



WELCOME TO OUR OUTSTANDING NEW CONSTRUCTION ...

THE LANDINGS AT PRINCES BAY

NEW CONSTRUCTION ONE FAMILY SIDE HALL COLONIALS

Featuring quality craftsmanship & well appointed amenities.
3 Bdrm, 3 Baths - Waterside Community



IF YOU HAVE ANY QUESTIONS, PLEASE DO NOT HESITATE TO CONTACT ME.



NICOLE MOLININI

NYS Lic. REAL ESTATE SALESPERSON

917.940.9196

1678 Hylan Blvd. Office



THE LANDINGS AT PRINCES BAY



DESCRIPTION:

LEVEL 1 : ENTRY, BRIGHT & AIRY LIVING/DINING COMBO WITH SGD TO FRONT BALCONY, CUSTOM EAT IN KITCHEN WITH ISLAND THAT OPENS TO SPACIOUS FAMILY ROOM WITH FIREPLACE AND SGD TO YARD, HALF BATH



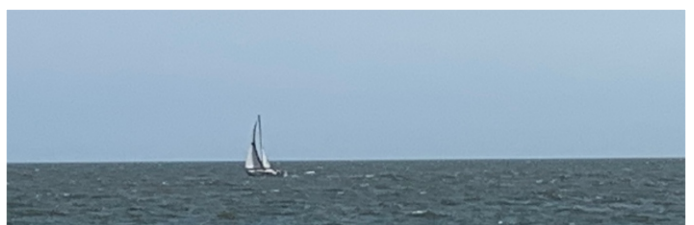


YOUR PRIVATE *Oasis*



DESCRIPTION:

LEVEL 2: MASTER BEDROOM SUITE WITH PRIVATE 3/4 BATH , WALK IN CLOSET AND DOOR TO BALCONY WITH FABULOUS WATER VIEWS, 2 ADDITIONAL BEDROOMS, FULL BATH AND LAUNDRY



THE LANDINGS AT PRINCES BAY

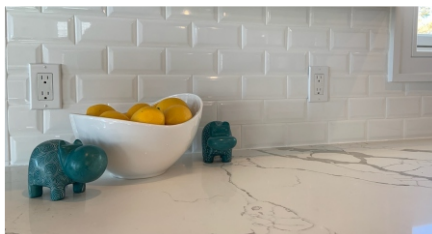
NEW CONSTRUCTION

ONE FAMILY SIDE HALL COLONIALS

FEATURING QUALITY CRAFTSMANSHIP & WELL APPOINTED AMENITIES.

