

Welcome to **EDGEWOOD** Estates

A New Luxury Home Community by DeGraff-Bloom Custom Builders
in Clifton Park, NY



Rendering shown with options

WELCOME TO EDGEWOOD ESTATES

Nestled amidst breathtaking natural surroundings, Edgewood Estates of Clifton Park offers an unparalleled residential experience. We are delighted to present our exquisite collection of luxury new construction homes that redefine modern extravagance. With estate sized home sites, meticulous craftsmanship, sophisticated design, and impressive amenities, Edgewood Estates of Clifton Park invites you to enjoy an exceptional lifestyle in a relaxed setting.

FEATURES

- 17 Homesite Community
- Minimum 1 Acre Homesites
- Shenedehowa School District
- Ranch, 1st Floor Primary, Colonial & Custom Floorplans
- Located Between Exits 9 & 10 of I-87, near Many Conveniences - Shopping, Schools, Entertainment & More!
- Public Water & Sewer
- Walking Paths Nearby

CHRISTA SWISTAK, CSP, SRS, SRES

Associate RE Broker
New Homes Sales Specialist
c: 518.859.5533



STERLING
REAL ESTATE GROUP
YOUR LOCAL REAL ESTATE PROFESSIONALS

DeGraff - Bloom

■ CUSTOM BUILDERS, INC. ■

 EXPERIENCE THE COMFORT OF HOME

For more than 30 years, DeGraff Bloom Custom Builders has been building some of the finest homes in the Capital Region. Style and character are at the core of every DeGraff Bloom home. Our reputation for building the highest quality standard home is unmatched. We stand behind our commitment to building quality, energy efficient homes.

Founded in 1988, DeGraff Bloom Custom Builders, Inc., is the collaboration of two experienced craftsmen working together to build you the home of your dreams. Mark Johnson and Mark Bloom have over sixty-five years combined experience in new home construction, building construction including historic rehabilitation, light commercial, HVAC, roofing, framing, remodeling and general construction.

Each DeGraff Bloom home features energy efficient, quality construction, attention to detail, with beautiful and unique finishing touches on each house. Underlying our work is a commitment to integrity and loyalty. We take pride in our ability to modify plans not only to avoid repetitious house designs but also to meet the needs and desires of our home buyers. In addition to a quality build, DeGraff Bloom is a 100% energy efficient builder, and has been a part of protecting our natural resources by building environmentally conscious homes since 2001.



Testimonials

"Friends of mine have built two new homes of greater value by two different builders in Saratoga County. The quality of the DeGraff Bloom house is noticeably superior. I am extremely pleased and continue to be very pleased with the quality, fit and finish of my DeGraff Bloom home. Thank you."

"We appreciate Mark being understanding, and being able to reach a resolution together. It's nice to see a builder who honestly cares, which is hard to find these days."

"Dave and I are so happy and proud to be the new owners of our home on Vettura Court. Thank you for the outstanding service in both dealing with us and creating a beautiful home!! Your company went above and beyond and the craftsmanship is impeccable."



THE PRIMROSE

3 Bedrooms with Study | 2.5 Baths | 2 Car Garage | 2,283 Sq Ft



FEATURING

Artist Rendering, options shown

- Single Level Living
- Primary Suite with Walk-in Closet
- Open Concept Main Living Area
- Study
- Separate Laundry Room
- Spacious Basement



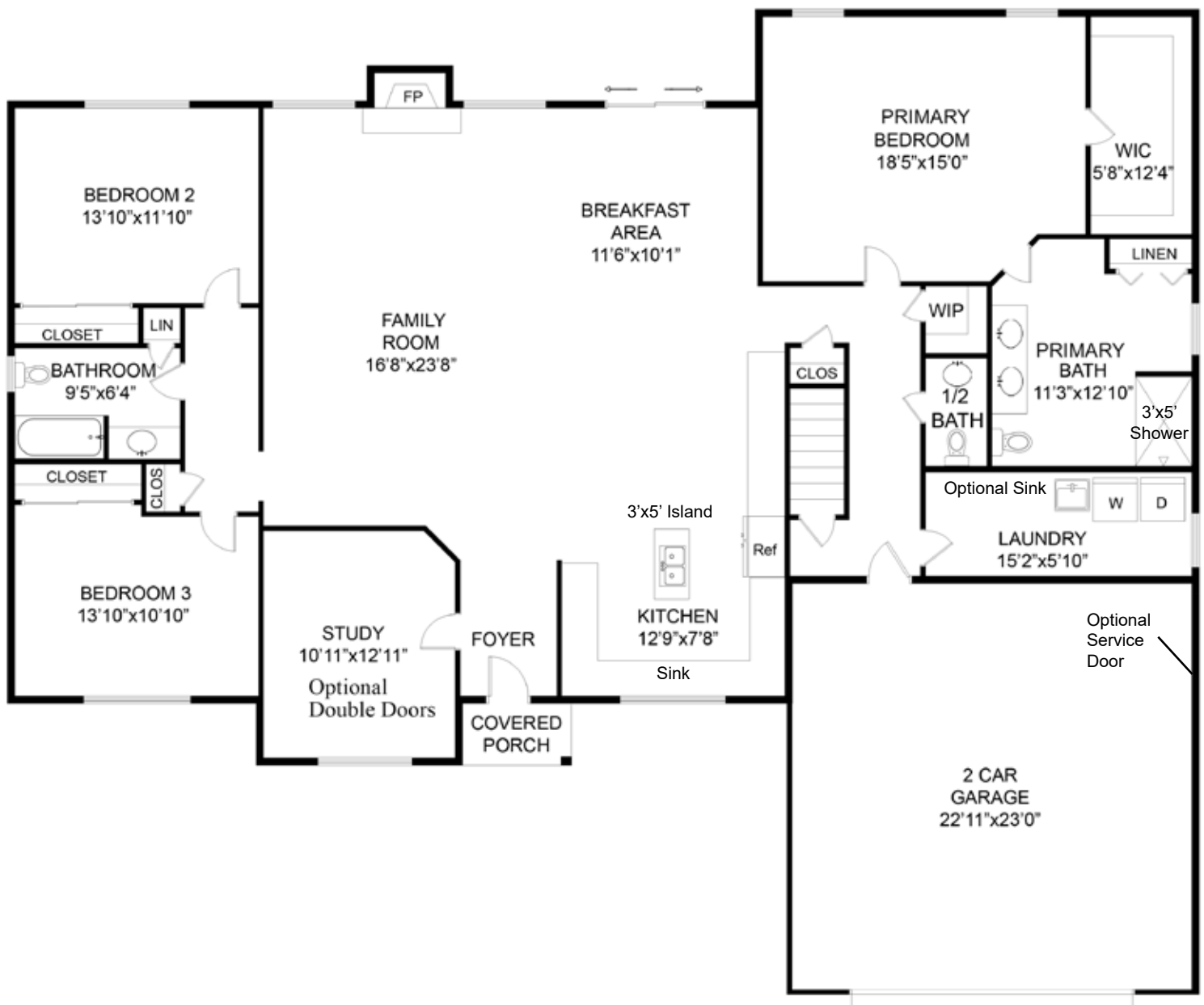
The plans and elevations on these pages are for illustrative purposes only. Artist renderings may include options available at additional cost. Revised 11.14.23





