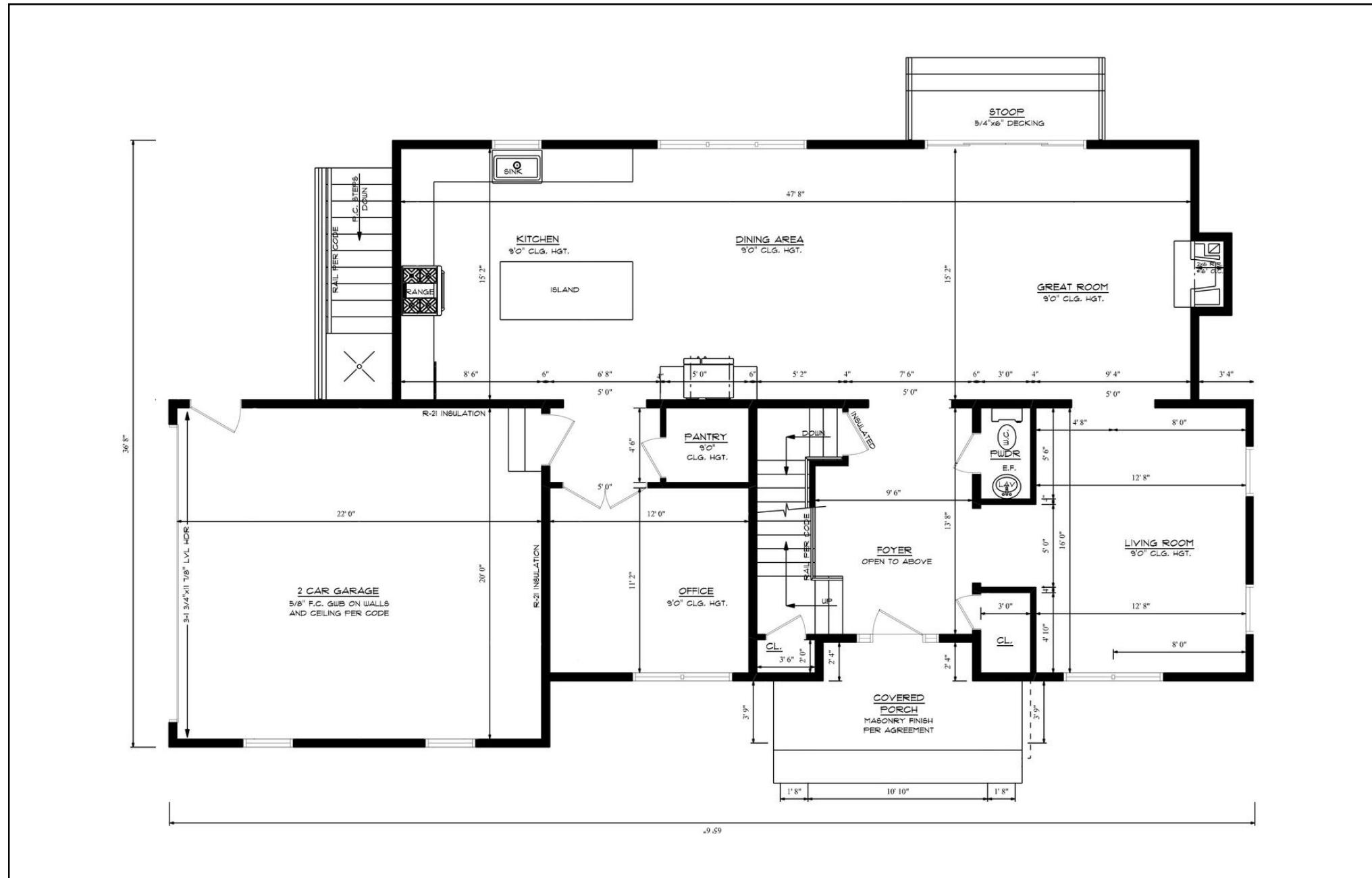




458 Harrison Avenue, Miller Place, NY
PREMIER NEW CONSTRUCTION DEVELOPMENT

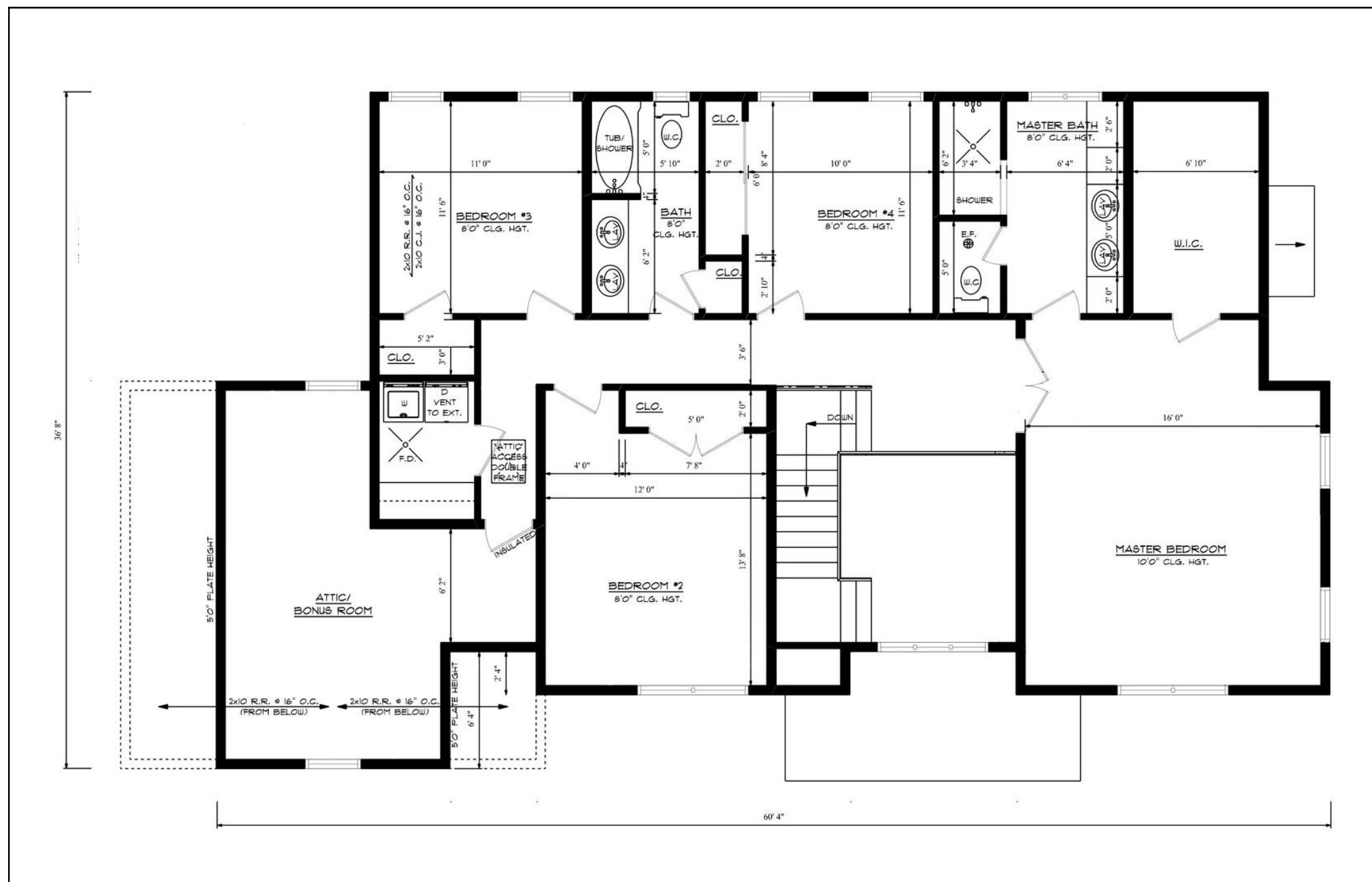


First Floor Plan (Total Floor Area: 2,841 sq ft)



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

Second Floor Plan (Total Floor Area: 2,841 sq ft)



