

# Welcome to Hunter — Court —



Rendering shown with options

## WELCOME TO HUNTER COURT

Discover the perfect blend of tranquility and convenience at our new home community in Milton, NY. Embrace the serenity of spacious homesites, each exceeding half an acre, nestled with treed privacy. Located just a short drive from downtown Saratoga Springs, residents enjoy the best of both worlds—a peaceful suburban retreat and easy access to the vibrant city center. Our quality-built, craftsman-style homes seamlessly integrate with the natural surroundings.

## FEATURES

- 27 Homesite Community on a Private cul-de-sac
- Minimum .5 Acre Homesites
- Ballston Spa School District
- Ranch, 1<sup>st</sup> Floor Primary, Colonial & Custom Floorplans
- Public Water & Sewer
- Close to Many Conveniences - Shopping, Restaurants, Recreation, Saratoga Springs & More!

RICHARD "RICK" GARGIULO  
Lic. RE Salesperson  
New Homes Sales Specialist  
c: 518.369.7804



# 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."*

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# THE EVERGREEN

3 Bedrooms  
2 Baths  
2 Car Garage  
1,644 Sq Ft



Artist Rendering, Options Shown

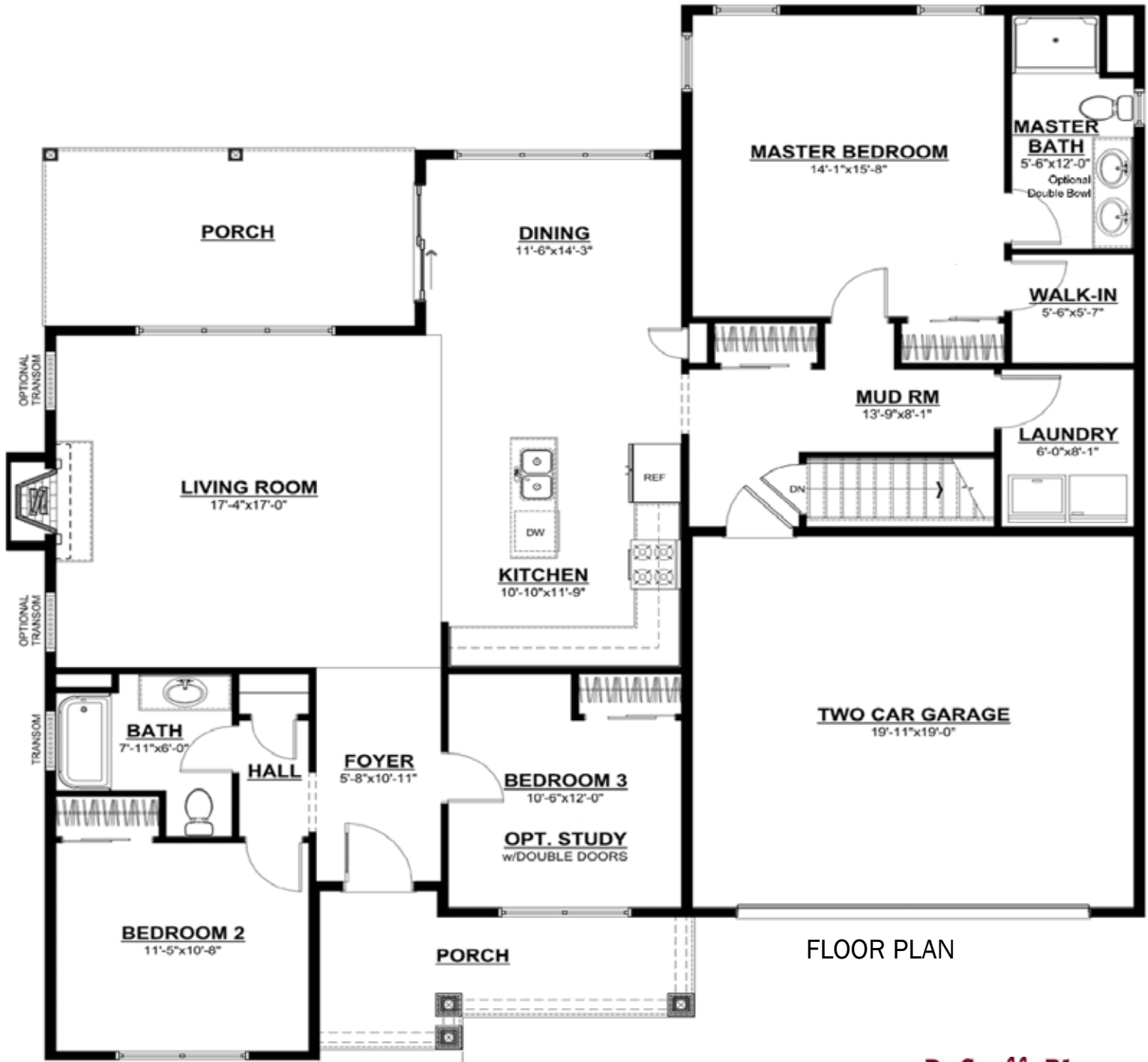


RICHARD "RICK" GARGIULO, Lic. RE Salesperson c: 518.369.7804



# THE EVERGREEN | 3 Bedrooms, 2 Baths | 2 Car Garage | 1,644 Sq Ft

RICHARD "RICK" GARGIULO, Lic. RE Salesperson c: 518.369.7804



FLOOR PLAN



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# THE WALNUT

3 Bedroom  
2 Baths  
2 Car Garage  
1,817 Sq Ft



Artist Rendering, Options Shown

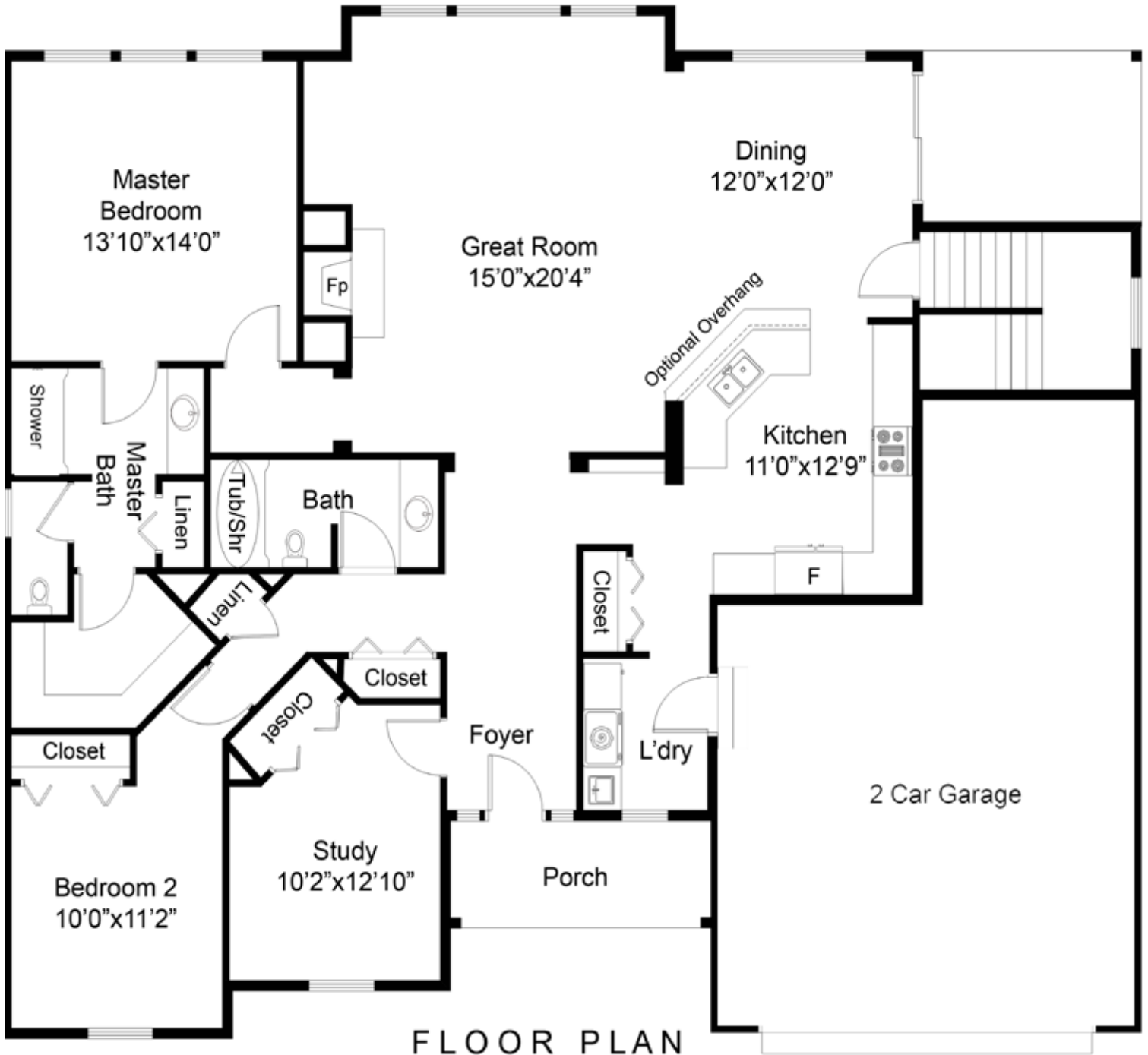


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# THE WALNUT | 3 Bedrooms, 2 Baths | 2 Car Garage | 1,817 Sq Ft

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CUSTOM BUILDERS, INC.