THE PRIMROSE

3 Bedrooms with Study | 2.5 Baths | 2 Car Garage | 2,283 Sq Ft



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DeGraff - Bloom
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THE ROSEWOOD

4 Bedrooms | 2.5 Baths | 2 Car Garage | 2,519 Sq Ft



FEATURING

Artist Rendering, options shown

- Single Level Living
- Primary Suite with Walk-in Closets
- Open Concept Main Living Area
- Optional Study in place of 4th Bedroom
- Gas Fireplace
- Spacious Basement



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THE ROSEWOOD

4 Bedrooms | 2.5 Baths | 2 Car Garage | 2,519 Sq Ft



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THE BALSAM

4 Bedrooms with Study | 3.5 Baths | 3 Car Garage | 2,990 Sq Ft



FEATURING

Artist Rendering, options shown

- First Floor Primary Suite
- Walk-in Pantry
- Open Concept Main Living Area
- Optional Bonus Room Upstairs
- First Floor Utility/Laundry Room
- 2-Story Ceilings in Great Room & Foyer

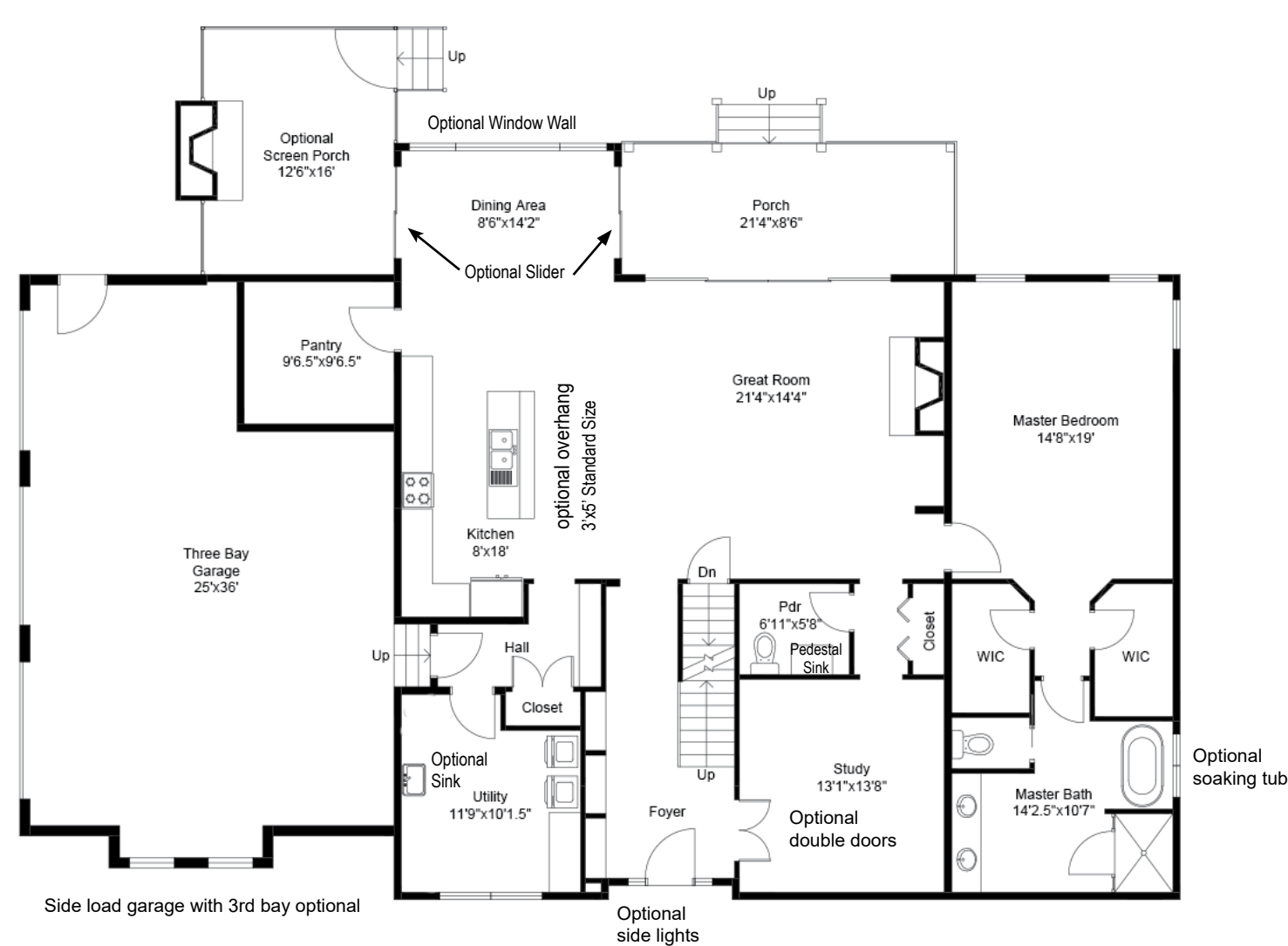


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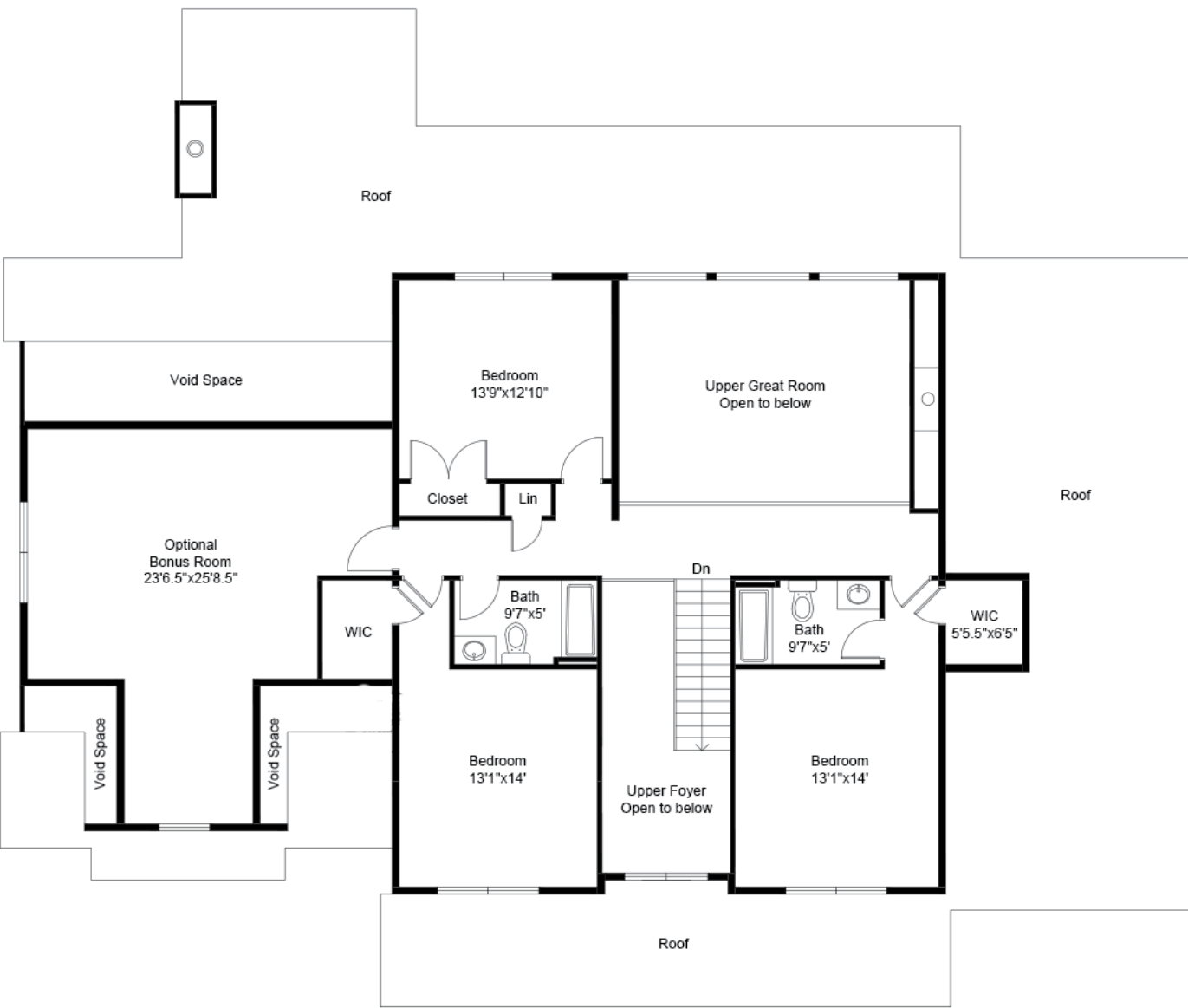


THE BALSAM

4 Bedrooms with Study | 3.5 Baths | 3 Car Garage | 2,990 Sq Ft



FIRST FLOOR PLAN



SECOND FLOOR PLAN



THE BIRCH

4 Bedrooms with Office | 2.5 Baths | 3 Car Garage | 2,635 Sq Ft



FEATURING

Artist Rendering, options shown

- Open Concept Main Living Area
- First Floor Study
- Walk-in Pantry
- Primary Suite with Walk-in Closets
- 2-Story Ceilings in Great Room
- Second Floor Laundry