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

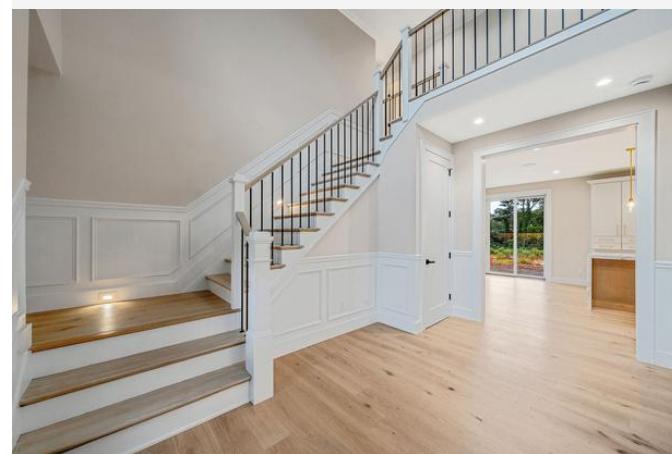
Specifications

GENERAL HOUSE NOTES <ul style="list-style-type: none">• 7 ½ “ ENGINEERED WHITE OAK FLOORING THROUGHOUT• UNITED DOUBLE-HUNG WINDOWS IN UPGRADED BLACK COLOR• 8-FOOT-TALL INTERIOR DOORS CUSTOM TRIM THROUGHOUT• HONEYWELL T6 WIFI/TOUCHSCREEN SMART THERMOSTATS• FORCED-AIR HVAC SYSTEM WITH TWO FULL ZONES (1ST AND 2ND FLOOR)• NAVIEN COMBI BOILER WITH AN INSTANT HOT RECIRCULATION LOOP (INSTANT HOT)• LANDSCAPE LIGHTING	1ST FLOOR (9' CEILINGS) PANTRY <ul style="list-style-type: none">• CUSTOM SHELVING• CUSTOM TILE THROUGHOUT PANTRY AND MUD ROOM KITCHEN <ul style="list-style-type: none">• UPGRADED BERTAZZONI DUAL FUEL• PROFESSIONAL RANGE WITH 6 BURNERS• UPGRADED BERTAZZONI MICROWAVE, DISHWASHER, RANGE HOOD, AND FRIDGE/FREEZER• SLIM SHAKER PAINTED/ STAINED• PERIMETER CABINETS• SLIM SHAKER BLACK XXL ISLAND• KOHLER FAUCET AND POT FILLER• HIGH-END UPGRADED QUARTZ COUNTERTOPS• 2" MITERED COUNTERTOP ON AN ISLAND• MARBLE STYLE TILE UPPER BACKSPLASH• BLACK HARDWARE THROUGHOUT LIVING ROOM <ul style="list-style-type: none">• CUSTOM FIREPLACE MANTEL AND DESIGN• 42" NAPOLEON ELEVATION GAS• FIREPLACE WITH BIRCH LOG SET• 12' W X 8' H ANDERSEN 4-PANEL SLIDING DOOR DINING ROOM
GENERAL HOUSE NOTES <ul style="list-style-type: none">• 8-FOOT-TALL BASEMENT, READY TO BE FINISHED• OUTSIDE CELLAR ENTRANCE WITH FULL STEPS AND DOOR	
GARAGE <ul style="list-style-type: none">• FULL 2-CAR GARAGE• SIDE-MOUNTED LIFTMASTER WIFI MOTOR• GARAGE FLOOR WITH EPOXY	

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2ND FLOOR (9' CEILINGS)	LAUNDRY ROOM
<ul style="list-style-type: none"> • 8' DOORS THROUGHOUT 	<ul style="list-style-type: none"> • FRONT FACADE LAP SIDING • MAINTENANCE-FREE VINYL SIDING AND SOFFITS • 30-YEAR ARCHITECTURAL ROOF SHINGLES • SEAMLESS LEADERS AND GUTTERS • VINYL DOUBLE GLAZED DOUBLE HUNG WINDOWS WITH SCREENS
FOYER	THE OTHER 3 BEDROOMS
<ul style="list-style-type: none"> • OAK STAIR TREADS, POSTS, AND RAIL • CUSTOM PANEL MOLDING • 8' IRON FRONT DOOR WITH SIDELIGHTS 	<ul style="list-style-type: none"> • GENEROUSLY SIZED WITH CLOSETS
PRIMARY BEDROOM	SHARED FULL BATHROOM
<ul style="list-style-type: none"> • SPACIOUS BEDROOM • HIS & HER'S WALK-IN CLOSETS 	<ul style="list-style-type: none"> • CUSTOM FLOATING WHITE OAK VANITY WITH MARBLE TOP • KHLER BATH FIXTURES IN MATTE BLACK WITH HAND SHOWER • CUSTOM NICHE FLOOR TILE IN A TRAVERTINE LOOK
PRIMARY BATHROOM	
<ul style="list-style-type: none"> • CUSTOM WHITE OAK DOUBLE VANITY • KHLER MATTE BLACK SHOWER SYSTEM AND FAUCETS. • PRIVATE WATER CLOSET • PRIMARY SHOWER UPGRADED FLUTED TILE • VERTICALLY STACKED WITH MARBLE BENCH AND LED BACK LIT NICHE • FULL FRAMELESS SHOWER ENCLOSURE • SOAKING TUB WITH KHLER TUB FILLER • BATH FLOOR IN 24X24 TRAVERTINE STYLE • LARGE FORMAT TILES WITH MATCHING IN THE SHOWER FLOOR 	

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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!"

