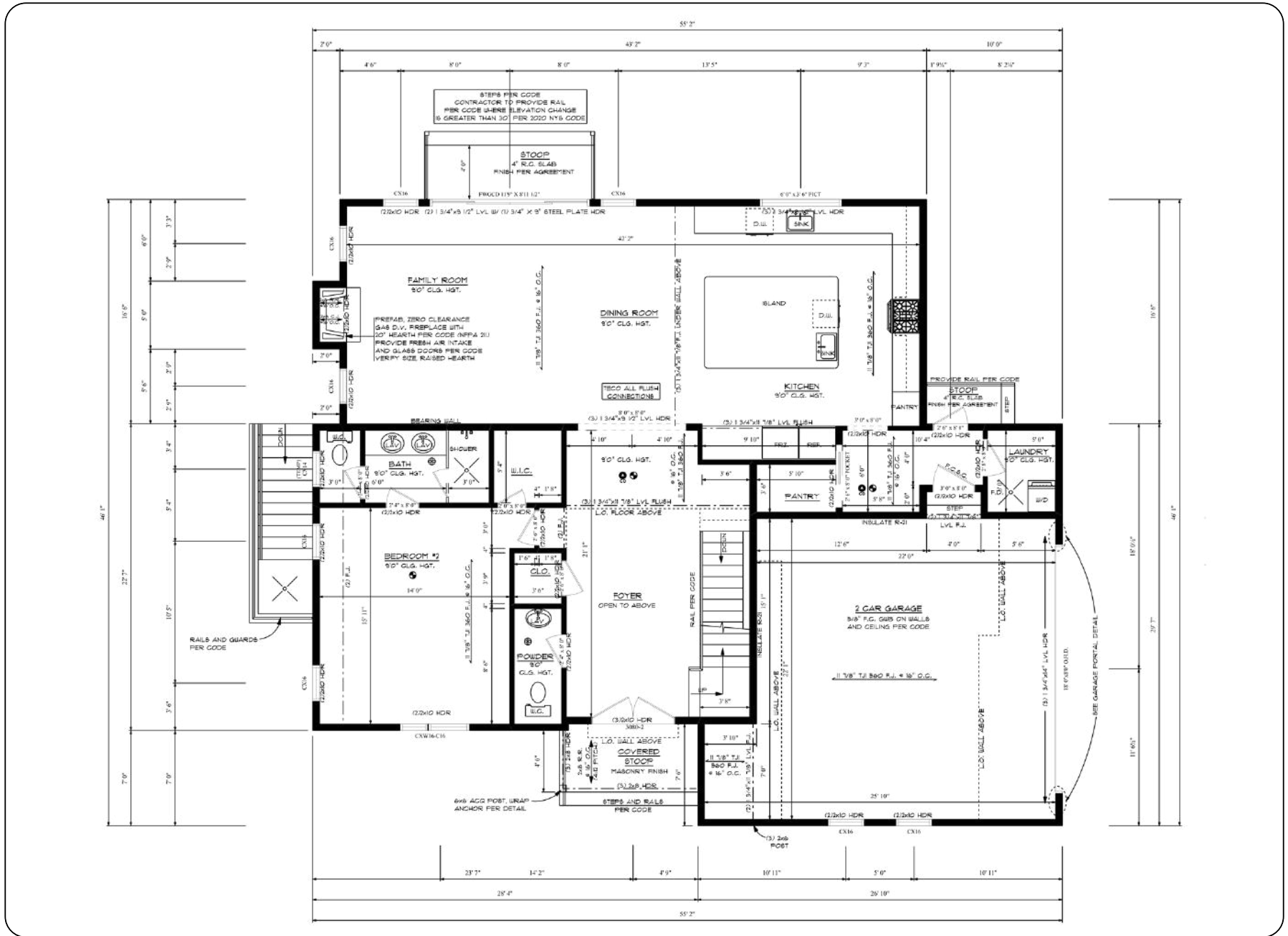
Additional En-suite Bathroom
Devonshire Bath and Shower Faucet Trim K-T395-4 (1)   Widespread Lavatory Faucet From Kohler K-394-4-CP (1)   Fabuwood Allure Line Vanity (Door Style and Finish TBD)   Kohler Caxton Undermount Lavatories for baths K-2210 (1)   Kohler Highline Arc Elongated Toilet (Slow-Close Seat Included) (1)   All plumbing fixtures are white   All Faucets and Shower Controls are Chrome   1 Vanity Fixture Per Sink   1 Bath Fan   Smoke detectors interconnected as per code   Decorator Receptacles tamper-proof white as per code GFI   Receptacles tamper-proof white to code   Decorator switches white to code   Tile Allowance (100 SF)
Finished Lower Level
Bathroom w/ Kohler Archer Tub   Devonshire Bath and Shower Faucet Trim K-T395-4 (1)   Widespread Lavatory Faucet From Kohler K-394-4-CP (1)   Fabuwood Allure Line Vanity (Door Style and Finish TBD)   Kohler Caxton Undermount Lavatories for baths K-2210 (1)   Kohler Highline Arc Elongated Toilet (Slow-Close Seat Included) (1)   All plumbing fixtures are white   All Faucets and Shower Controls are Chrome   Sump Pump for Basement Waste   Bathroom w/ Tile   Spray Closed Cell Insulation on Walls   Framed Exterior Walls w/ 2 Dividing Rooms   Open Railing From 1st Floor down   Flooring from builder Selection   1 HVAC System by Rheem   All HVAC installed to code and New York State energy requirements   Air conditioning units to be sized by energy star to meet standards   25-Recessed fixtures, interior   Halo 6" white   TV receptacle Location TBD   1 Vanity Fixture Per Sink   Porcelain utility fixtures to code   1 Bath fan Per Bathroom   Smoke detectors interconnected as per code   Decorator Receptacles tamper-proof white as per code GFI   Receptacles tamper- proof white to code   Decorator switches & 3 way switches white to code   Painted White