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# THE MAPLE

3 Bedrooms  
2 Baths  
2 Car Garage  
1,995 Sq Ft



Artist Rendering, Options Shown

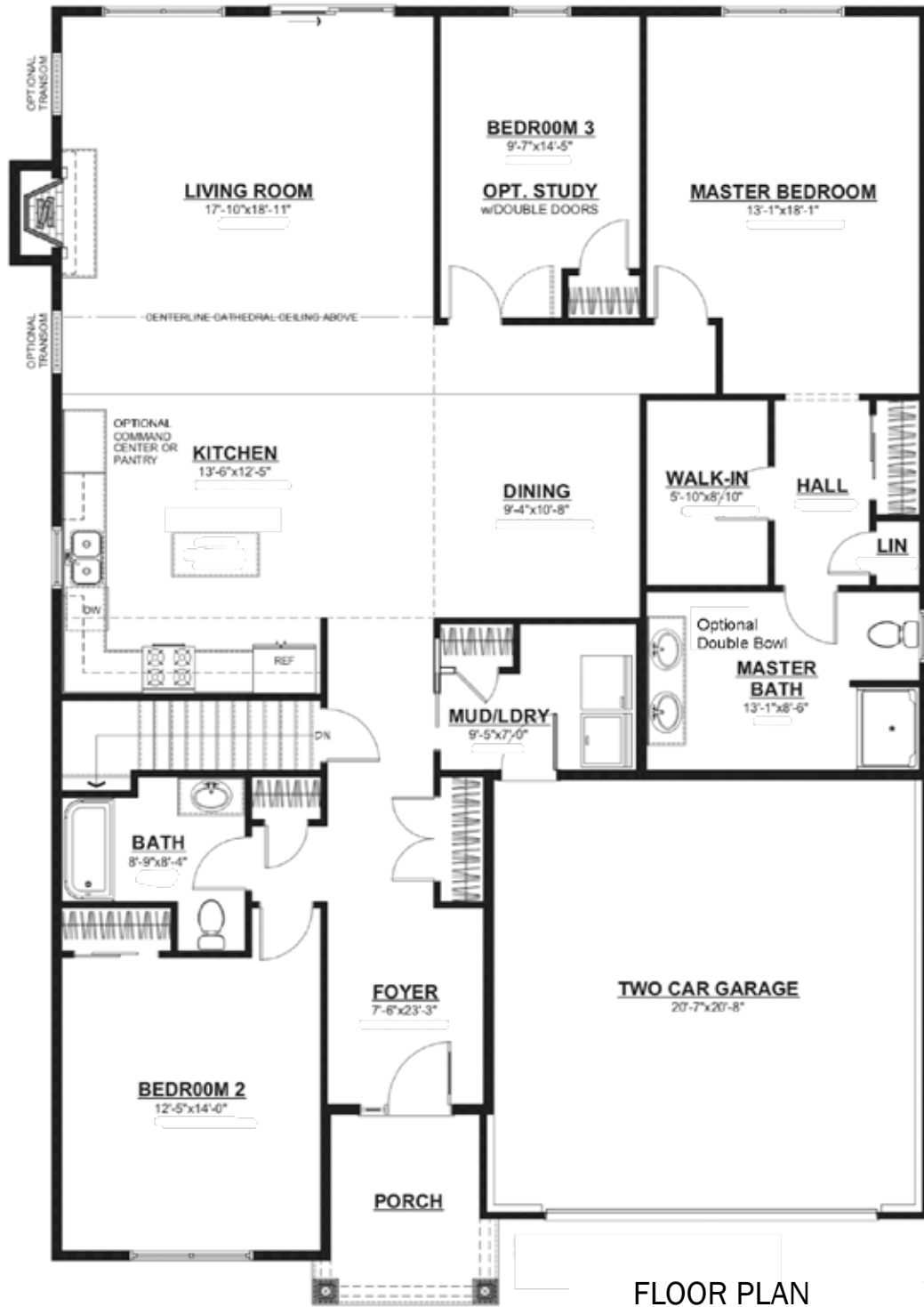


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**THE MAPLE** | 3 Bedrooms, 2 Baths | 2 Car Garage | 1,995 Sq Ft

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# THE PRIMROSE

3 Bedrooms with Study

2.5 Baths

2 Car Garage

2,283 Sq Ft



Artist Rendering, Options Shown

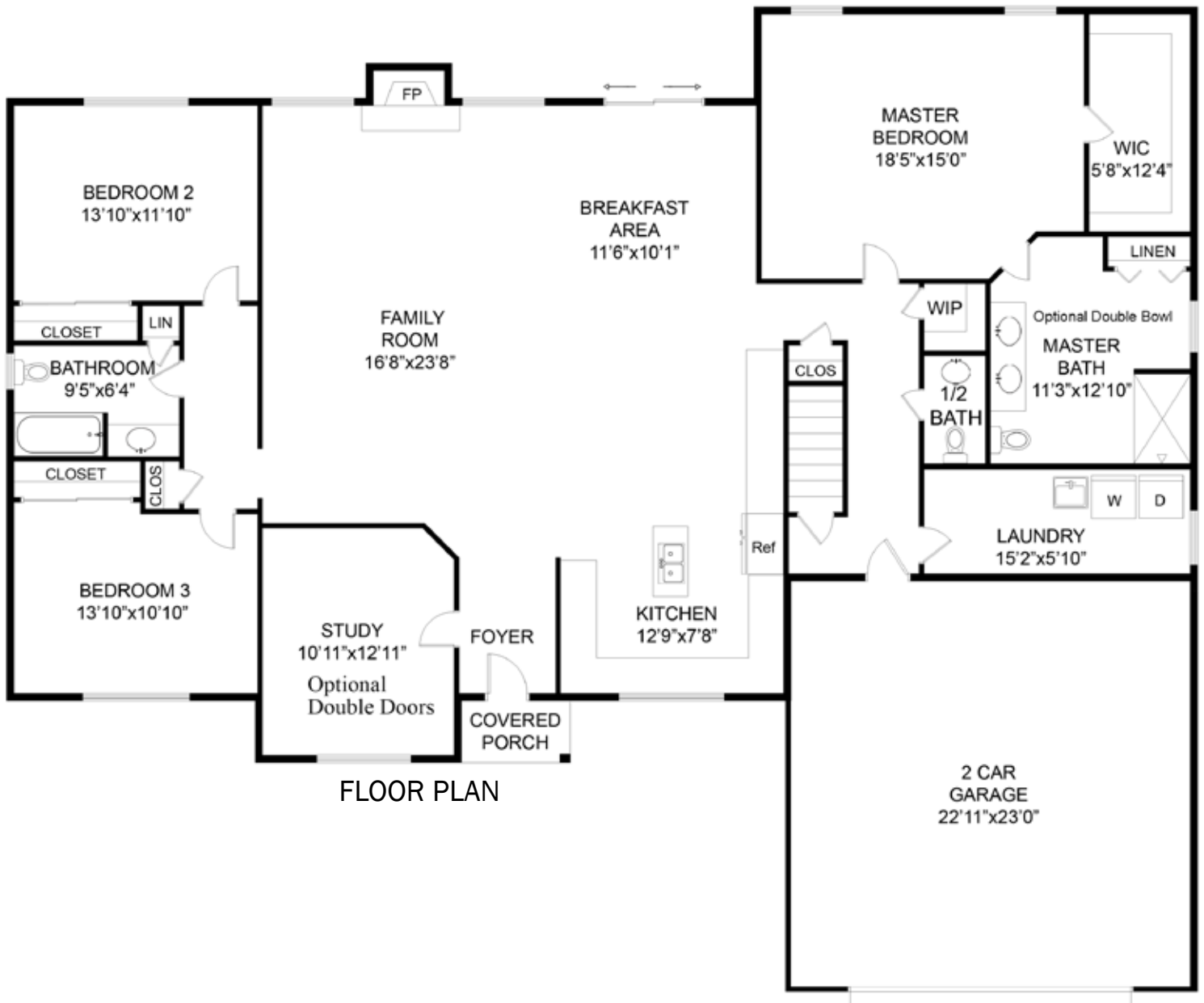


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# THE PRIMROSE | 3 Bedrooms with Study, 2.5 Baths | 2 Car Garage | 2,283 Sq Ft

