



**Brookfield Ave., Center Moriches, NY**

**PREMIER NEW CONSTRUCTION DEVELOPMENT**





## **Brand-New Construction Homes on a Spacious 1.88-Acre Lot**

This premier new construction development offers plenty of room to make it your own. Designed by one of Long Island's top developers, there's still time to customize the home to your taste before its expected completion in May 2025. Want higher ceilings, a guest suite, or even an extension? We're here to work with you every step of the way to turn your vision into reality!

## High Ranch-Style Home

Every home is thoughtfully crafted with the homeowner in mind. Our residences feature spacious layouts, perfectly designed for modern living. Enjoy the elegance of formal dining rooms paired with inviting eat-in kitchens, cozy family rooms, and separate living areas. Each home also boasts full-height basements and two-car garages, providing ample space for relaxation and functionality.

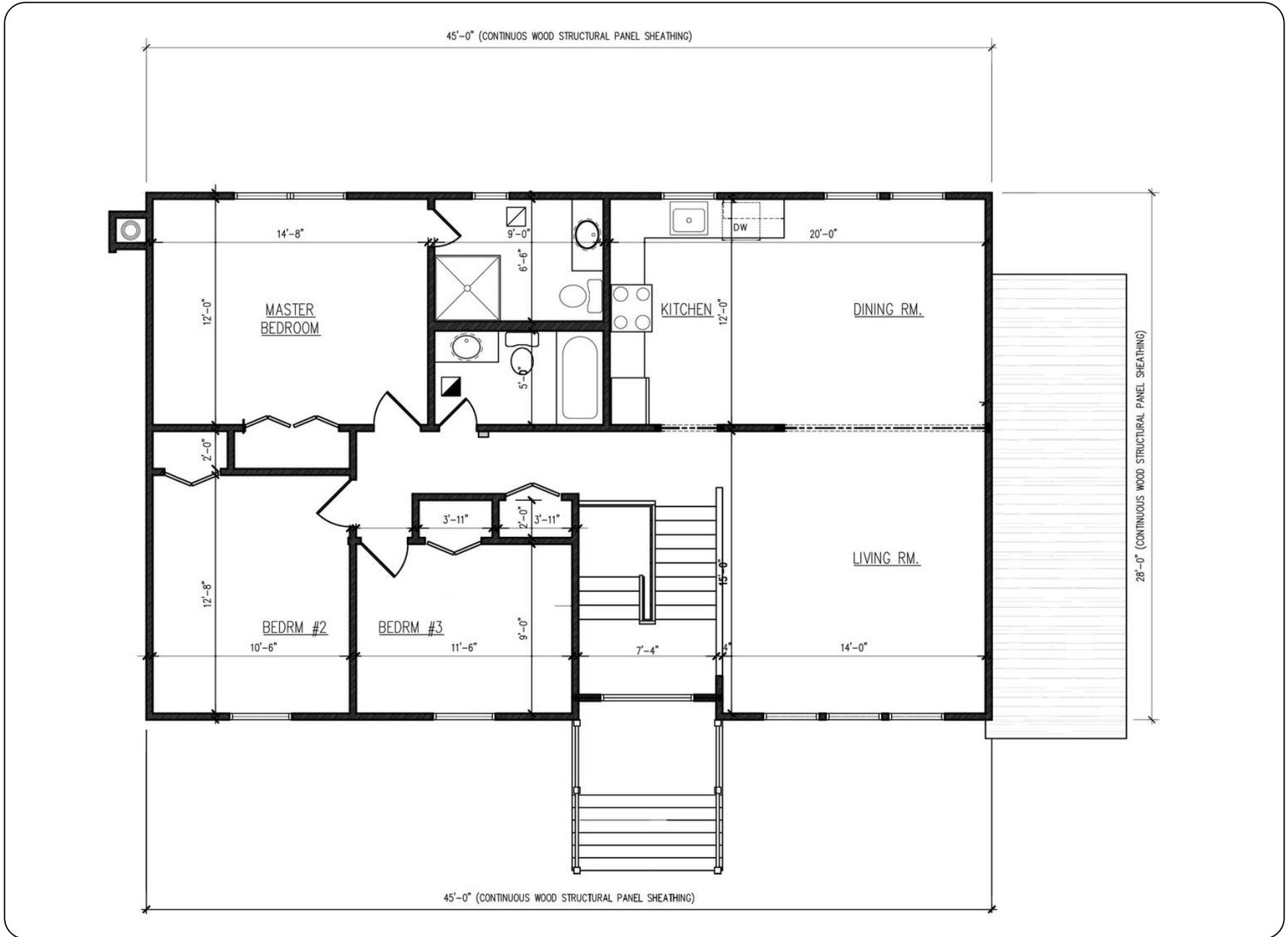
Homebuyers can also have the unique opportunity to customize their homes to reflect their styles or choose a design that complements the community, ensuring lasting quality and value.