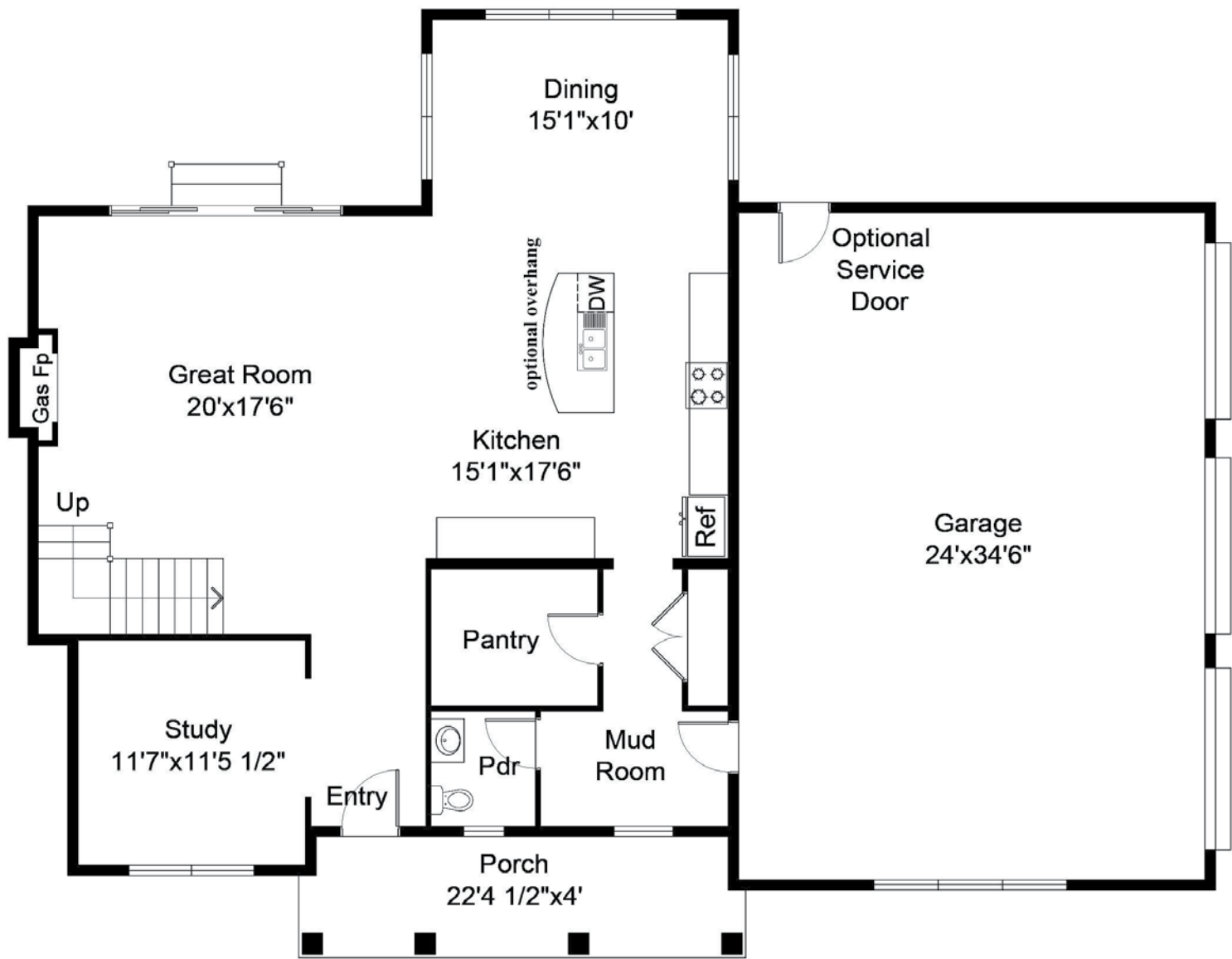


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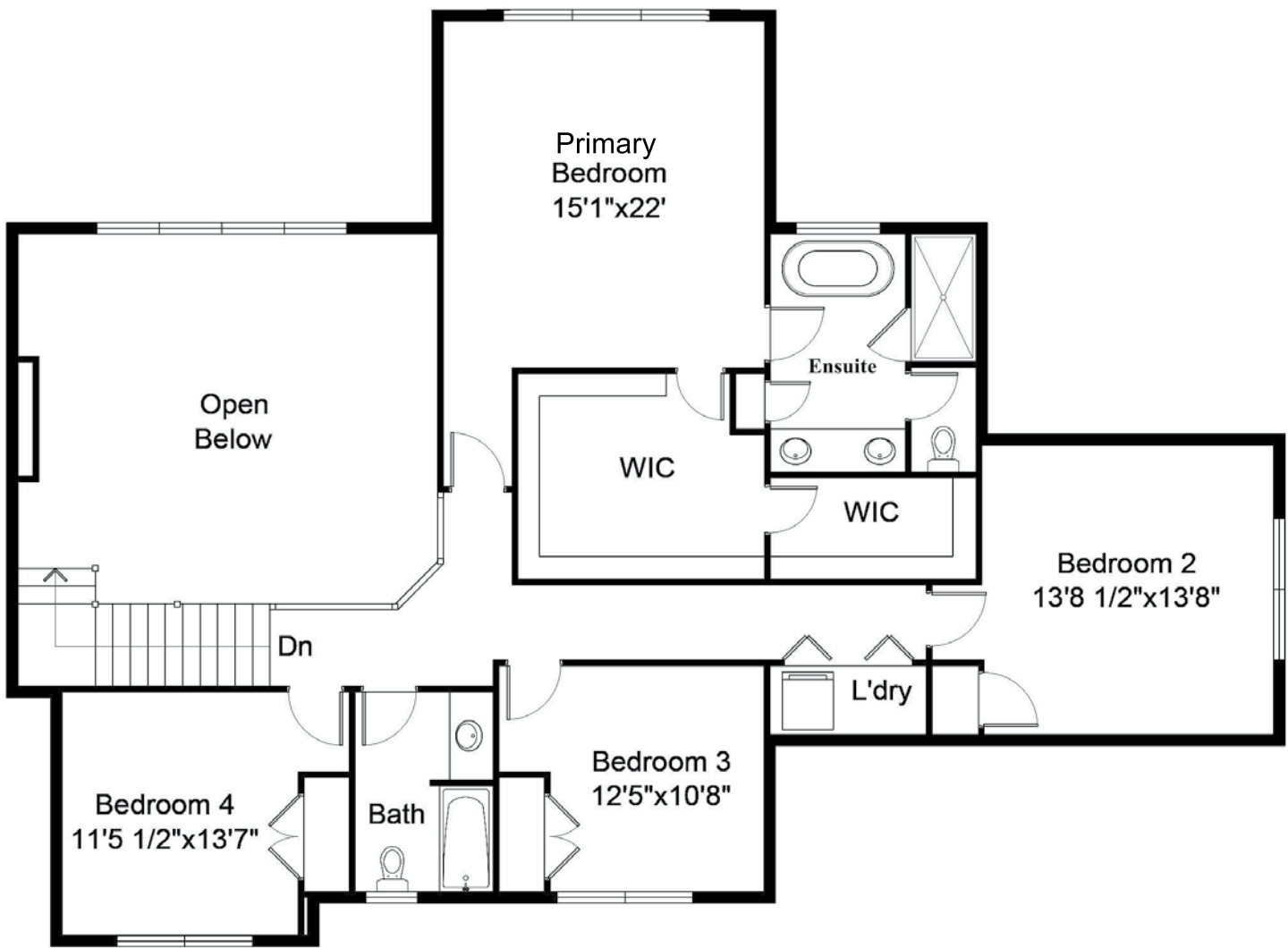


THE BIRCH

4 Bedrooms with Office | 2.5 Baths | 3 Car Garage | 2,635 Sq Ft



FIRST FLOOR PLAN



SECOND FLOOR PLAN



THE HEMLOCK

3 Bedrooms with Office | 2.5 Baths | 2 Car Garage | 2,686 Sq Ft



FEATURING

Artist Rendering, options shown

- Open Concept Main Living Area
- First Floor Study/Guest Room
- Mud Room
- Primary Suite with Walk-in Closets
- Second Floor Laundry Room
- Walk-in Closets in Secondary Bedrooms

