

ADAM'S POINTE

CONDOMINIUMS

Prices Starting in the \$300's



Maintenance Free • Ballston Spa Schools • Deck/Patios



optional gas fireplace

THE COMPLETE OFFERING TERMS ARE IN AN OFFERING PLAN AVAILABLE FROM SPONSOR - FILE NO. CD21-0320

All information is believed to be accurate at the time of publication. The Builder reserves the right to make revisions without notice or obligation.

Room sizes are approximate. The square footage was determined by calculating the building perimeter of the living area and dividing it half for each unit. 8/23/2022



STERLING HOMES, INC.
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ADAM'S POINTE

CONDOMINIUMS

SITE MAP



CONDOMINIUMS
4 UNITS/BUILDING

BUILDING 1		BUILDING 6	
20 Arcadia	Upper	68 Arcadia	Upper
22 Arcadia	Lower	70 Arcadia	Lower
24 Arcadia	Lower	72 Arcadia	Lower
26 Arcadia	Upper	74 Arcadia	Upper
BUILDING 2		BUILDING 7	
36 Arcadia	Upper	67 Arcadia	Upper
38 Arcadia	Lower	69 Arcadia	Lower
40 Arcadia	Lower	71 Arcadia	Lower
42 Arcadia	Upper	73 Arcadia	Upper
BUILDING 3		BUILDING 8	
44 Arcadia	Upper	35 Arcadia	Upper
46 Arcadia	Lower	37 Arcadia	Lower
48 Arcadia	Lower	39 Arcadia	Lower
50 Arcadia	Upper	41 Arcadia	Upper
BUILDING 4		BUILDING 9	
52 Arcadia	Upper	27 Arcadia	Upper
54 Arcadia	Lower	29 Arcadia	Lower
56 Arcadia	Lower	31 Arcadia	Lower
58 Arcadia	Upper	33 Arcadia	Upper
BUILDING 5		BUILDING 10	
60 Arcadia	Upper	19 Arcadia	Upper
62 Arcadia	Lower	21 Arcadia	Lower
64 Arcadia	Lower	23 Arcadia	Lower
66 Arcadia	Upper	25 Arcadia	Upper



