

# MICHAEL Fendt

FINELY CRAFTED HOMES  
Fendt Construction, Inc.

Private, wooded lots available in a beautiful Adirondack-like setting. Let **Fendt Construction** personalize their elegant home designs to fit your lifestyle.



# FREE TOYOTA CAMRY\*

\* With the purchase or contract on a model home or lot in Timber Ridge, Manlius from FENDT CONSTRUCTION. Offer expires August 31, 2008; not available on previous contracts.



Call Your Builder Representatives:

**Thalia Vizgaitis** Broker Associate  
315 682-7197 x260 Cell 315 374-7278  
tvizgaitis@prudentialfirstproperties.com

**Lucia Beltrani** Licensed Salesperson  
315 682-7197 x250 Cell 315 374-0905



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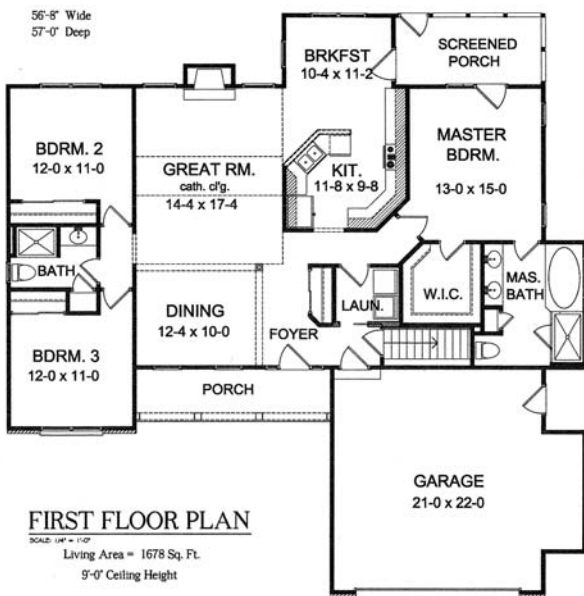
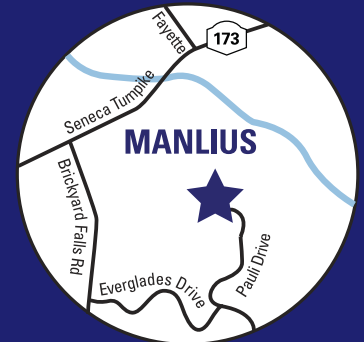
**CURRENT MODEL AVAILABLE FOR \$299,900**

Extra upgrades in this ranch model include: central air, energy efficient BIBS insulation, stonework exterior, hardwood flooring throughout (except bedrooms), ceramic tile, granite and much more.

**TIMBER RIDGE**



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**Fendt**  
 FINELY CRAFTED HOMES  
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## TIMBER RIDGE

**CURRENT MODEL AVAILABLE  
 FOR \$299,900**

**MLS # 189184**

1700 sf, 3 bedrooms, 2 full  
 baths, gas fireplace, central air

### Your Luxurious Baths

- Luxurious soaking tub in master bath (per plan)
- Ceramic tile floor in baths
- Tempered glass enclosure (stand up shower only)
- Separate shower in master bath (per plan)
- Granite countertops / undermount sink(s)
- Twin vanities in master bath (per plan)
- Full width mirror above vanity
- White enameled steel tub in main bath (per plan)
- Exhaust fans, switched separately (per plan)
- Pedestal sink in powder room

### Your Energy Features

- Hi-efficiency furnace
- Quick recovery 50-gallon water heater
- Draft free blown in Fiberglass wall insulation (BIBS)
- Energy efficient double pane windows w/ low-E glass
- 8 foot poured concrete foundation
- Mar-Flex waterproof foundation coating / lifetime warranty

### Outside Your Home

- Exterior garage coach lights
- Exterior lights at all doors
- Shutters and trim as per plan
- Hydro-seed lawn
- Landscaping package
- Driveway – binder coat
- Brick paver front walkway
- Carriage style garage door (front load)
- Garage door opener
- Architectural roof shingles

### Construction Advantages

- Quality built by Michael Fendt, Fendt Construction Inc.
- Easy maintenance fascia with ventilated soffit
- One year basic coverage
- Two year limited major system coverage

### Inside Your Home

- Steel insulated entry door with chime
- Raised panel interior doors
- Ventilated shelving in all closets
- Philadelphia wall-to-wall carpeting
- Ceramic tile in baths and laundry area
- Smoke detectors
- Pre-wired for cable television in living room area and all bedrooms
- Pre-wired for telephone in kitchen & all bedrooms
- Delta® faucets
- Abundant closet storage space
- Brass finish door handles
- 2 1/2 wide window and door trim – 1st and 2nd floor
- 4 1/4 wide baseboard trim
- Hardwood floors in foyer, dining room, kitchen and breakfast area
- Gas fireplace (per plan)
- Central air conditioning

### Your Kitchen

- Whirlpool® appliances in white with manufacturer's warranty
  - Self-clean glass top electric range
  - Built-in microwave oven / vent
  - Dishwasher
- Food waste disposal
- Shaker maple cabinets with 36" uppers
- Undermount stainless steel sink
- Solid surface countertops and backsplash

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