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# THE LAUREL

3 Bedrooms with Study | 2.5 Baths

2 Car Garage | 1,843 Sq Ft



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FIRST FLOOR



SECOND FLOOR

# THE HOLLY

3 Bedrooms | 2.5 Baths  
2 Car Garage | 1,942 Sq Ft



Artist Rendering, Options Shown



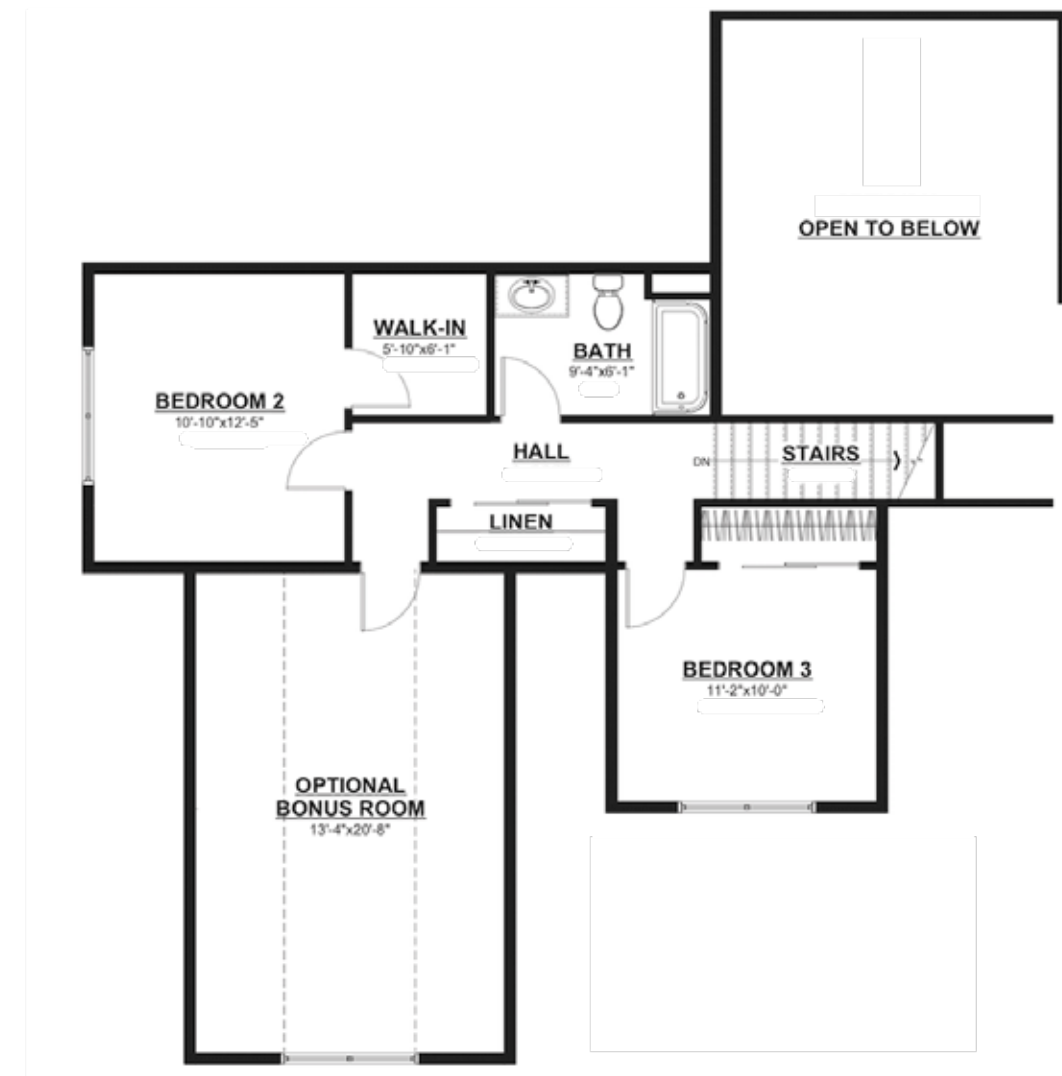
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FIRST FLOOR