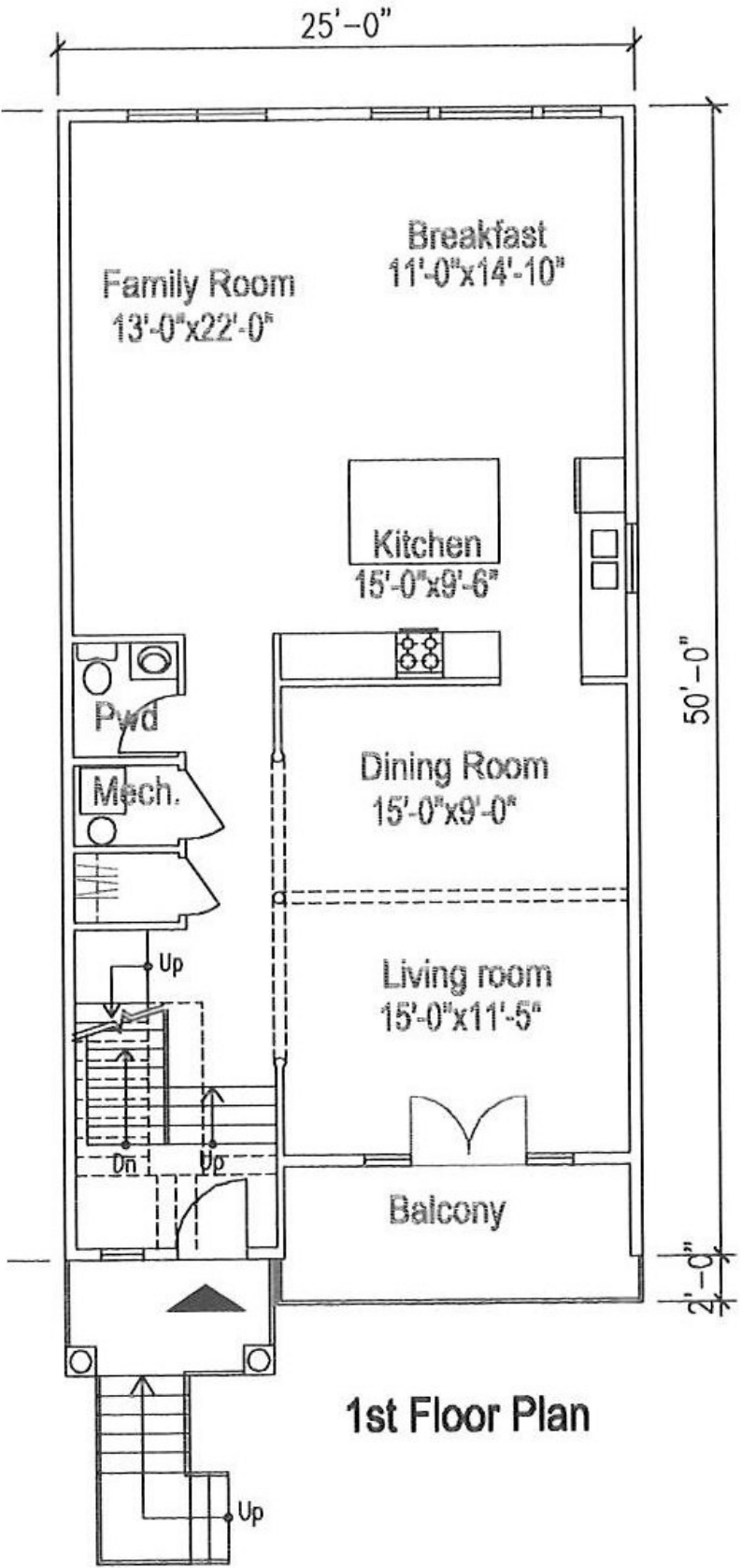
FEATURES INCLUDE:

- STONE & SIDING FRONT
- ROOF 30 YEAR OWENS CORNING DURATION OR COMPARABLE
- SOD FRONT & REAR YARD
- CENTRAL AIR - 2 ZONE
- IN FLOOR HEAT - 1ST FLOOR
- BASEBOARD HEAT - 2ND FLOOR
- IN FLOOR HEAT - 2ND FLOOR BATHROOMS
- STAINLESS STEEL GE PROFILE APPLIANCES PACKAGE
(RANGE, RANGE HOOD, MICROWAVE, DISHWASHER)
- CERAMIC TILE WHOLE 1ST FLOOR
- HARDWOOD FLOORS ON 2ND FLOOR
- CERAMIC TILE BATHROOMS - FLOOR & WET AREA
(FROM BUILDER'S SELECTION)
- GRANITE KITCHEN COUNTERTOP (FROM BUILDER'S SELECTION)
- TILE BACKSPLASH (FROM BUILDER'S SELECTION)
- KITCHEN CABINETS (FROM BUILDER'S SELECTION)
- RECESSED LIGHTING IN KITCHEN & FAMILY ROOM
- BATHROOM VANITIES & COUNTERTOPS (FROM BUILDER'S SELECTION)
- PRE-WIRED FOR CABLE TELEVISION
- PRE-WIRED FOR TELEPHONE
- ANDERSEN WINDOWS & PATIO DOORS
- WINDOW SCREENS
- Two (2) HOSE BIBS