*see pricing page for availability



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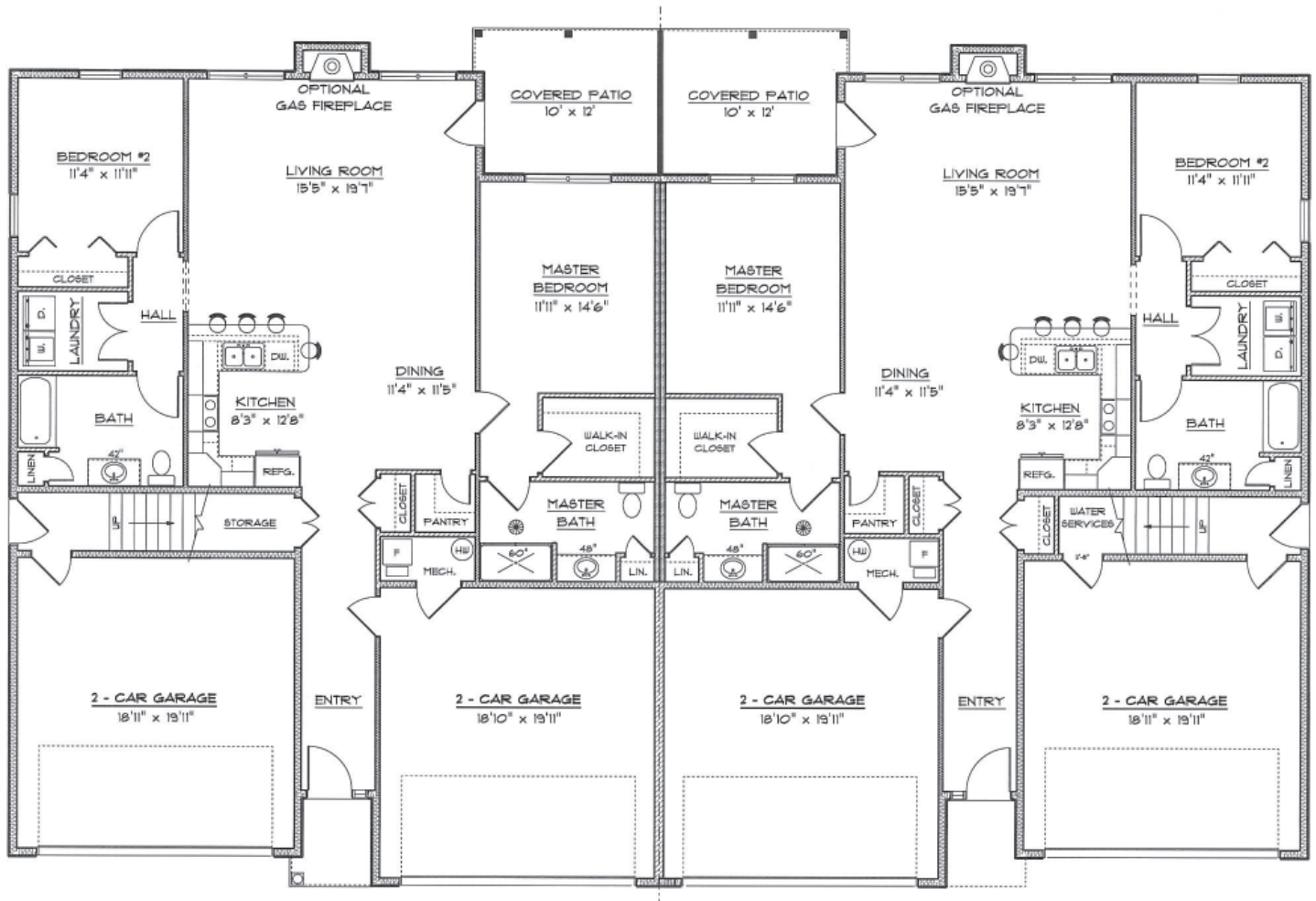
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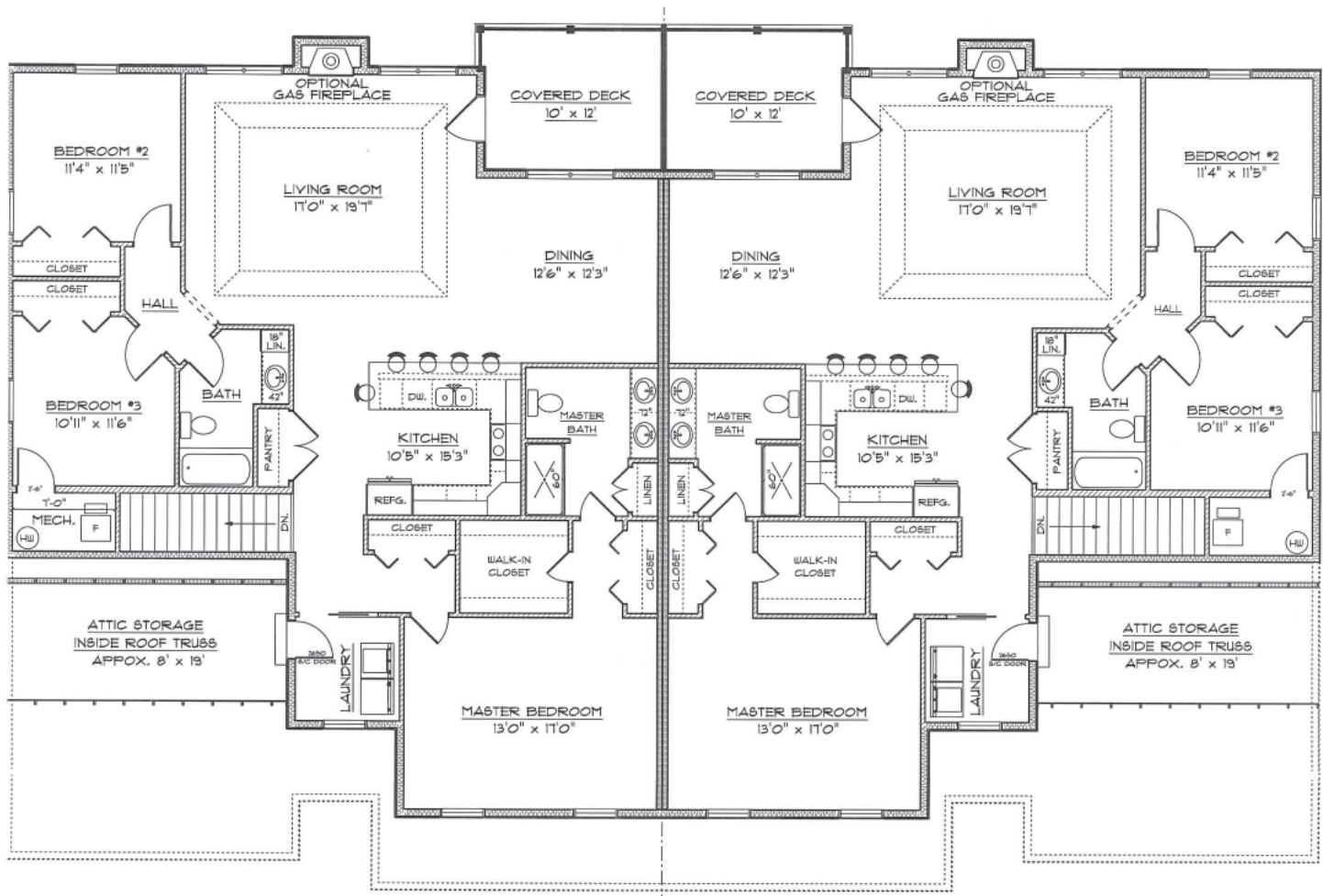
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HOA Monthly Fee: \$201.82

