



12 LANDING LANE
EAST QUOGUE, NY



PREMIER NEW CONSTRUCTION DEVELOPMENT

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SPECIFICATIONS

EXTERIOR

Windows
Anderson 400 Series Grid Type: Fine Light Grids Grid Style: TBD By Client Color: White
Front Door
Client Choice, Allowance Provided
Trim
4" Door And Window Casements 6" Bose Trim Half Wall Wainscoting In Dining Room, Foyer, Up 2nd Level Stairs, And Throughout 2nd Floor Hallway
Lumber Material
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
Exterior Doors
Sizing Per Final Drawings
Garage Doors
Hoos Residential Model 2061 - Finish In White
Siding/Facade
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
Roofing/Soffit Color
30 YR Architectural Asphalt Roof - Color Choice TBD By Client Soffit - Beaded Vented White

Gutter Color
White Aluminum
Irrigation
10 Zone Sprinkler System
Landscape
Client Choice, Allowance Provided
Driveway And Boarder
Grovel Driveway Installed W/ Metal Edging
New Pool
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

Interior Doors
Solid Core 1 3/8" with selection of Raised Panel (Square or Arched), or Shaker (1 or 2 Panel)
Front Porch
Composite Decking - Color TBD by Client
Stair Balusters
Choice of Metal or Wood - TBD by Client

Kitchen and Vanities Countertops
Client choice, allowance provided
Interior Door Hardware
Choice of Hardware from Kwikset in Nickel/Bronze/Black or Chrome TBD by Client
Cabinet/Vanity Handles
8" Pulls from Color/Finish TBD By Client
Cabinets + Vanities
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
Paint
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
Kitchen Backsplash Appliances Tile (Bathrooms)
Client choice, allowance provided
Fireplace and Mantel
Gas Burning 42" Napoleon (EX42NTEL)

HVAC
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
Flooring
#1 Oak 4" Wide - Two coats of Midwax Stain - Choice by Client Or 7in wide plank engineered wood by Hurst
Plumbing Fixtures
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
Security / Smart Home System
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)

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

18" Cedar Perfection or Vertical Clear Cedar Siding (vs Hardie Plank)
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
Gunite Pool
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/Dryer 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
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)

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
Theater
Da-Lite Fixed Projector Screen- 165" Diag. 4K Projector (sony, epson, 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





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!”