SECOND FLOOR

# THE MAGNOLIA

4 Bedrooms | 2.5 Baths  
2 Car Garage | 2,545 Sq Ft

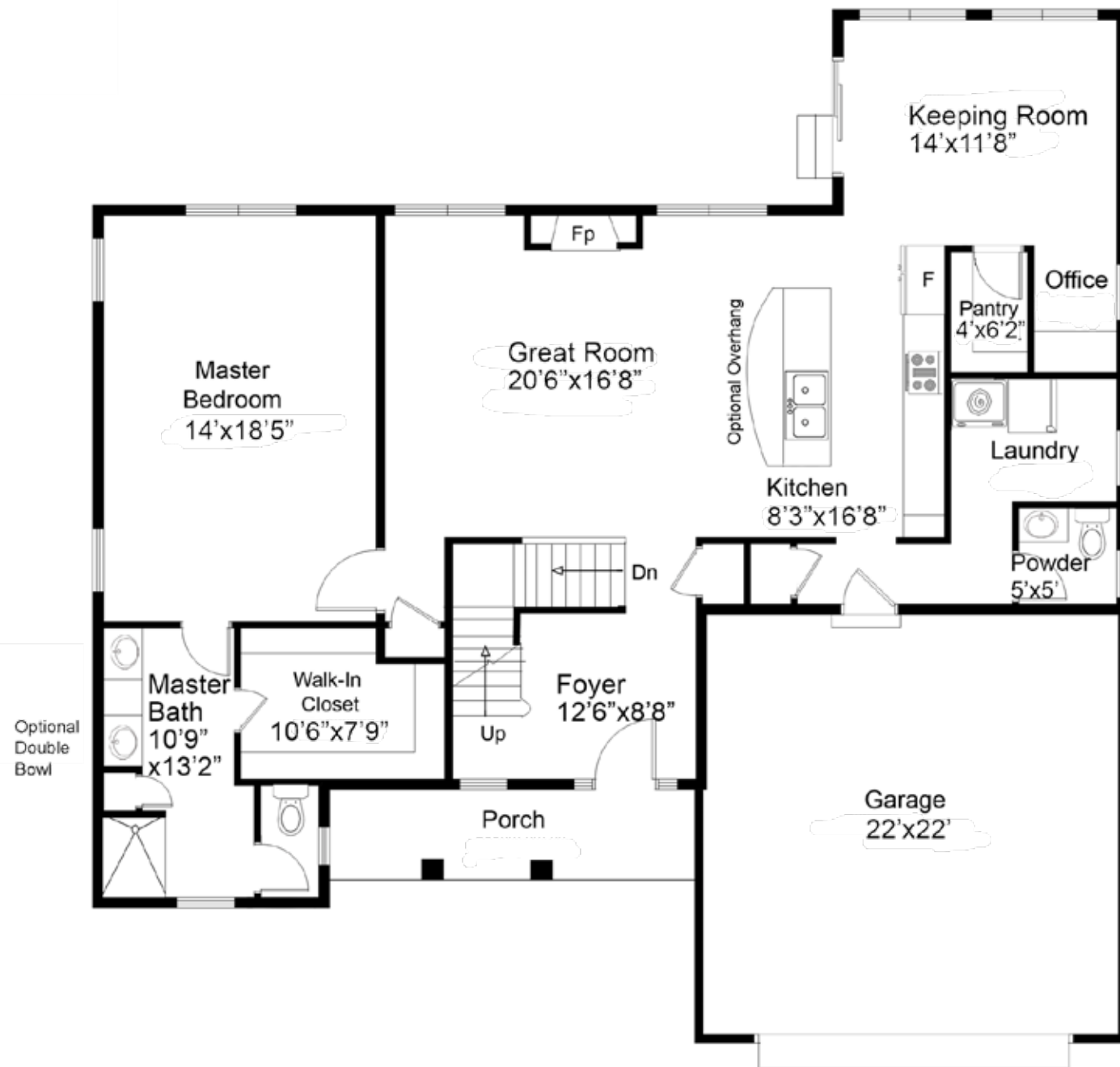


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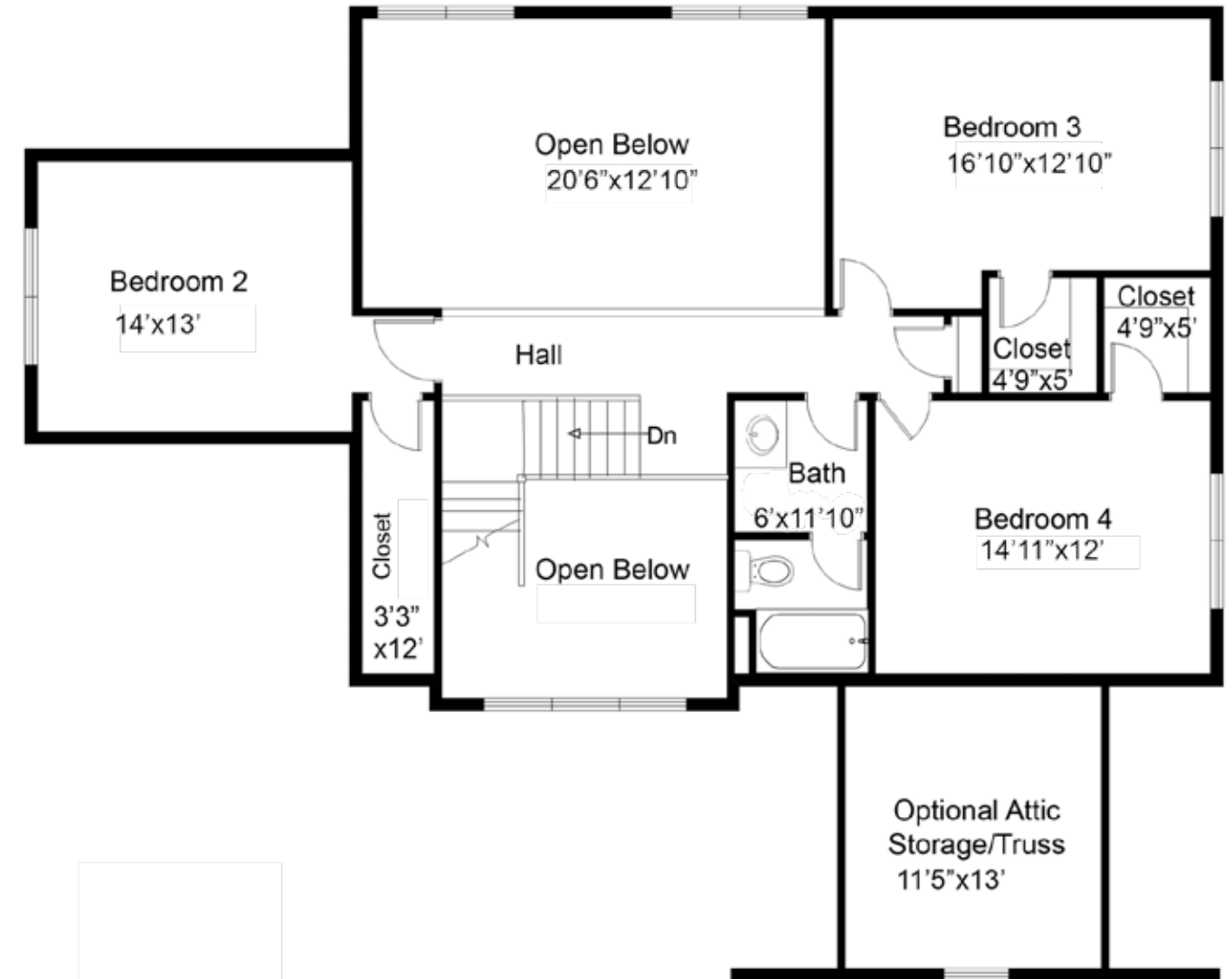