UNIT	LOCATION	PRICE/ AVAILABILITY	UNIT	LOCATION	PRICE/ AVAILABILITY
BUILDING 1			BUILDING 6		
20 Arcadia Ct.	Upper	AVAILABLE	68 Arcadia Ct.* <input type="checkbox"/>	Upper	\$357,336.00
22 Arcadia Ct.	Lower	AVAILABLE	70 Arcadia Ct.* <input type="checkbox"/>	Lower	\$330,207.00
24 Arcadia Ct.	Lower	AVAILABLE	72 Arcadia Ct.* <input type="checkbox"/>	Lower	\$334,107.00
26 Arcadia Ct.	Upper	AVAILABLE	74 Arcadia Ct.* <input type="checkbox"/>	Upper	\$361,236.00
BUILDING 2			BUILDING 7		
36 Arcadia Ct.	Upper	AVAILABLE	67 Arcadia Ct.* <input type="checkbox"/>	Upper	\$358,917.00
38 Arcadia Ct.	Lower	AVAILABLE	69 Arcadia Ct.* <input type="checkbox"/>	Lower	\$338,232.00
40 Arcadia Ct.	Lower	AVAILABLE	71 Arcadia Ct.* <input type="checkbox"/>	Lower	\$338,232.00
42 Arcadia Ct.	Upper	AVAILABLE	73 Arcadia Ct.* <input type="checkbox"/>	Upper	\$358,917.00
BUILDING 3			BUILDING 8		
44 Arcadia Ct.	Upper	AVAILABLE	35 Arcadia Ct.	Upper	AVAILABLE
46 Arcadia Ct.	Lower	AVAILABLE	37 Arcadia Ct.	Lower	AVAILABLE
48 Arcadia Ct.	Lower	AVAILABLE	39 Arcadia Ct.	Lower	AVAILABLE
50 Arcadia Ct.	Upper	AVAILABLE	41 Arcadia Ct.	Upper	AVAILABLE
BUILDING 4			BUILDING 9		
52 Arcadia Ct.* <input checked="" type="checkbox"/>	Upper	\$355,025.00	27 Arcadia Ct.	Upper	AVAILABLE
54 Arcadia Ct.* <input type="checkbox"/>	Lower	\$338,232.00	29 Arcadia Ct.	Lower	AVAILABLE
56 Arcadia Ct.* <input checked="" type="checkbox"/>	Lower	\$335,025.00	31 Arcadia Ct.	Lower	AVAILABLE
58 Arcadia Ct.* <input type="checkbox"/>	Upper	\$358,917.00	33 Arcadia Ct.	Upper	AVAILABLE
BUILDING 5			BUILDING 10		
60 Arcadia Ct.* <input checked="" type="checkbox"/>	Upper	\$355,025.00	19 Arcadia Ct.	Upper	AVAILABLE
62 Arcadia Ct.* <input type="checkbox"/>	Lower	\$338,232.00	21 Arcadia Ct.	Lower	AVAILABLE
64 Arcadia Ct.* <input checked="" type="checkbox"/>	Lower	\$335,025.00	23 Arcadia Ct.	Lower	AVAILABLE
66 Arcadia Ct.* <input type="checkbox"/>	Upper	\$358,917.00	25 Arcadia Ct.	Upper	AVAILABLE

- ☐ White Kitchen Cabinets
- ☒ Espresso Kitchen Cabinets
- * includes a gas fireplace