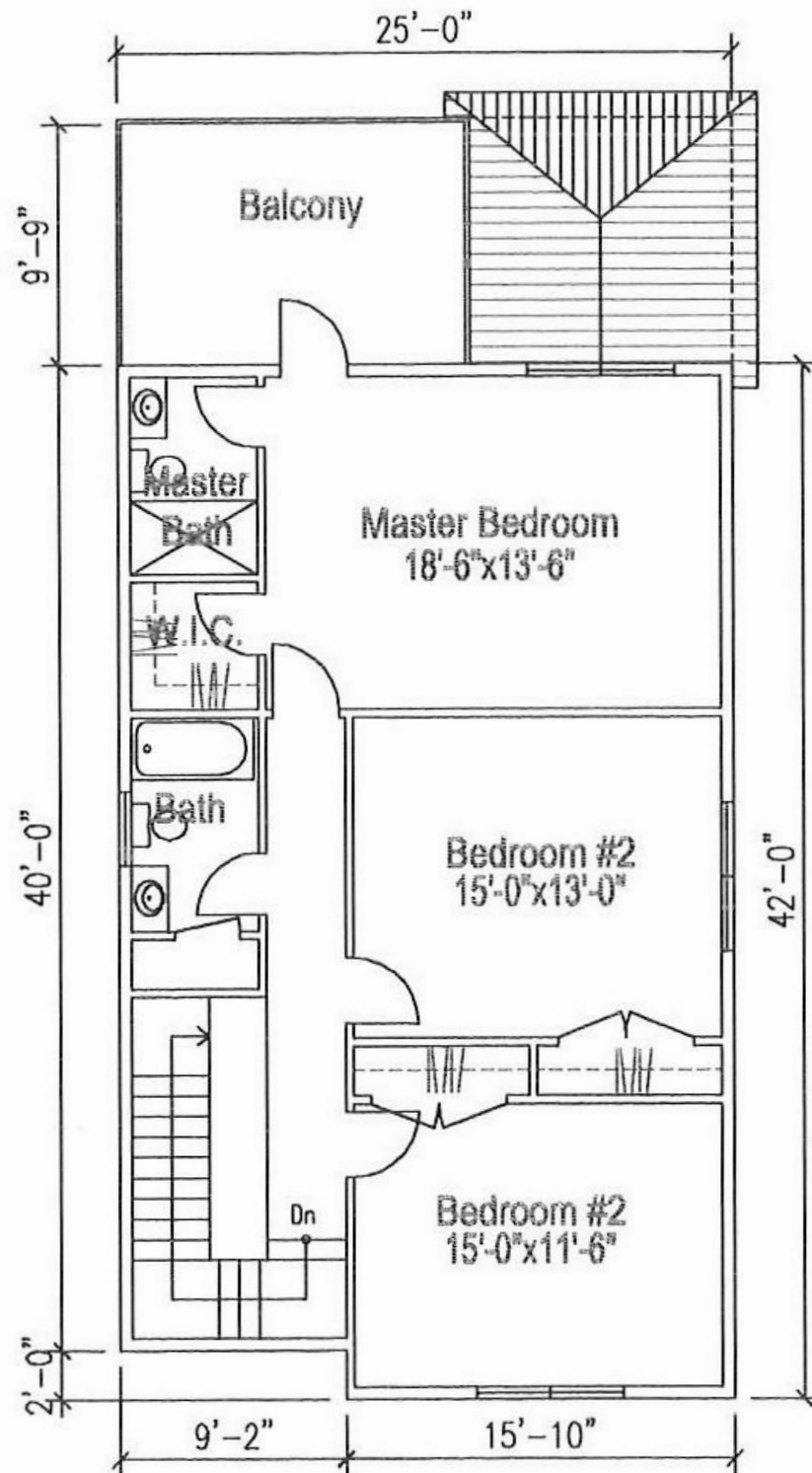
THE LANDINGS AT PRINCES BAY

FLOOR PLAN - ONE FAMILY SIDE HALL COLONIALS



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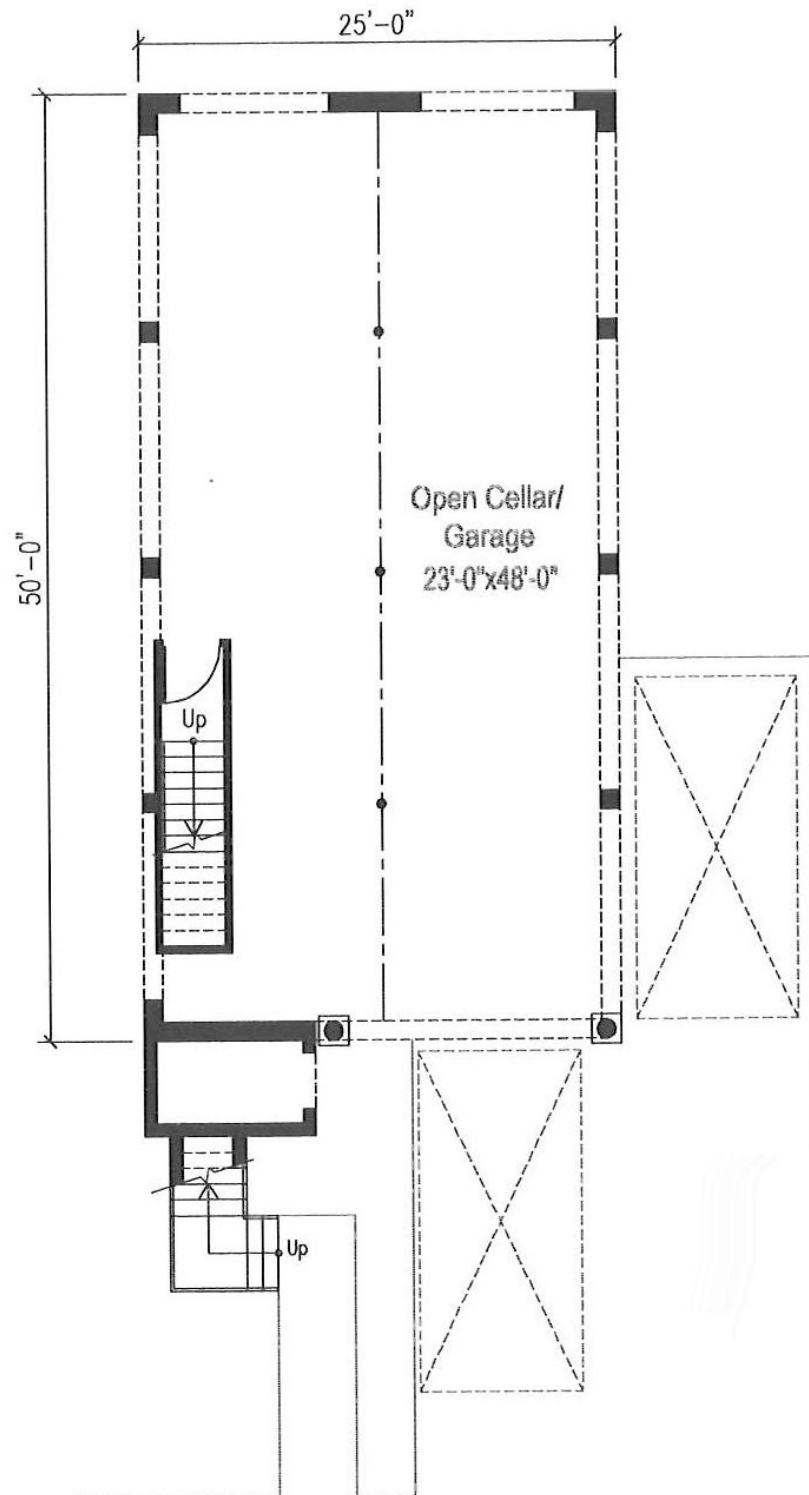
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2nd Floor Plan

THE LANDINGS AT PRINCES BAY

FLOOR PLAN - ONE FAMILY SIDE HALL COLONIALS



Cellar Floor Plan

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FLOOR PLAN - ONE FAMILY SIDE HALL COLONIALS

APPROVED SITE PLAN