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FIRST FLOOR



SECOND FLOOR

# THE IVY

3 Bedrooms with Study | 2.5 Baths

2 Car Garage | 2,059 Sq Ft

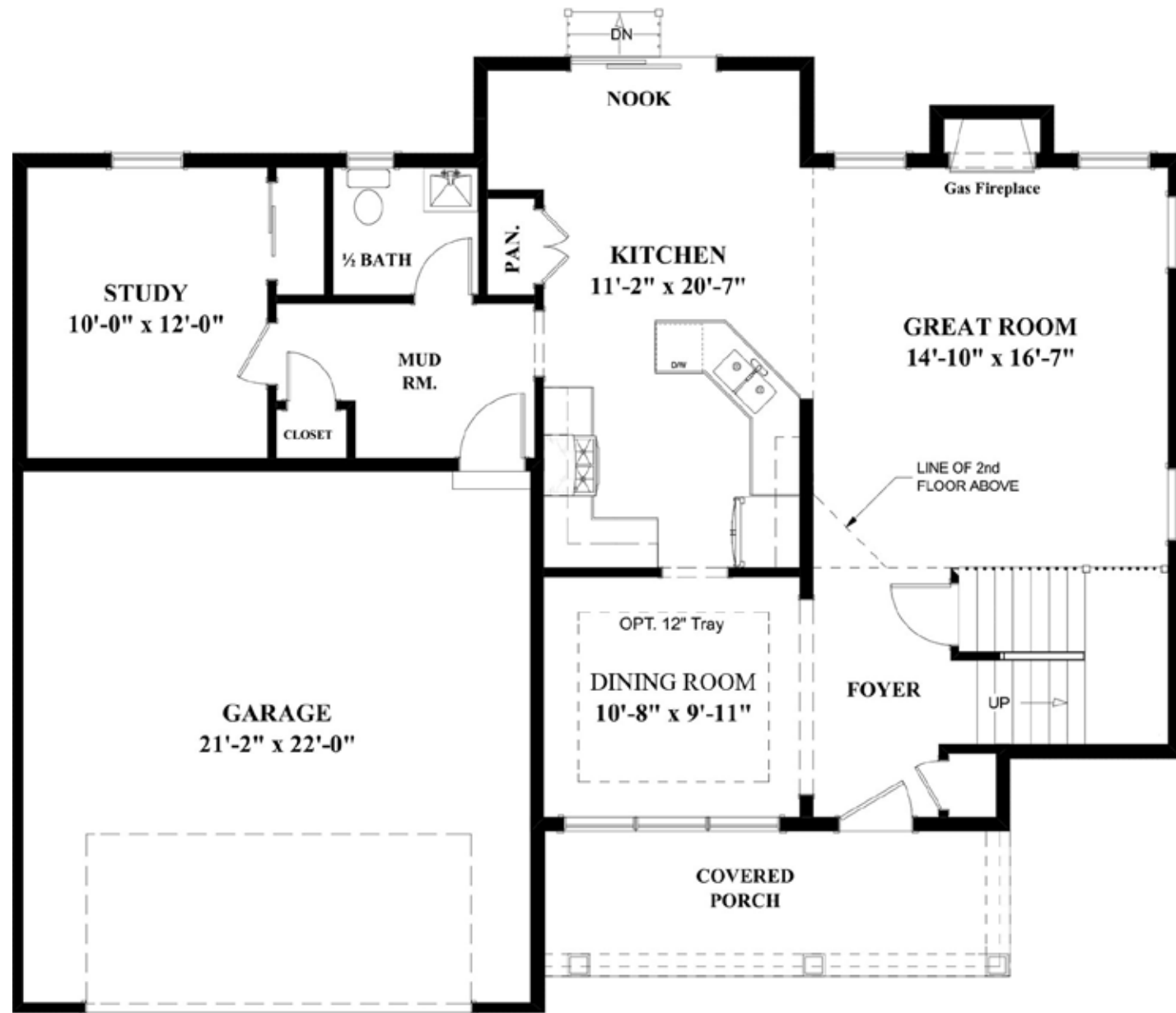


Artist Rendering, Options Shown



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**FIRST FLOOR PLAN**



**SECOND FLOOR PLAN**

993 Square Feet  
(Opt. Sitting Room Adds - 104 Sq. Ft)

# THE TEAKWOOD

4 Bedrooms with Study | 2.5 Baths

2 Car Garage | 2,132 Sq Ft



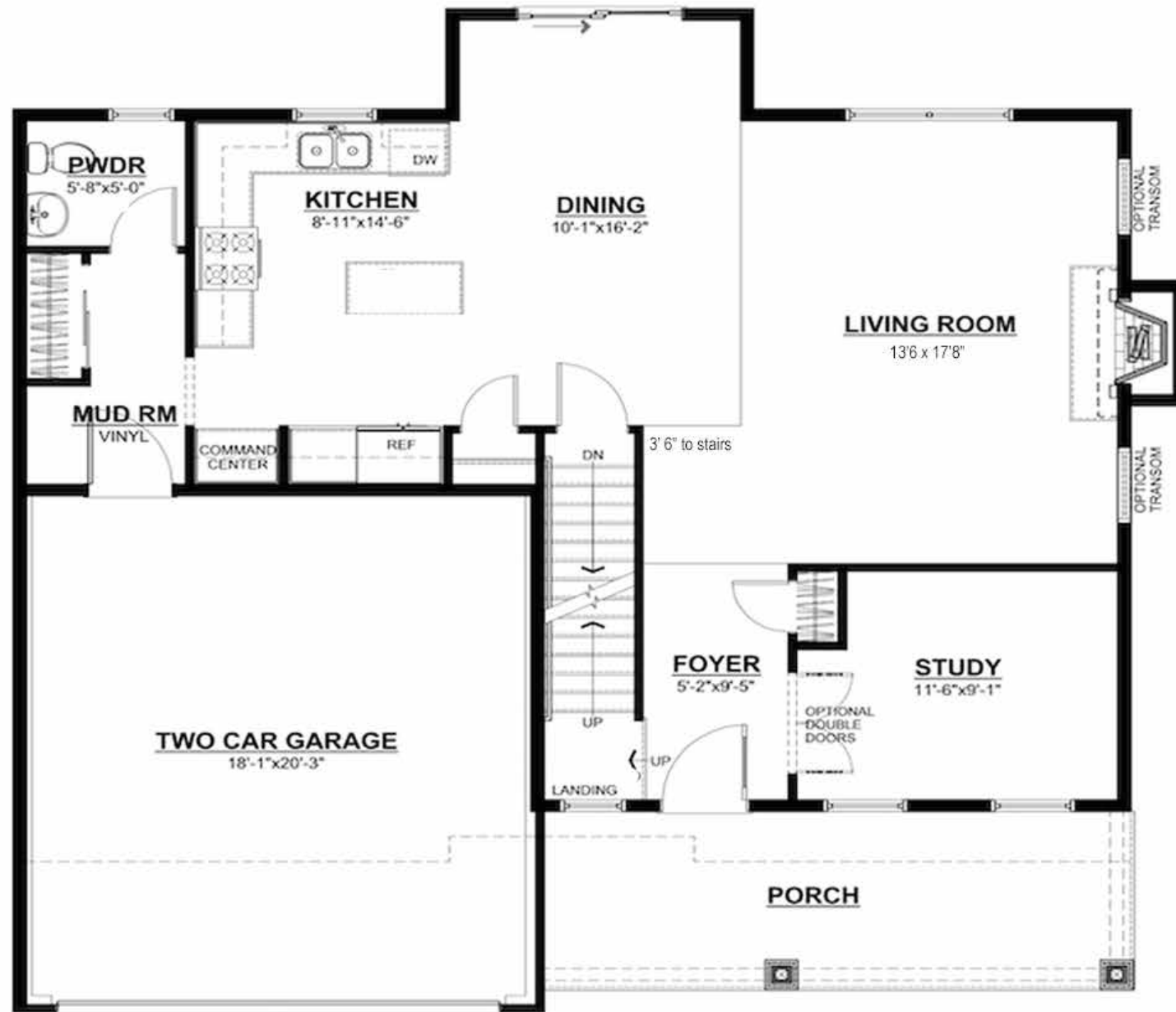
Artist Rendering, Options Shown

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FIRST FLOOR



SECOND FLOOR

# THE ASPEN

4 Bedrooms with Office | 2.5 Baths