Lower Units: 2 Bedrooms | 2 Bath | 1473 sf | 2 Car Garage
 Upper Units: 3 Bedrooms | 2 Bath | 1834 sf | 2 Car Garage

Estimated STAR exemption \$630, Estimated Enhanced Star \$1458

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COMMUNITY FEATURES

- Maintenance free community
- Snow removal
- Lawn & landscape maintenance
- Attached garage. Two car garage(s) per plan
- Paved private driveways
- Public water & sewer
- Lawn sprinkler system
- Ballston Spa school district
- Underground utilities
- Maintenance free exteriors

KITCHEN FEATURES

- Legacy kitchen cabinetry per builders showroom selection center
- Grade A Granite or Quartz
- Undermount single bowl SS sink
- Delta® chrome faucet
- Electric range – Frigidaire® SS FFEF3054TS
- Exhaust hood - Broan® SS F403004
- Dishwasher SS – Frigidaire® FID2426TS

BATHROOM FEATURES

- Mansfield® two-piece water saver toilets
- Cultured marble vanity tops
- Delta® chrome vanity faucets
- Aquaglass 5'0 fiberglass tub-showers in main bathroom with Delta® Scald-Gurd *1343 chrome pressure balance valve
- Legacy vanity cabinetry
- Full length vanity mirrors: 42" high
- Chrome towel bars, paper holders and tub-shower rod

FLOORING

- PARKWAY® LVT (four colors are offered as standard) in foyer, kitchen, dining, living, hall to bedrooms
- Armstrong® "Station Square" vinyl flooring (bathrooms, laundry & mechanical room)
- Carpet – per selections from builder's showroom (bedrooms, stairs)

ELECTRICAL

- 125 AMP underground service
- Convenience outlets per code
- RG6 cable tv jacks (living room and bedrooms)
- Smoke & carbon monoxide detectors per code requirements
- Electric range & dryer outlets
- Standard lighting package
- Bathroom exhaust fans & light combo typical in all baths

PLUMBING MISC

- Electric 40 gallon water heaters
- (1) exterior hose faucet in each unit garage
- Washer & dryer hook-ups in unit

HEATING & COOLING

- Gas-forced hot air furnace, rated at 96% efficient
- 13 SEER central air conditioning

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PAINTING

- All drywall walls & ceilings painted with two coats of white flat latex paint
- All wood trim will be painted with pure white semi-gloss

INTERIOR TRIM MATERIALS

- Interior doors – raised 2-panel Masonite with painted jams & colonial casing
- Satin nickel hinges & lockset
- Vinyl windows w/ painted wood jams and colonial casing
- Closet shelving- continuous slide wire mesh shelving
- Interior stairs from first floor to second floor-carpet grade

FOUNDATION WALLS

- Footings-2500 PSI size per plan
- Poured concrete frost walls 3000 PSI sizer around perimeter
- R10 foam insulation full height

CONCRETE SLABS

- Main floor slabs (3000 PSI- fine mix) reinforced with fibermesh over poly vapor barrier
- Garage floor (4000 PSI –fine mix) reinforces with fiberglass mesh over poly vapor barrier
- Floor framing system
- NYS certified floor trusses
- 3/4" T&G OSB floor decking
- 3/4" gypcrete (2nd floor only)
- 5/8" fire-rated ceiling drywall with RC2 acoustic channel
- Blown-in cellulose sound insulation for sound control

EXTERIOR WALLS

- 2x6 EXT. walls (8'0")
- 13/32 OSB sheathing
- Approved house wrap

ROOF SYSTEM

- NYS certified wood roof trusses
- 15/32 OSB approved sheathing
- Ice & water shield @ eaves & valleys
- Synthetic felt
- Owens Corning Duration® architectural shingles
- Wide white galv. drip edge
- Continuous ridge venting

INSULATION

- Values for heated areas
- Exterior walls : R=21 BATTs w/POLY
- Roof: R=38 blown-in
- Floor over garage: R=30 fiberglass

CENTER SEPARATION WALL

- (2) 2x4 @16 o/c walls spaced 1" apart
- 1" foam insulation in that air space
- R=13 fiberglass BATTs in both sides
- Double 5/8" type-x drywall

EXTERIOR FEATURES

- Vinyl siding
- Cultured stone (per elevation)
- Metal ice slide on front per plan
- Aluminum fascia & vinyl soffits
- Harvey doors with low-e argon gas & grids
- Amarr Hillcrest® carriage style steel insulated garage doors

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