

## About the Builder

### **BRUCE TANSKI** CONSTRUCTION & DEVELOPMENT

Bruce Tanski Construction and Development has been a leader in creating diverse and desirable communities. Owner Bruce Tanski's commitment to community growth and improvement can be seen in a wide variety of residential and commercial success stories throughout the area. Not one to "sit back and relax" Bruce can often be seen directly involved in his projects, enjoying being "on the ground" with his team of experienced, professional general- and sub-contractors. Families living in a Bruce Tanski home share in the pride of ownership Bruce brings to each of his projects and instills in his team.



#### About Jean C. Maloney

*Jean Maloney, broker and owner of 21st Century Properties, is an experienced and determined Realtor who is ready to introduce the convenience and advantages of Paar Estates. As the many satisfied home owners who have already placed their trust in Jean will attest, Jean's first and foremost concern is her client's satisfaction and joy in their new residence. Let Jean share her 20 years of experience and understanding of the Capital Region real estate market. You will benefit from her advocacy and enjoy Jean's wit, warmth and buckets of common sense!*



**Jean C. Maloney**  
ABR, CSP, Green, Broker/Owner

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1796 Rt 9 Route 9, Clifton Park, NY 12065

Listed by Jean C. Maloney  
21st Century Properties



# Paar Estates Townhomes

33 Farm to Market Road, Halfmoon

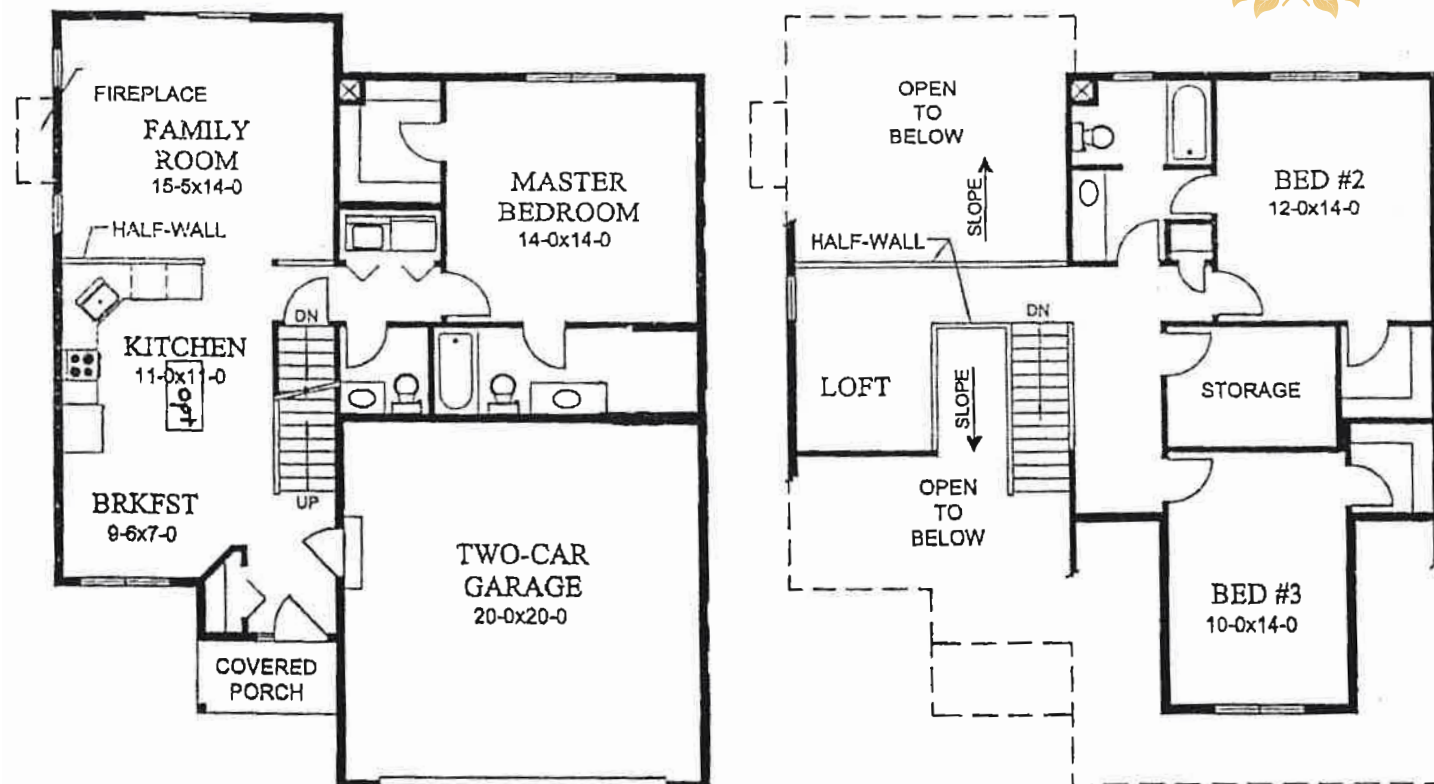
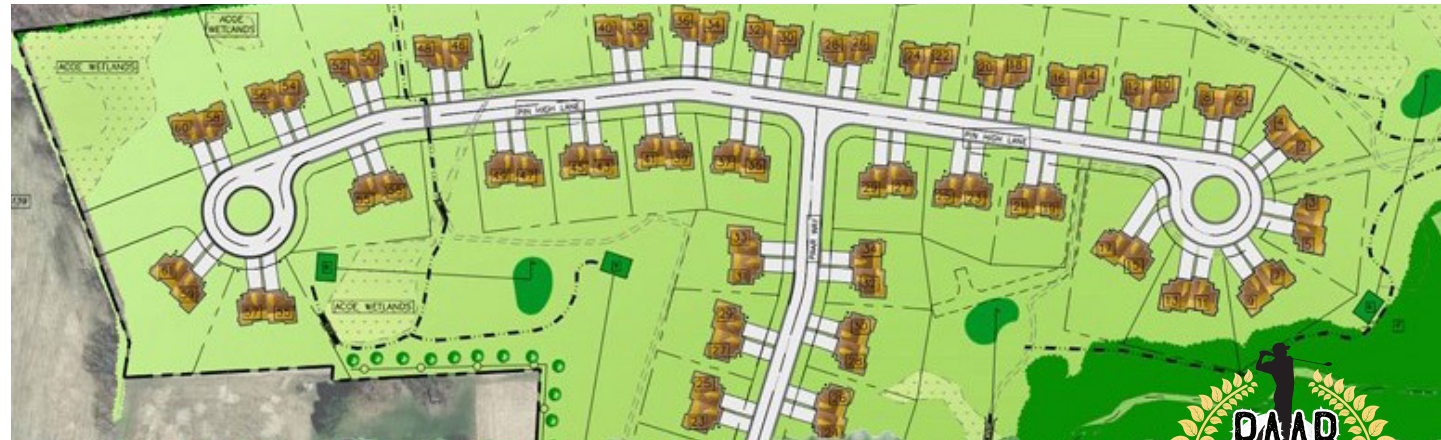
Halfmoon's newest golf community!  
130 elegant twin townhomes built on a 9-hole par 3 executive golf course. Enjoy all the benefits of ownership with today's active lifestyle in mind.