2 Car Garage | 2,195 Sq Ft

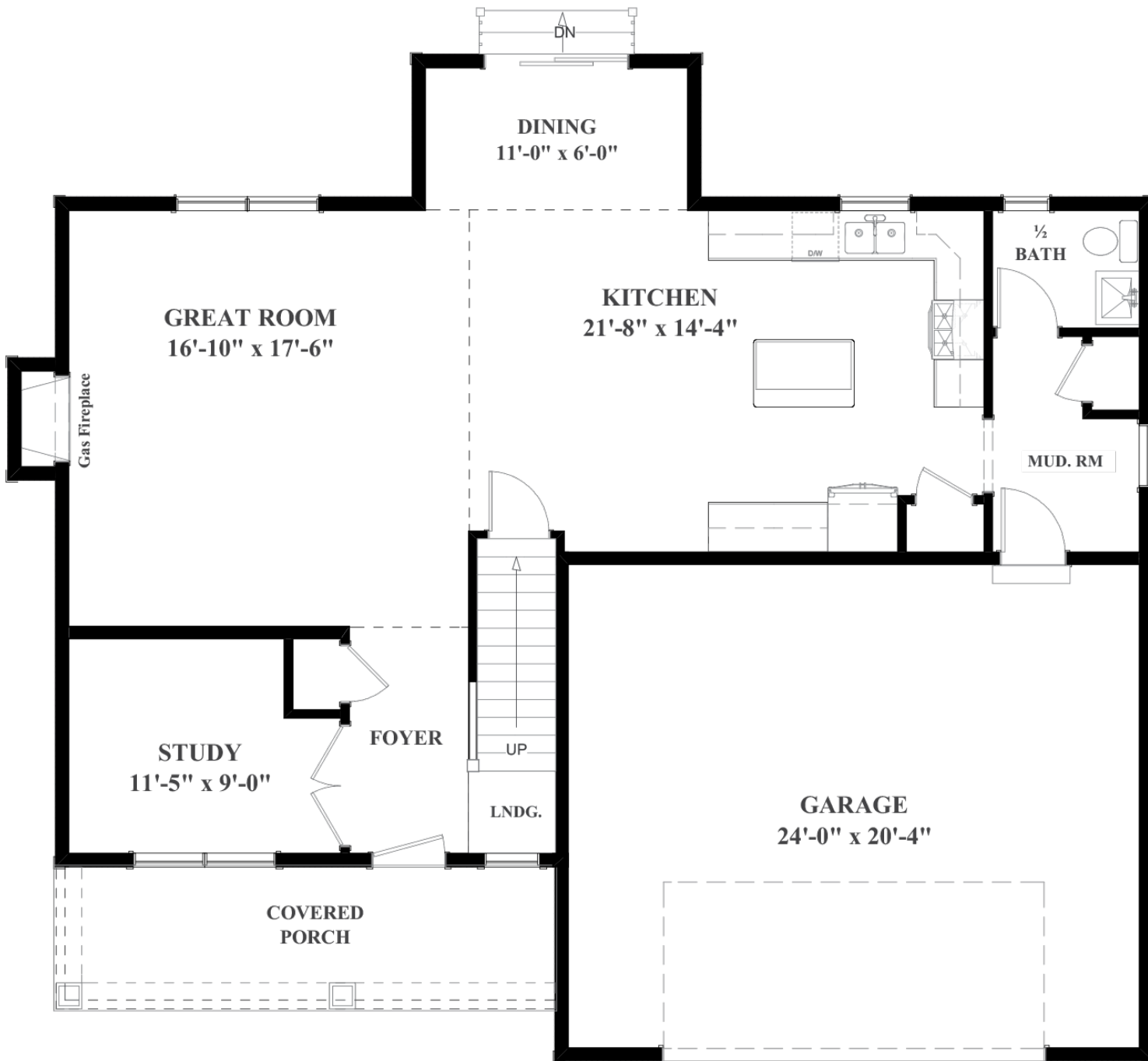


Artist Rendering, Options Shown



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**FIRST FLOOR PLAN**

1049 sq ft



**SECOND FLOOR PLAN**

1147 sq ft

# THE OAKS

4 Bedrooms with Study | 2.5 Baths

2 Car Garage | 2,288 Sq Ft



Artist Rendering, Options Shown



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FIRST FLOOR



SECOND FLOOR

Scan to view 3D  
Walkthrough Tour



# THE CEDAR

4 Bedrooms | 2.5 Baths  
2 Car Garage | 2,364 Sq Ft

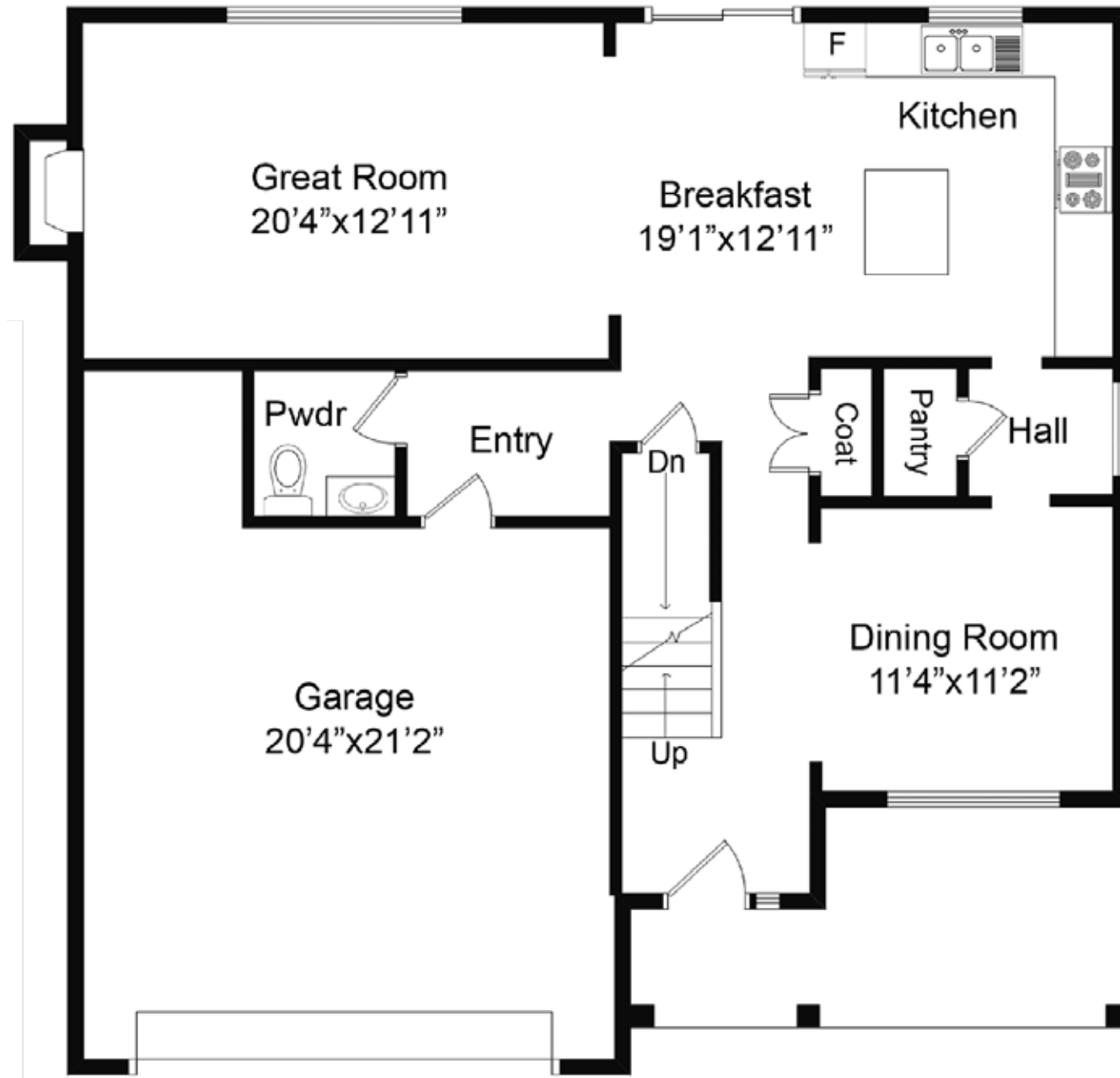


Artist Rendering, Options Shown



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FIRST FLOOR