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



**Second Floor Plan (Total Floor Area: 2,100 Sq Ft)**



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# Specifications

## MECHANICAL

- Natural gas (where available)
- Pex piping water lines
- HVAC System
  - East Grove: 2 zones (1 system)
  - Christine: 2 zones (2 systems)
  - Priscilla: 3 zones (3 systems)
- 2-Zone Water Coil Heating Navien System (Tankless)
- Two-car garage with insulated steel doors

## ELECTRICAL

- 200 Amp electric service to code
- Copper wiring
- 25 high hats
- Decora white switches and receptacles
- 1 cable jack in all bedrooms
- 1 TV receptacle in all bedrooms
- Hardwired smoke & carbon monoxide detectors as per NYS Code
- Door chime system

## INTERIOR

- Energy Star home
- Insulation to the energy code
- Security System (option)
- Gas fireplace with mantel and tile surrounds (per plans)
- Formal dining room (per plans)
- Ceilings:
  - Basement: 8'
  - First Floor: 9'
  - Second Floor: 8'
  - Bedroom cathedral ceilings (per plans)

- 3 ¼ “ oakwood flooring through the first and second floors
- Oak steps with painted risers on the main stairs with oak handrails and wood
- Ceramic tile bathrooms
- 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 white paint
- Pull down attic stairs (as per plans)

## CUSTOM KITCHEN

- Cabinets (including bathroom vanities)
  - East Grove: \$13,000
  - Brookfield: \$12,500
  - Christine: \$25,000
  - Priscilla: \$35,000
- Granite/Quartz countertop (including bathrooms) (Builder selection)
- Ceramic tile backsplash
- Stainless steel sink with Kohler pull-out faucet
- Appliances:
  - East Grove: \$5,000
  - Brookfield: \$6,000
  - Christine: \$8,500
  - Priscilla: \$10,000

## BATHROOMS

- Stall shower with glass door and ceramic tile Base and walls or tub (per plans)
- Separate soaking tub with Kohler tub filler (per plans)

- Ceramic tile floor
- Kohler faucets and toilet or similar
- Second-floor hall bath (per plans)
- Ceramic tile floor and tub wall surrounds
- Powder room (per plans)

## WIDNOWS & DOORS

- Masonite fiberglass front entry door
- Energy Star Vinyl sliding door (per plans)
- Energy Star Vinyl double-glazed double-hung windows with screens (builder selection per plans)
- Basement outside entrance

## EXTERIOR

- Side and Rear Siding: lap siding
- Front siding
  - East Grove: lap siding
  - Brookfield: cedar shake imprint
  - Christine: cedar shake imprint
  - Priscilla: cedar shake imprint
- 30-year architectural roof shingles
- Seamless white 5” leaders and gutters
- Asphalt driveway
- Linear paver walkway to front entrance (builder selection)
- Public water
- Two hose bib connections
- Two weatherproof receptacles
- Seeded yard (front and back)
- Lawn sprinkler system (front yard)
- Exterior lights at each outside entrance
- Maintenance-free composite deck (per plans)



## About the Builder

The Northridge Group has proudly been building value since 1985, specializing in custom wood framing, commercial metal framing, and custom home building throughout New York.

The Northridge Group serves as an industry leader on an impressive range of projects with competitive pricing and personalized service. Northridge specializes in custom wood framing of single and multi-family residential projects, metal framing of commercial buildings, and construction of new custom homes. They provide turnkey services – from the provision of quality materials and equipment to qualified supervisors and talented field personnel required for all types of framing and new home projects.

The Northridge Group is the first choice of an impressive roster of clientele for its commitment to efficiency in every aspect which minimizes time and waste and maximizes customer satisfaction. With an extensive portfolio that runs over three decades and thousands of completed projects across Long Island and New York, chances are – you're never too far from one of them!

## 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!”**