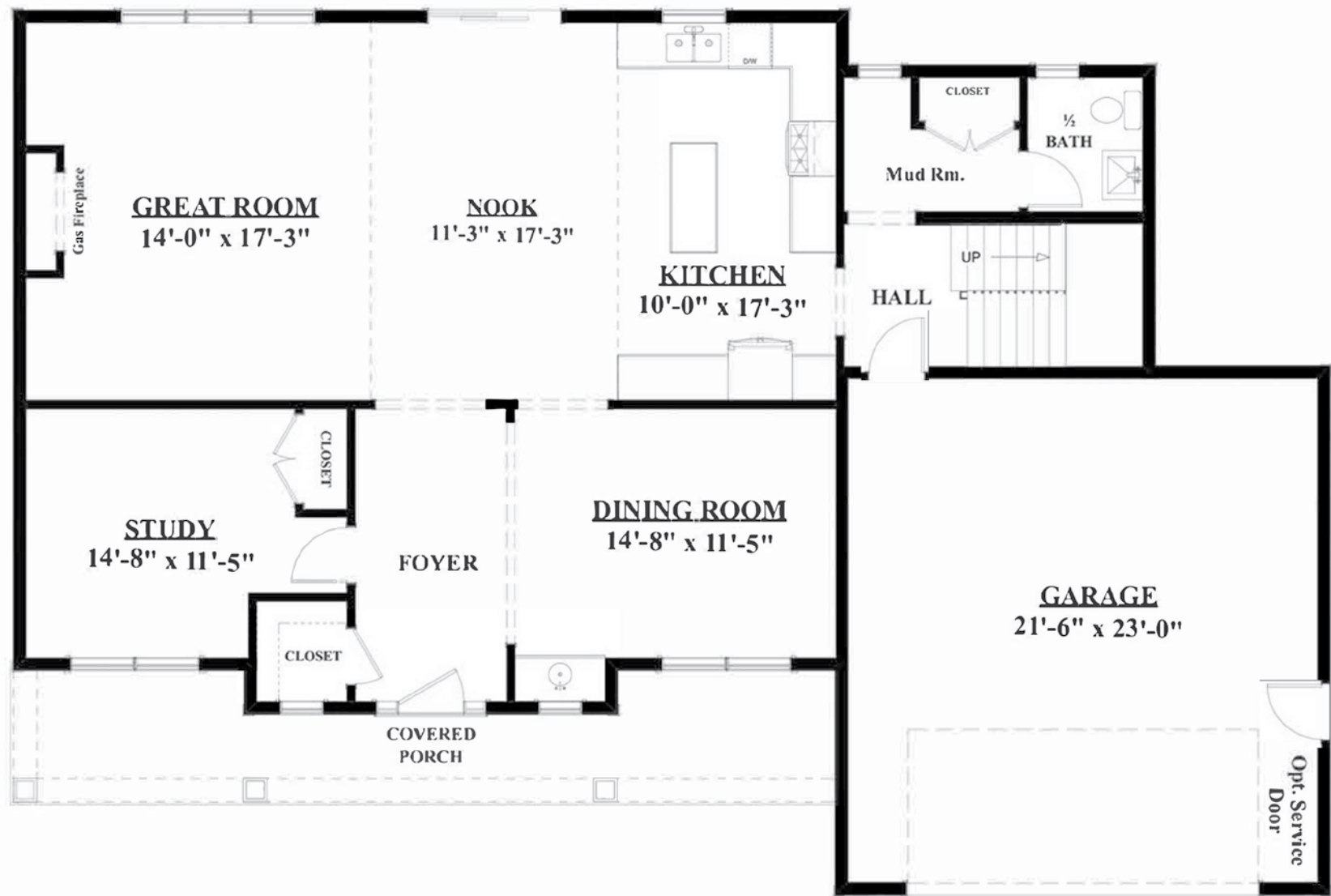


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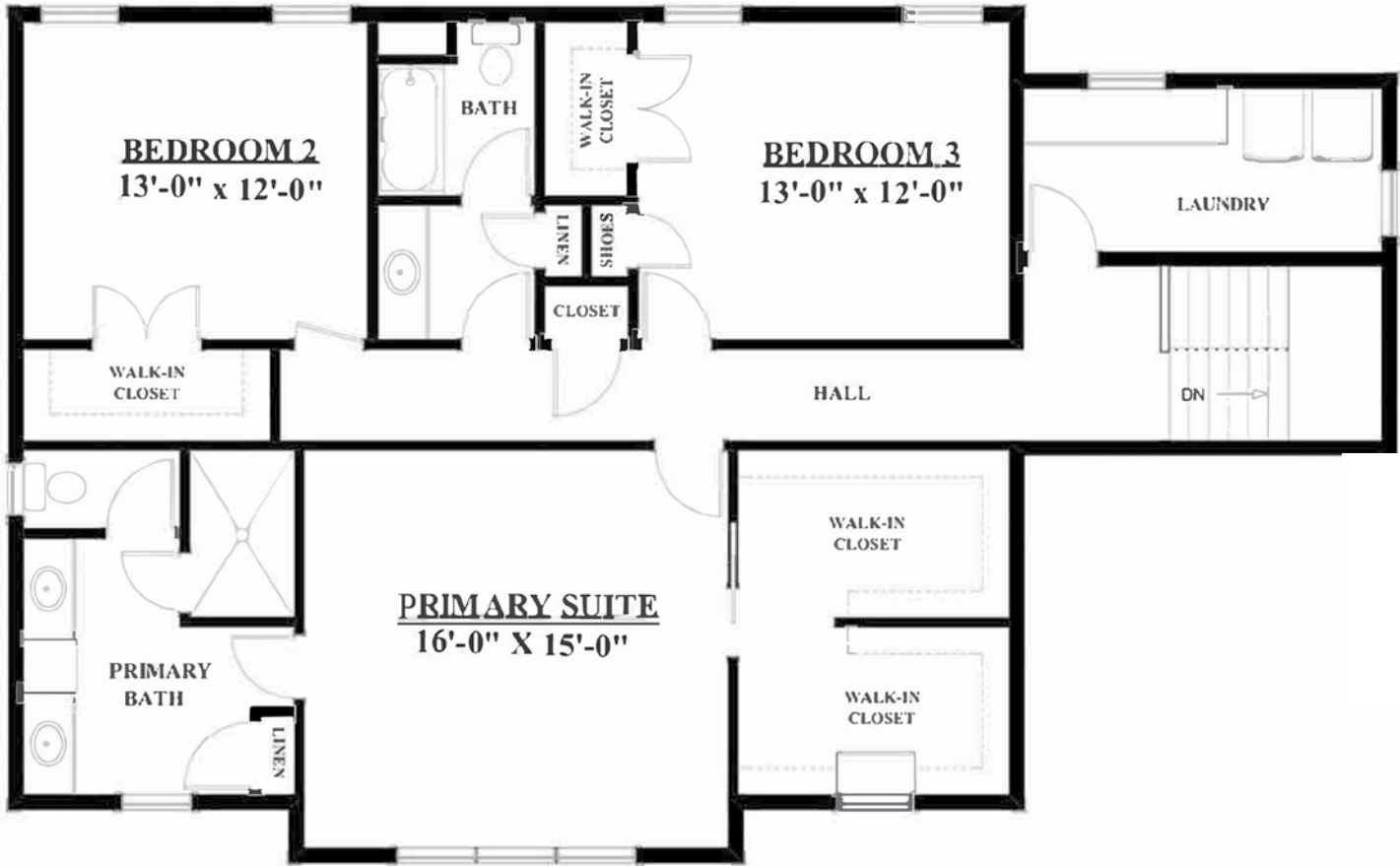