SECOND FLOOR

# THE BASSWOOD

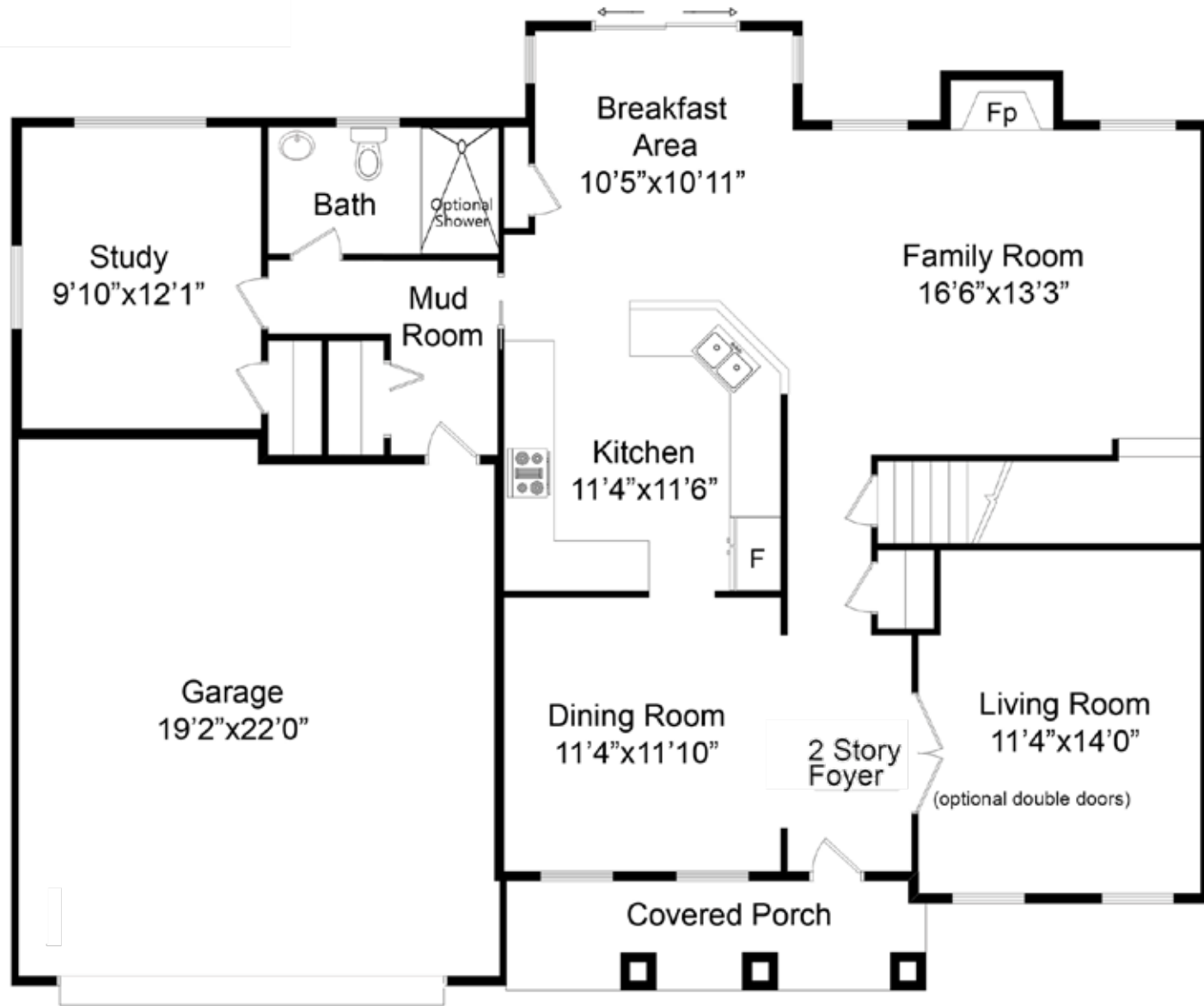
4 Bedrooms with Study | 3 Baths

2 Car Garage | 2,475 Sq Ft

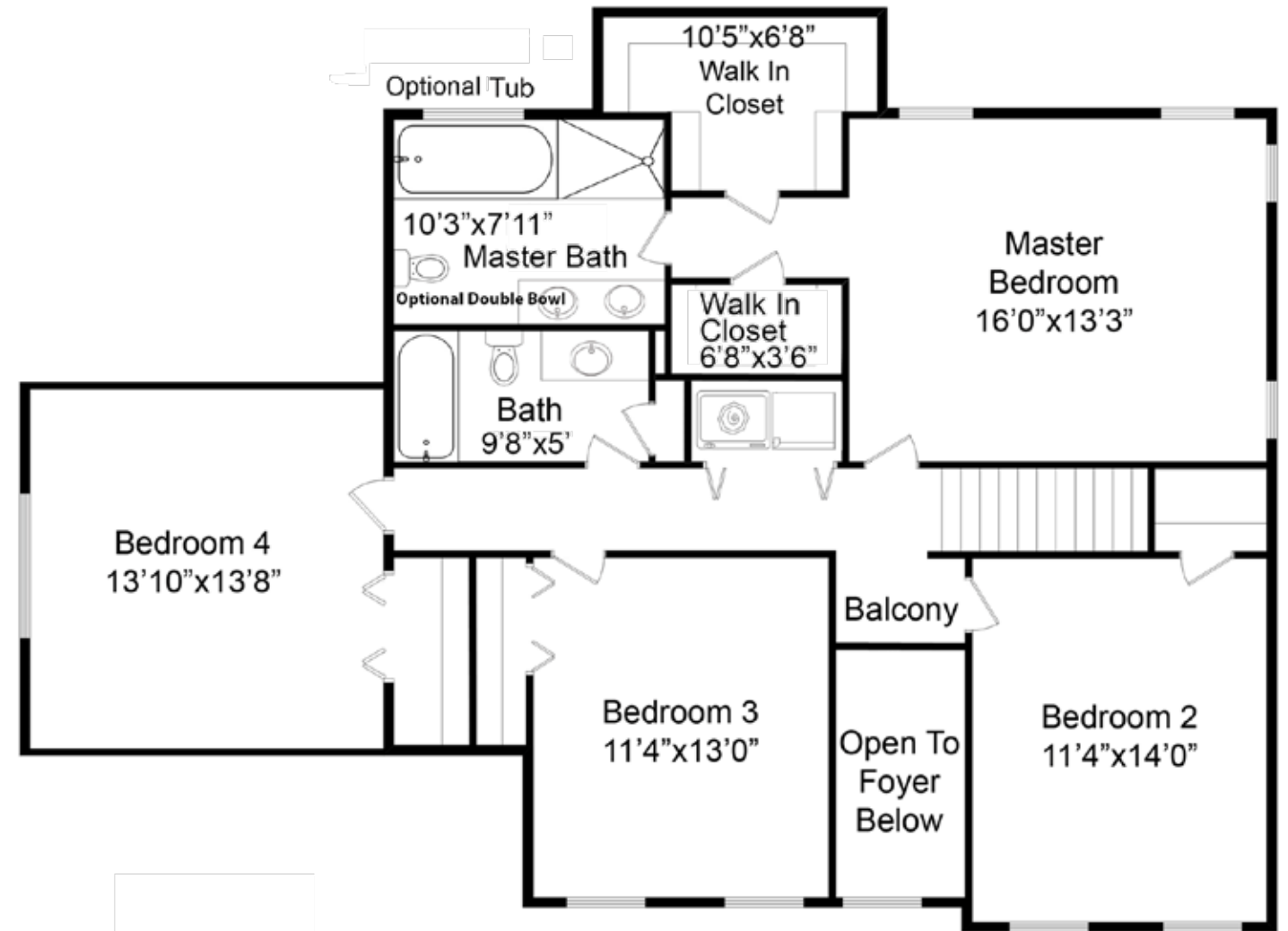


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FIRST FLOOR



SECOND FLOOR

Scan to view 3D Walkthrough Tour



# THE ELM

4 Bedrooms with Den | 3 Baths

2 Car Garage | 2,617 Sq Ft



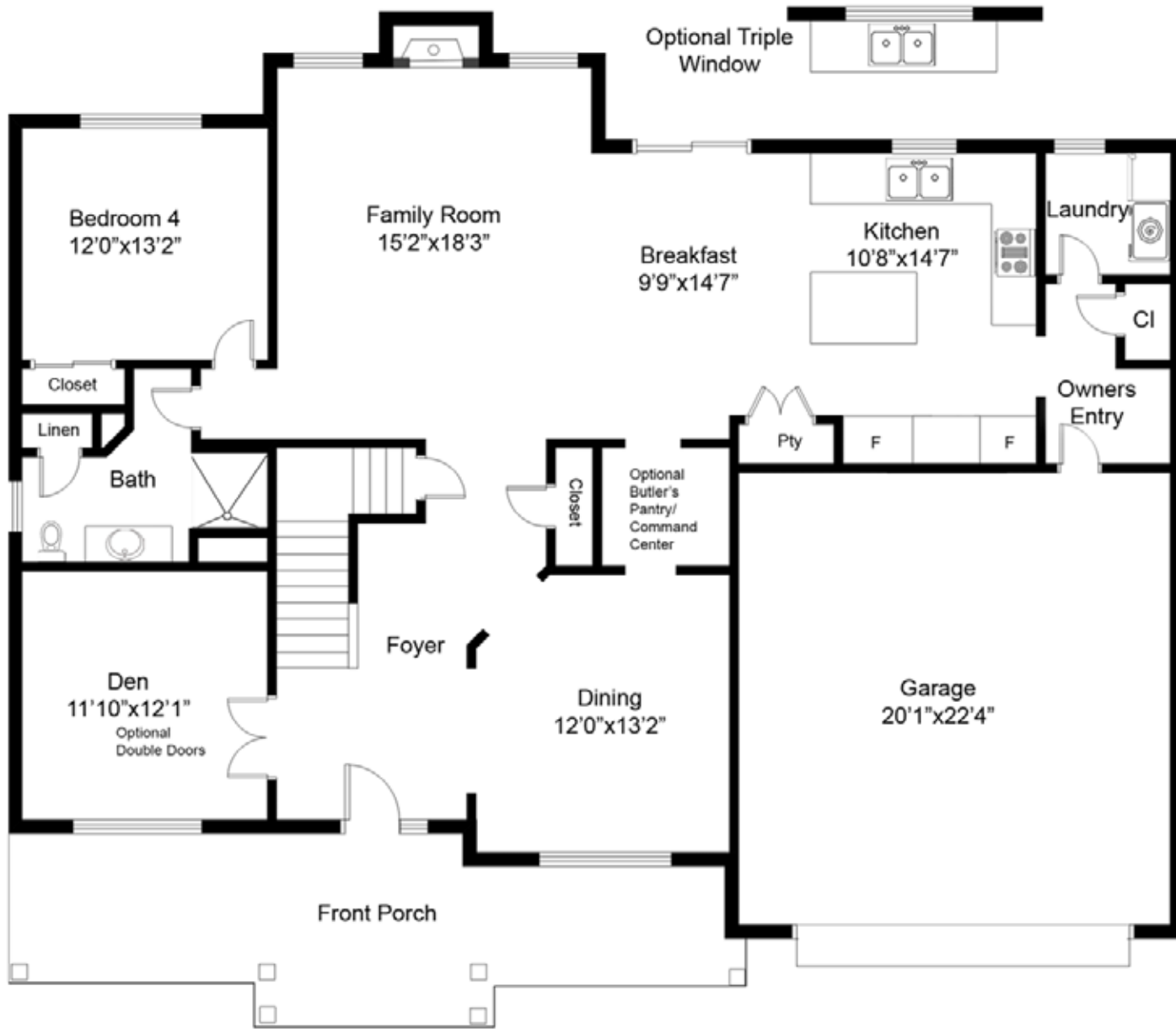
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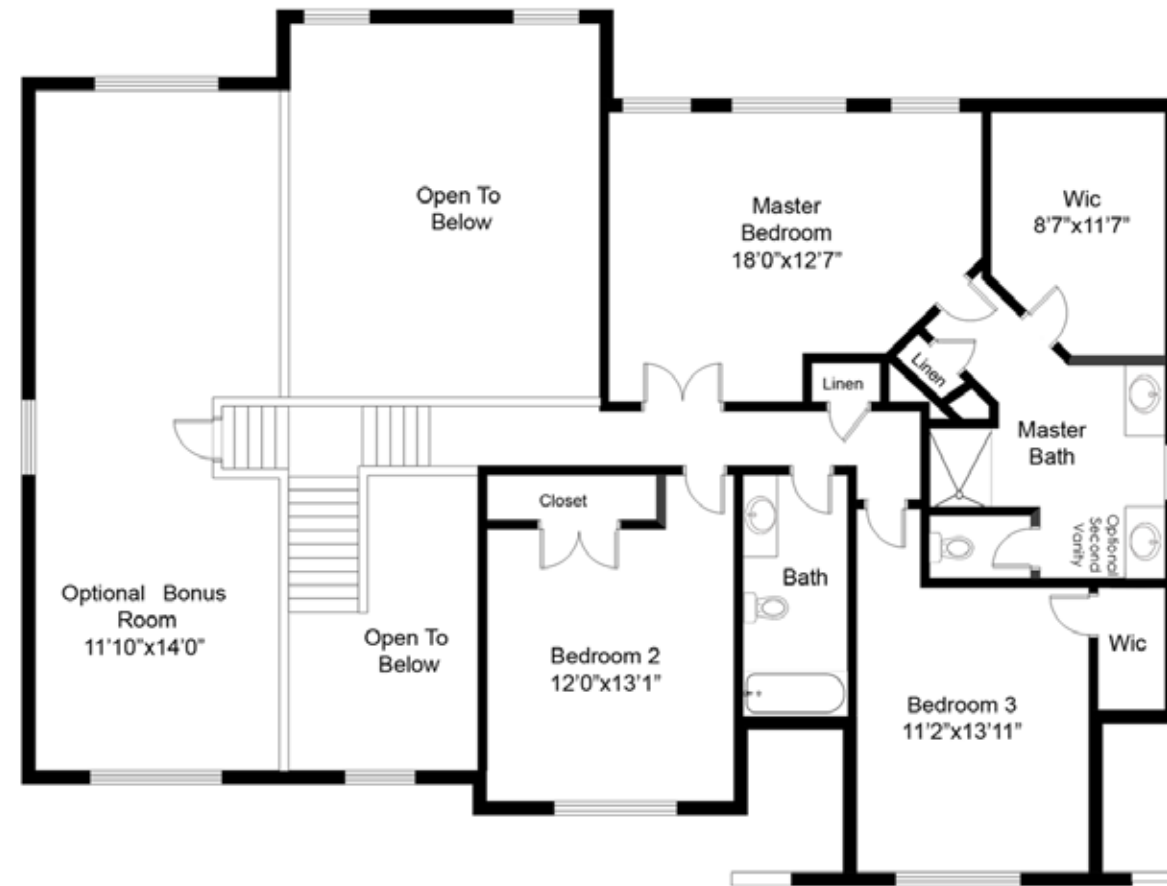
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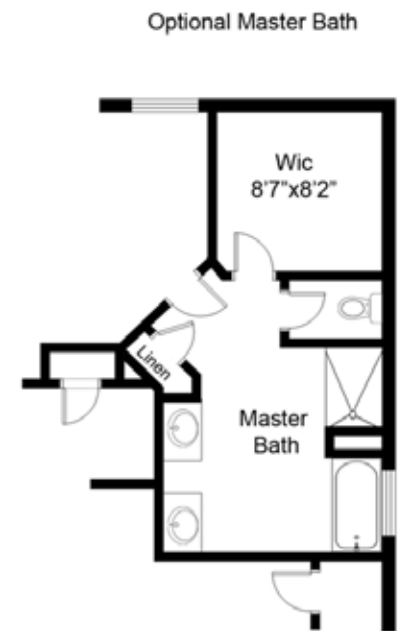
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FIRST FLOOR



