



7 SEA CREST COURT (LOT 4), JAMESPORT, NY 11947

Features & Amenities

PROPERTY OVERVIEW

- House: 3,517 Sq. Ft.
- Basement: 2,050 Sq. Ft.
- Bonus Room: 365 Sq. Ft.
- Lot Size: 0.40 Acre

CONCRETE

- **FOUNDATION:** Poured, Reinforced Concrete 8-Foot Basement Walls
 - Outside Basement Entrance with Half-Glass Entry Door
 - Waterproof Exterior
 - 4-Inch Poured Concrete Floor

DRIVEWAY

- **OIL-AND-STONE:** TWO CARS WIDE, WITH COBBLESTONE BORDER
- Paver Walkway to Front Porch

LANDSCAPING

- **Front Yard**
 - Cleared, Final Grade And Sod With Advanced Sprinkler System And Designer-Selected Planting Package
- **Side Yards and Backyard**
 - Cleared, Final Grade And Sod With Advanced Sprinkler System
- **Pool**
 - BACKYARD 16-FOOT X 32-FOOT IN-GROUND SWIMMING POOL WITH BLUESTONE COPING AND PATIO PACKAGE

EXTERIOR

- **Roof:** GAF Ultra HDZ Architectural Roofing Shingles
- **Siding:** Hardie Board Clapboard with Board-and-Batten Details
- **Garage:** Two Cars Wide
- **Exterior Trim:** PVC Fascia Boards and Window and Door Trim
- **Soffits:** White Vented System
- **Front Porch Stoop:** Masonry Paver Patio
- **Windows and Exterior Doors:** Black Andersen 400 Series
- **Gutters and Leaders:** 6-Inch White Aluminum Half-Round

INSULATION

- NYS Approved, Surpassing Energy Star Standards
- Conditioned Attic And Basement
- High-Efficiency Spray Foam In The Attic
- Drape-Wall Insulation On Basement Walls

LUMBER

- **Lumber:** Douglas Fir Lumber Imported From Canadian And California Forests
- **Sheathing:** CDX Plywood For Walls And Roof
- **Walls:** 2x6 Exterior Walls And 2x4 Interior Partitions
- **Ceiling Height:** 10 Feet On The First Floor And 9 Feet On The Second Floor

INTERIOR

- **Sheetrock:** 1/2-Inch, Field-Screwed
- **Staircase:** First to Second Floor With Pine Stringers and Risers with White Oak Steps
- **Basement Staircase:** Oak
- **Railings:** White Oak Posts with Wrought-Iron Baluster Systems
- **Flooring:**
 - 3/4-Inch Tongue-and-Groove Subflooring, Glued and Nailed
 - **First Floor:** 6-Inch No. 1 White Oak
 - **Second Floor:** 6-Inch No. 1 White Oak
 - **Bathrooms:** Tile with Materials Imported from Italy

TRIM

- **Base Trim:** 7 1/2-Inch Paint Grade
- **Door and Window Trim:** 3 1/2-Inch Paint Grade
- **Doors:** Two-Panel Doors, 8 Feet and 7 Feet High
- **Closets:** Custom Wood Shelving

KITCHEN

- **Cabinet:** Custom Cabinetry With Two-Stage Wall Cabinets
- **Appliance:** Seven-Piece Stainless Steel Appliance Package, Including Washer and Dryer
- **Sink:** Undermount Stainless Steel Sink
- **Faucets:** Kohler Faucets or Equivalent
- **Counters:** Custom Quartz Countertops

HVAC

- **Heat And Air Conditioning:** Three-Zone Hot Forced Air
- **ERV System:** Energy Recovery Ventilator Filtering The Home's Air Supply

ELECTRIC

GFI: Bathrooms, Kitchen, Garage And Exterior

Television Outlets: Outlets For Wall-Mounted Televisions

Smoke Detectors: To Code

Carbon Monoxide Detectors: To Code

Exterior Outlets: Two

Lighting: Recessed Lighting Throughout The Home

PAINTING

Ceilings and Closets: White Throughout

Walls: One Custom Color Throughout the Home

Interior Trim: White Semi-Gloss With Two Coats

PLUMBING

- **Interior Waterlines:** PEX
- **Waste Lines:** PVC
- **Hotwater:** Tankless Hot-Water System
- **Exterior Water Connections:** Two
- **Washer and Dryer Connections:** Two, With Propane Gas
- Main Water Shut-Off

FIREPLACE: Gas- Fired Linear Fireplace