THE HEMLOCK

3 Bedrooms with Office | 2.5 Baths | 2 Car Garage | 2,686 Sq Ft



FIRST FLOOR PLAN
1373 sq ft



SECOND FLOOR PLAN
1313 sq ft



THE REDWOOD

4 Bedrooms with Office | 2.5 Baths | 2 Car Garage | 2,990 Sq Ft



FEATURING

Artist Rendering, options shown

- First Floor Study
- Spacious Open Concept Layout
- Bonus First Floor Room
- Primary Suite with Walk-in Closet
- Second Floor Laundry Room
- Additional Walk-in Closets

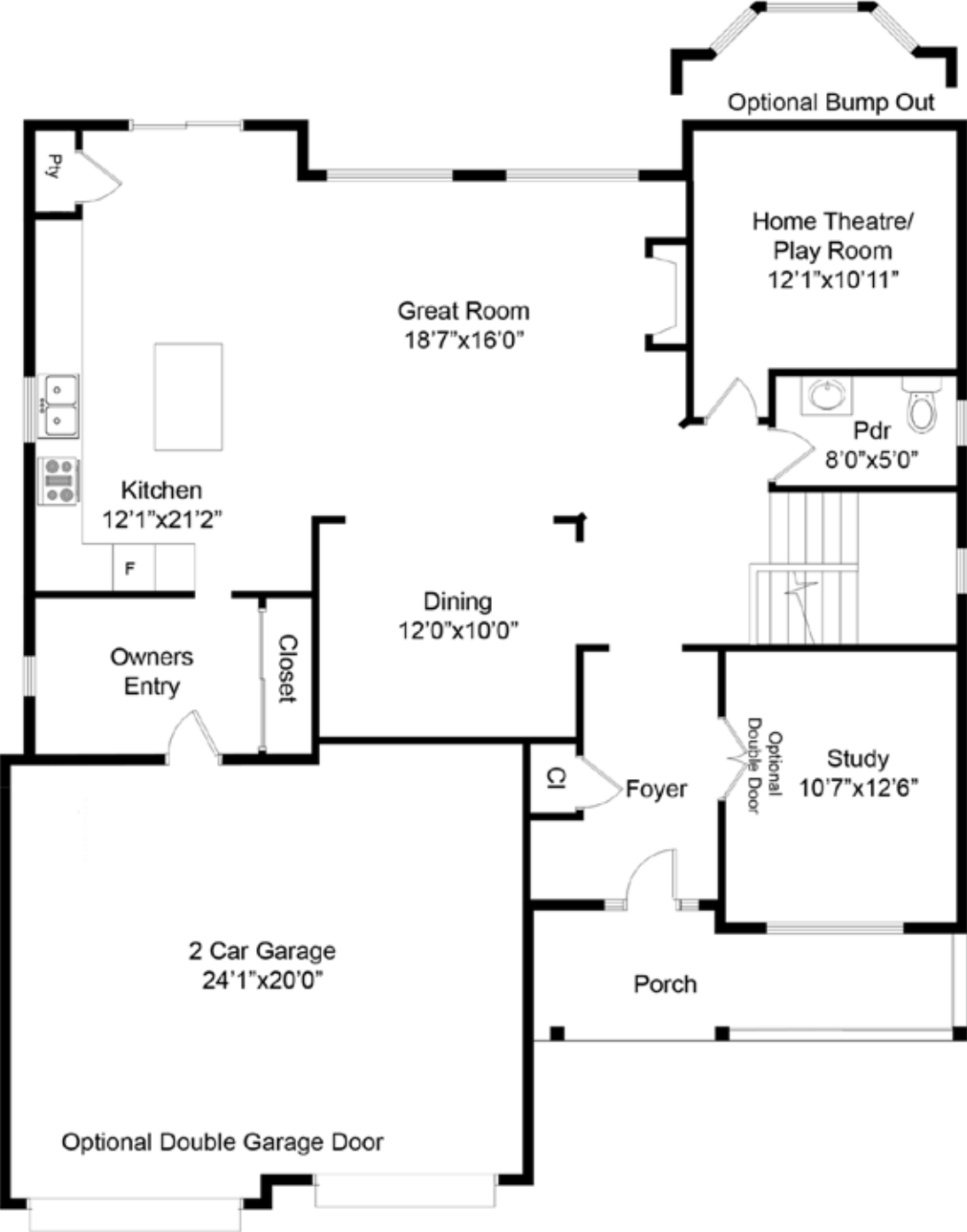


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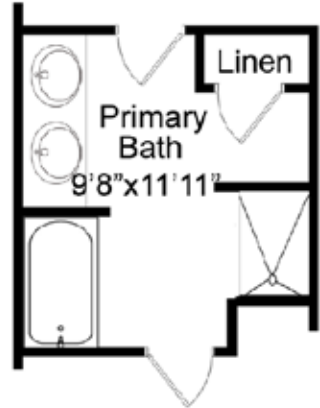