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# PAAR ESTATES



First Floor Plan

Second Floor Plan

**Jean C. Maloney, Site Coordinator, (518) 378-LIST(5478)**

All information herein deemed reliable but not guaranteed. Builder reserves the right to substitute materials of equal or greater value. Only features itemized on standard features list are included in price of home. All prices/floor plans may include some items not listed on the standard features list but can be purchased at an additional cost - Please check with Site Coordinator

Room dimensions are approximate and subject to change. Information deemed reliable but not guaranteed.

## Standard Features

### CUSTOMER ADVANTAGE PLAN

- Homeowner Handbook
- Full Limited Warranty Coverage
- 2 Years Free Golf "9 hole par 3 course"
- No monthly HOA
- Underground Electrical System

### KITCHEN FEATURES

- Laminate Counter-tops
- Single Basin Stainless Steel Sink
- Hardwood Cabinets
- 3 Recessed Lights
- S/S Self-Cleaning Range
- S/S Dishwasher
- S/S Microwave
- Pre-Wire Garbage Disposal

### BATHROOM FEATURES

- Vanities w/Cultured Marble One-Piece Top
- Single Bowl Sinks in Baths
- Mirrors over Bathroom Vanities
- Exhaust Fans in all Baths
- Fiberglass Shower-First Floor Bath

### INTERIOR FINISHES

- Ceramic Tile in Foyer and All Baths
- Central Air Conditioning
- Gas Fireplace w/Mantel

Oak Stair Rails w/Painted Spindles

Colonial Painted Woodwork

Six Panel Masonite Doors

Garage Sheet-Rocked & Taped

Standard Plumbing Fixture

Plank Flooring Kitchen, Laundry Area & Hallway)

Wall To Wall Carpeting Throughout

Closet Shelving-Metal

Washer/Dryer Hook-up (First Floor Only)

Cable Jacks-(6) (Including one above Fireplace)

Smooth Ceilings Throughout

Dover White Paint Throughout

Ceiling Fan in Family Room

### UTILITIES & ELECTRICAL SYSTEMS

Public Utilities

Natural Gas

200 Amp Electrical Service

Underground Electrical System

Underground Cable Service

Underground Phone Service

Smoke/CO Alarms

Front Doorbell w/Chimes

Pre-wired for Garage Door Opener

Standard Light Package

Egress Window in Basement

### EXTERIOR FEATURES

Maintenance Free Vinyl Siding/Shutters

Ellison Windows Single Hung Series 150

Aluminum Fascia

30 Year Architectural Shingles (Black)

Landscape Package

Hydro-Seeded Starter Lawn-Front/25'rear

Driveway (Binder Coat Only)

Front Lamp Post w/Electric Eye

Light by Front & Rear Doors

Two (2) Frost Free Hose Connections

Two (2) GFI Outlets

Poured Concrete Foundation Walls

Sump Pit per Code

2X6 Exterior Walls

Wood Deck (10X12)

Cultured Stone on Front Porch Area Only

### ENERGY SAVING FEATURES

Insulated Entry Doors w/ One Side Light

Insulated Garage Door

40 Gallon Electric Hot Water Heater

High Efficiency Gas Furnace

R-21 in Exterior Walls (Living Area Only)

R-49 in Ceiling