Wet Bar in Basement Allowance
13 LF of Fabuwood Allure Line Galaxy Door Cabinet Bases 28" Kraus Stainless Steel Undermount Sink 24" XO Under Counter Beverage Center (XOU24BCGSL) 36" High Quartz Countertop (26 SF) 42" High Quartz Bar top Counter (26 SF)
Theater
Da-Lite Fixed Projector Screen- 165" Diag.   4K Projector (sony, epon, JVC) 3,300 Lumens   Laser Projector   7.1 Channel Speaker System w/subwoofer (in wall / in ceiling) and amplifier   Roku media player included   All wiring and installation included   Acoustic wall paneling   Carpet flooring   Lighting Dimming system   Stadium seating (furniture ready)

**MECHANICAL / STRUCTURAL  
(OPTIONAL UPGRADES)**

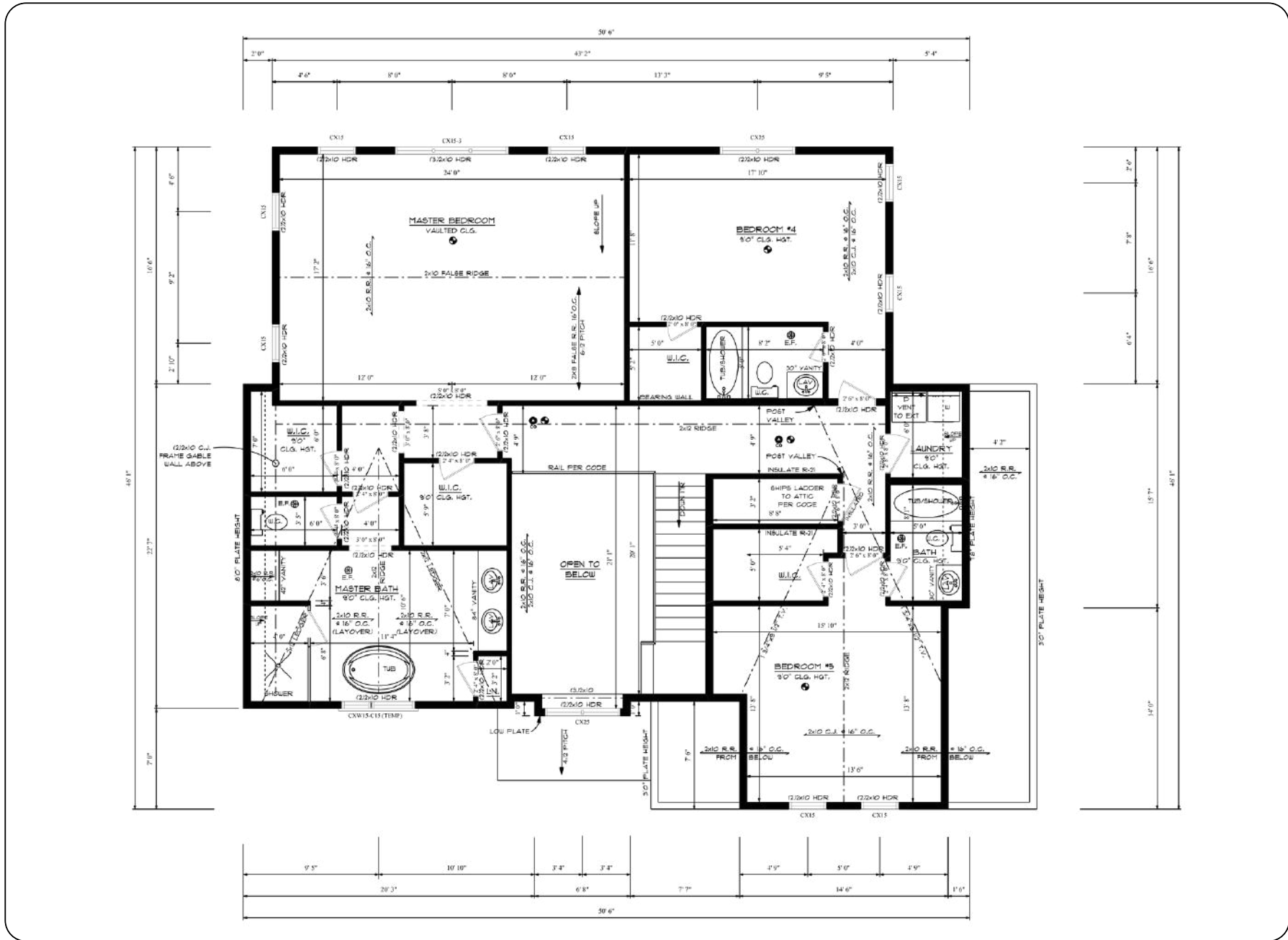
Central Vac System (Hidden Hose)
Whole House Backup Generator
Generac 24KW Generator w/ Dedicated Panel
Solar Power Upgraded System
Roof Mounted Upgrade to 12KW min with solar modules, mounting system, inverter, electrical components and wiring Interconnection into the local utility grid
Lutron Integrated Lighting Package
Smart home lighting package with wifi control and app integration   Dimming in bedrooms and living spaces   Bedside switches included
Electric Heat Pump Upgrade for HVAC for 2 zones
Low Iron Salt System Water filtration System

# First Floor Plan (Living Area: 1,585 Sq Ft)



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

# Second Floor Plan (Living Area: 1,681 Sq Ft)



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







## About the Builder

Terra Construction Group brings an impressive track record of quality, value, and experience to every new home they build. In business for collectively more than 70+ years, the principals of Terra Construction Group and their companies have delivered many homes to families in Nassau and Suffolk Counties.

Each is a testament to the quality building practices of the family-run Terra Construction Group. One of the many things that set Terra apart, is their testament to customer service. They recognize the excitement and adventure associated with building your dream home but also understand that there are many things that can leave a homebuyer overwhelmed during the process. Their development team strives to make that process easier; from application, financing, design, and finish selection to move-in day.

**Mission Statement:** Provide enduring quality and value through building the highest quality of homes while delivering a relaxed and refined buying process.

# 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!”**