THE REDWOOD

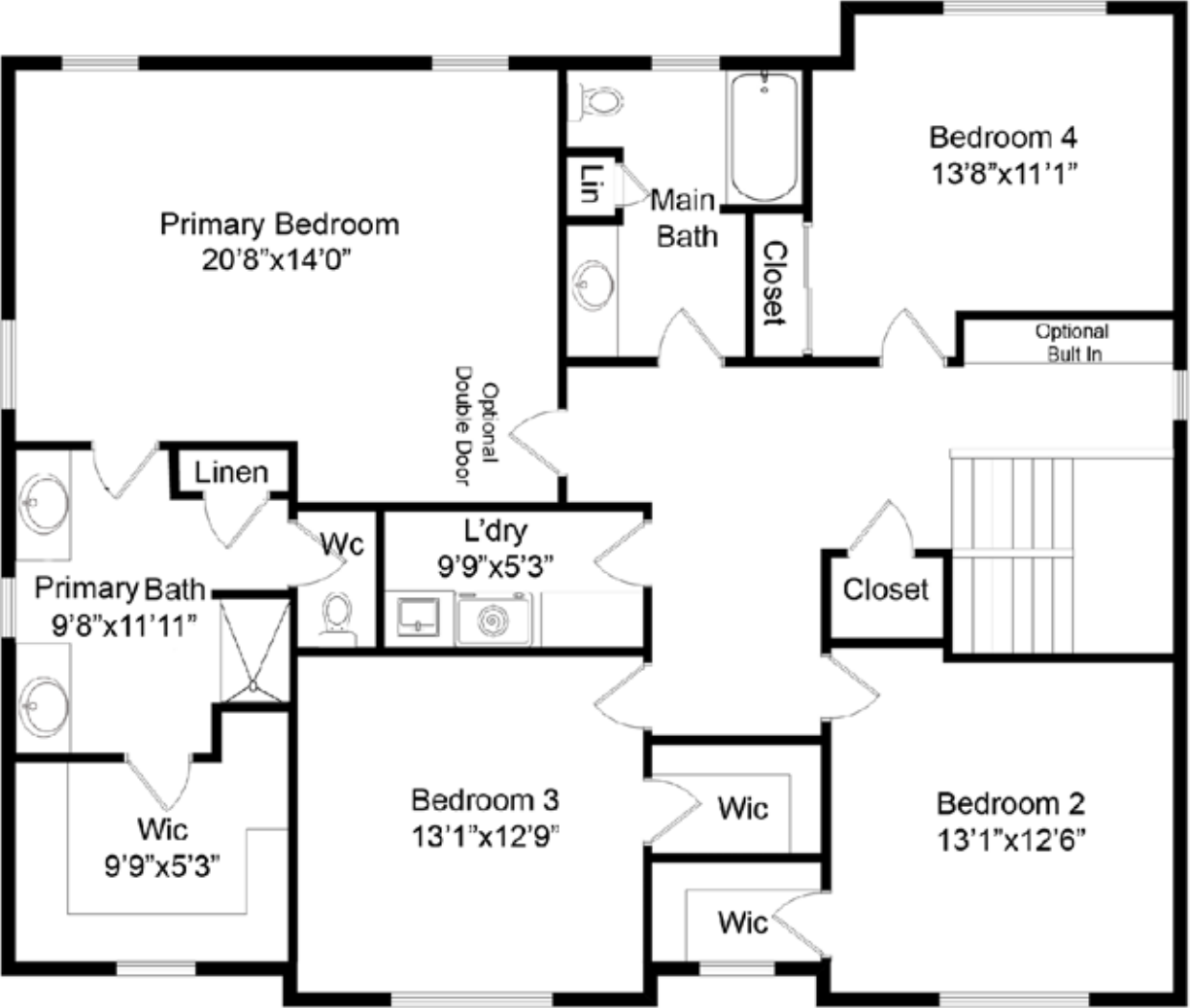
4 Bedrooms with Office | 2.5 Baths | 2 Car Garage | 2,990 Sq Ft



FIRST FLOOR PLAN

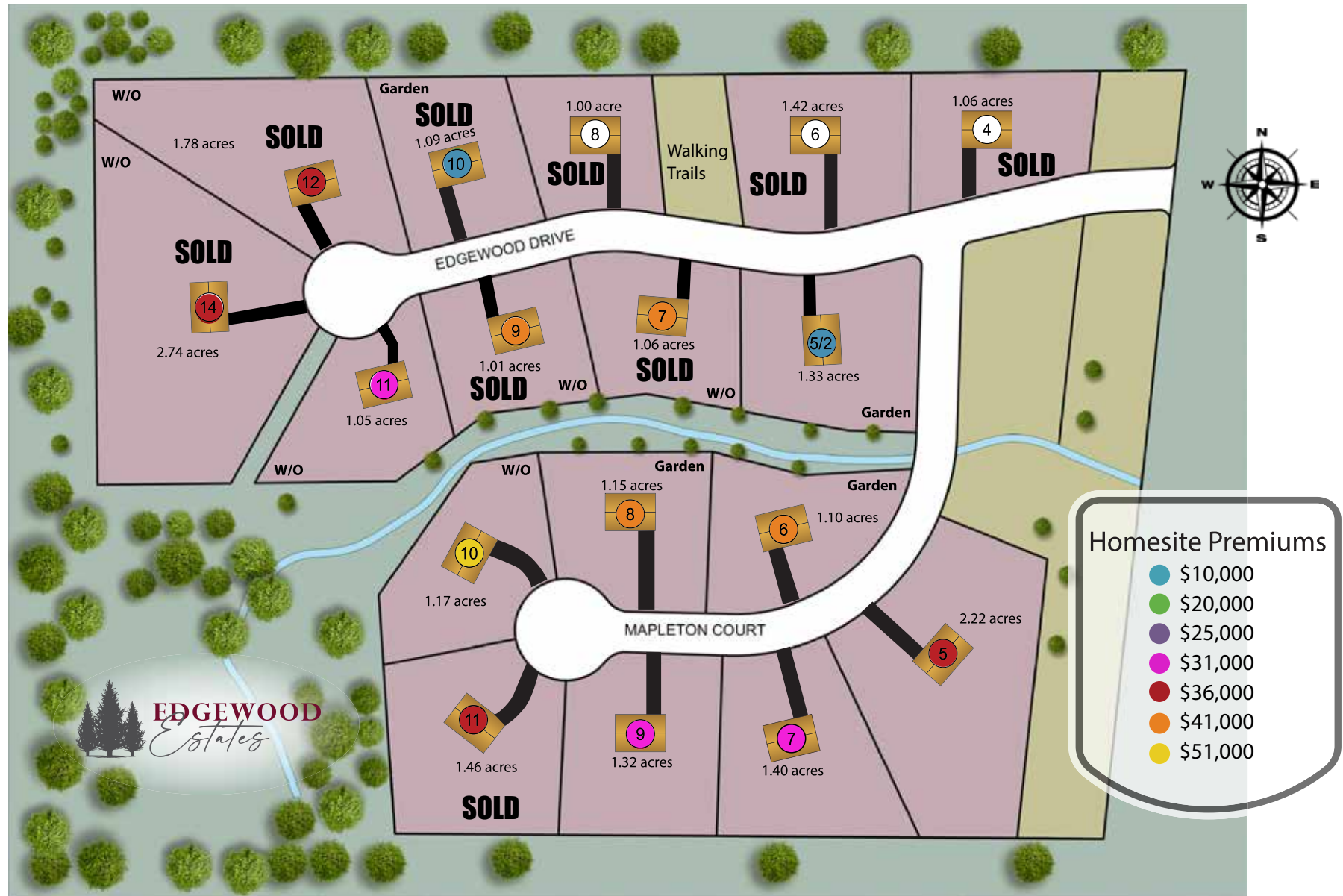


Optional Bathroom Layout



SECOND FLOOR PLAN

SITE MAP



Home site premium includes additional site improvement costs (i.e., Walk – Out and Garden View basements) A walk-out basement includes a 5' sliding glass door with (1) approximate 3'x5' window (based on plan). A garden view basement includes (2) 3'x3' windows.

PRICING

MODELS	BEDROOMS	BATHS	SQ FT	PRICE	
RANCH					
The Primrose	3 with Study	2.5	2,283	Contact our site coordinator for pricing.	
The Rosewood	4 (Optional Study in place of 4th BR)	2.5	2,519		
FIRST FLOOR MASTER					
The Balsam	4 with Study	3.5	2,990		
2 STORY COLONIAL					
The Birch	4 with Study	2.5	2,635		
The Hemlock	3 with Study	2.5	2,686		
The Redwood	4 with Study	2.5	2,990		

Create Your Dream Home: Custom Design with Your Comfort in Mind! *

Can't find the home of your dreams? No worries! Our expert Designer is here to help you bring your vision to life. Schedule an appointment today to collaborate on designing a stunning floor plan tailored to your unique needs and preferences. You'll have the opportunity to choose the perfect home site where we'll build your dream home from the ground up. Let us make your vision a reality!

*Final pricing will be available upon completion and approval of floor plan design. A Design Contract will be required and will reserve the home site of choice during the design process.

A buyer representative must complete the registration form and be present at all scheduled meetings. Upon successful registration and active participation, the representative's brokerage will be eligible for a 2% cooperating broker compensation at the time of property transfer.

Prices are subject to change without notice. Rev 2.3.25

INCLUDED FEATURES



EXTERIOR FEATURES

GAF Timberline HDZ High Definition Lifetime Shingles
Ice and water shield in all valleys and eaves
White gutters in all required locations (leaf guards optional)
Continuous ridge vent
Maintenance free exteriors including:
 Royal Residential vinyl siding from designer's selection
 Vinyl board and batten on front gables per plan
 Vinyl soffits and trim in white per plan
Smooth Masonite fiberglass craftsman style 3 lite front door, painted
Covered front and rear/side porches (per plan)
8" square columns on front porches
Two-car width garage with black top binder driveway (per plan)
16' overhead garage door with opener from designer's selection
Deluxe landscape package
Fine graded and hydro-seeded yard (front 25', sides up to 15' and 25' rear)
Front yard, multiple head irrigation system (as per lot)
Front walkway, pavers from designer selection
Light post with sensor
Two exterior water faucets

EFFICIENT KITCHEN

Merillat Classics 36" wall cabinet with crown molding from designer's selection
3'x5' Kitchen island (per plan)
1/2" HP continuous feed garbage disposal
Granite or quartz kitchen countertops from designer's selections
Delta Stainless Pull Down Faucet with single handle
Undermount stainless steel sink from designer's selection
Stainless steel appliances package credit (\$3,000) appliances by homebuyer directly
Waterline to the refrigerator

PRIMARY BATH

Merillat Classics cabinetry (per plan) from selection
Double bowl granite or quartz vanity top from designer's selection
Delta chrome faucet with double handles
Light/vent fan
Summit elongated smart height commode
5' shower with tiled walls, 1 corner shelf and fiberglass base from designer's selections
Chrome towel bars, paper holder & shower rod
Tile floor from designer's selections
Vanity mirror
5' semi-frameless glass shower door with chrome hardware from designer's selections

MAIN BATH

Merillat Classics cabinetry (per plan)
Single bowl granite or quartz vanity top, from selection
Delta chrome faucet with double handles
Light/vent fan
5' tub/shower with 15" apron
Summit round Mansfield commode
Chrome towel bars, paper holder & shower rod
Tile floor from designer's selection
Vanity mirror

INCLUDED FEATURES

POWDER BATH (PER PLAN)

Edgemere pedestal sink
Delta chrome faucet with double handles
Edgemere elongated and smart height commode
Chrome towel bar & paper holder
Tile floor from designer's selection
Vanity mirror

INTERIOR APPOINTMENTS

9' first floor ceilings
Interior design services to suit your style
Direct vent gas fireplace with mantle, tile surround from designer's selection
2 1/4" solid pre-finished hardwood, engineered hardwood or luxury vinyl plank floor from designer's selection: in kitchen, dinette, dining room and foyer (per plan)
Luxury vinyl plank tile floors in laundry/mudroom from designer's selection
Scotchgard Stain-Resistant carpet in all other areas including living room, great room, study, all bedrooms and second floor hallway
Carpeted pine stairs to second floor with craftsman style natural oak post, handrail and painted white square balusters on first floor
Masonite interior doors from builder's selection
Colonial trim: 3.25" casing & 5.5" baseboard
Choice of Sherwin Williams Crushed Ice or White Duck paint on walls and ceiling with semi-gloss white trim
Washer/Dryer hookups
Vinyl Coated Wire, Continuous Slide Shelving
Delaney door hardware or equal-satin nickel

LIGHTING AND ELECTRICAL

200 AMP electrical service with circuit breakers
2 telephone & 2 cable outlets/ doorbell & chime
Light fixture package from designer's selection with multiple finish options
One overhead switched ceiling light in all bedrooms from designer's selection
Smoke & carbon monoxide detectors, per building code
Exterior lights at all exterior doors (per plan)
Two exterior GFI outlets with one outlet in garage
Porcelain light fixtures in garage & basement per code



ENERGY EFFICIENT SYSTEMS

High efficiency 95% AFUE Lennox gas furnace with humidifier
Central air conditioning
Silverline Low-E Argon filled single hung vinyl windows with screens, colonial grilles - front elevation
R-21 insulation on exterior walls
R-38 insulation in ceilings with proper vents
R-13 insulated basement stud walls
Vent-a-Ridge on roof with soffit vents
Passive radon system
Direct vent high energy efficient 50-gal. gas water heater
Water-saving plumbing fixtures
RWC 10 YEAR INSURANCE BACKED WARRANTY IS IMPLEMENTED

YOUR LOCAL COMMUNITY

Public Water & Sewer - Gravity
Natural Gas

Shenendehowa Central School District - within 2 miles
Orenda Elementary School, Acadia Middle School

Shopping & Restaurants - within 5 miles

Clifton Commons: Parks, Recreation, Sports Facilities
within 2 Miles

Downtown Saratoga Springs & The historic Saratoga Race Course - 20 Minutes

Downtown Albany - 30 Minutes

State of the Art Hospitals (3) - within 30 Minutes

Rensselaer Amtrak Train Station - 30 Minutes

Albany International Airport - 30 Minutes

Adirondacks - less than 1 hour

Deed Restrictions: Community guidelines available to protect the aesthetic nature of our neighborhood.