SECOND FLOOR



# THE SAGAMORE

4 Bedrooms with Study | 2.5 Baths

2 Car Garage | 2,740 Sq Ft



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FIRST FLOOR



SECOND FLOOR

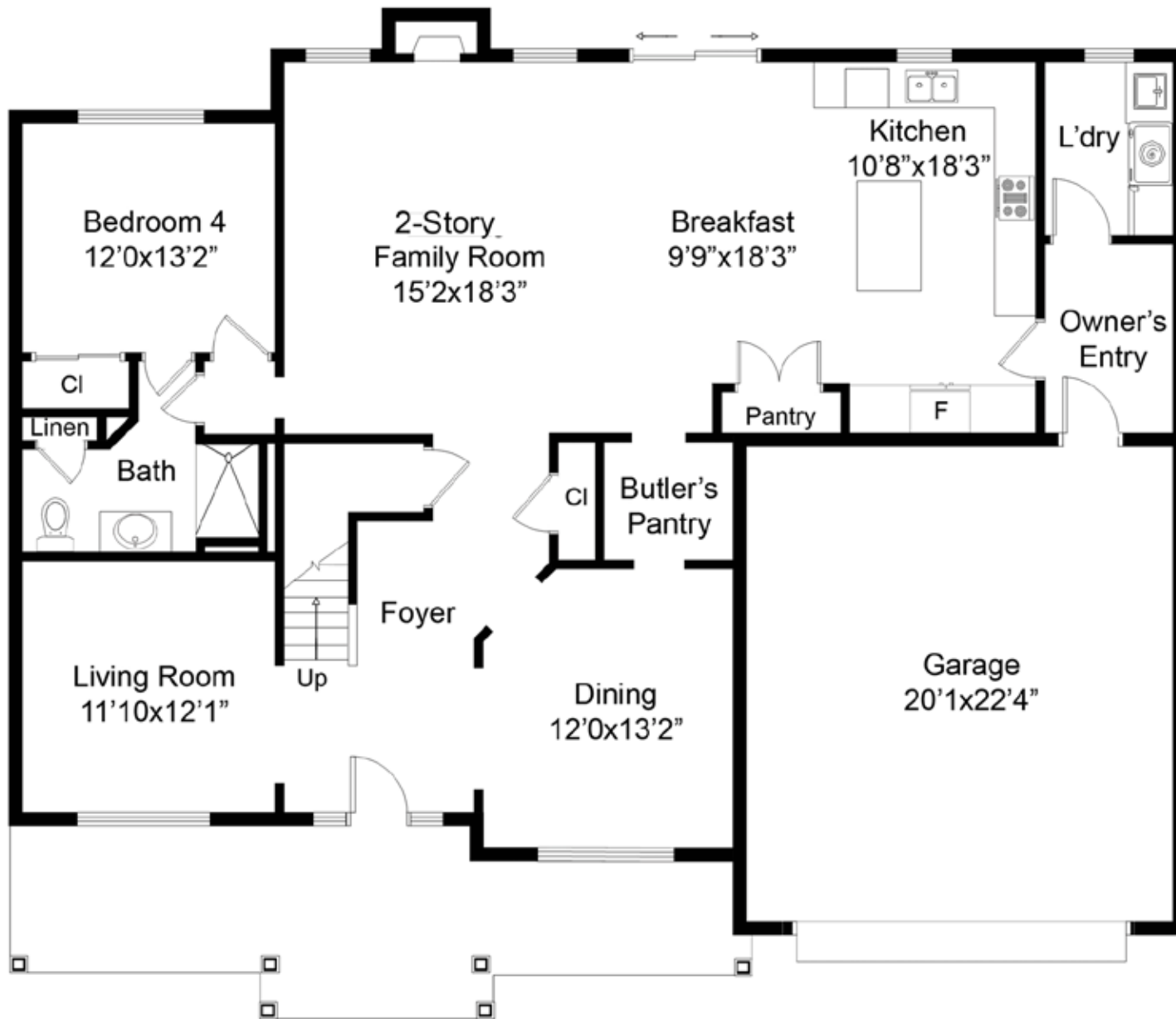
# THE ELM II

4 Bedrooms | 3 Baths  
2 Car Garage | 2,795 Sq Ft

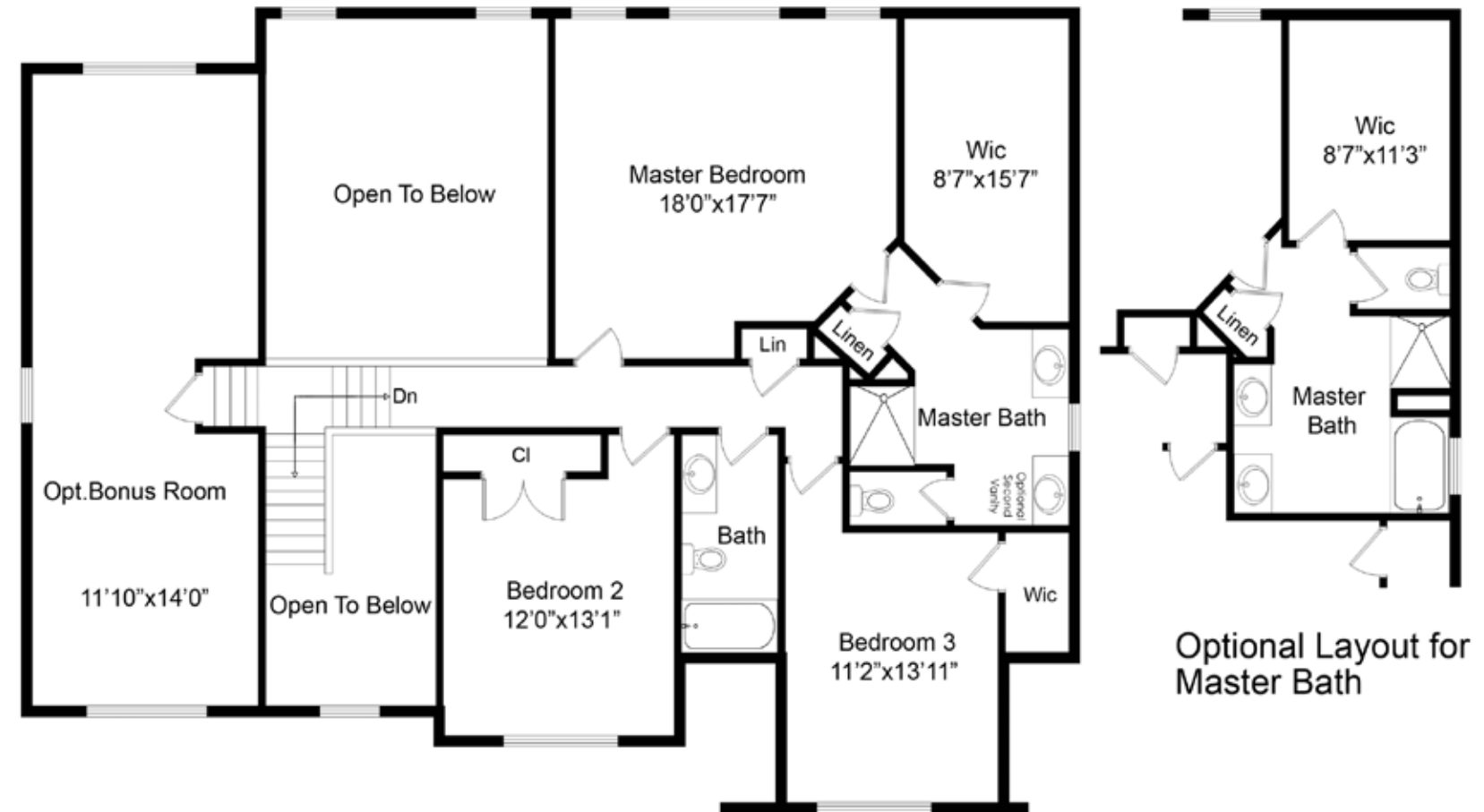


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FIRST FLOOR



SECOND FLOOR

Optional Layout for Master Bath

# THE REDWOOD

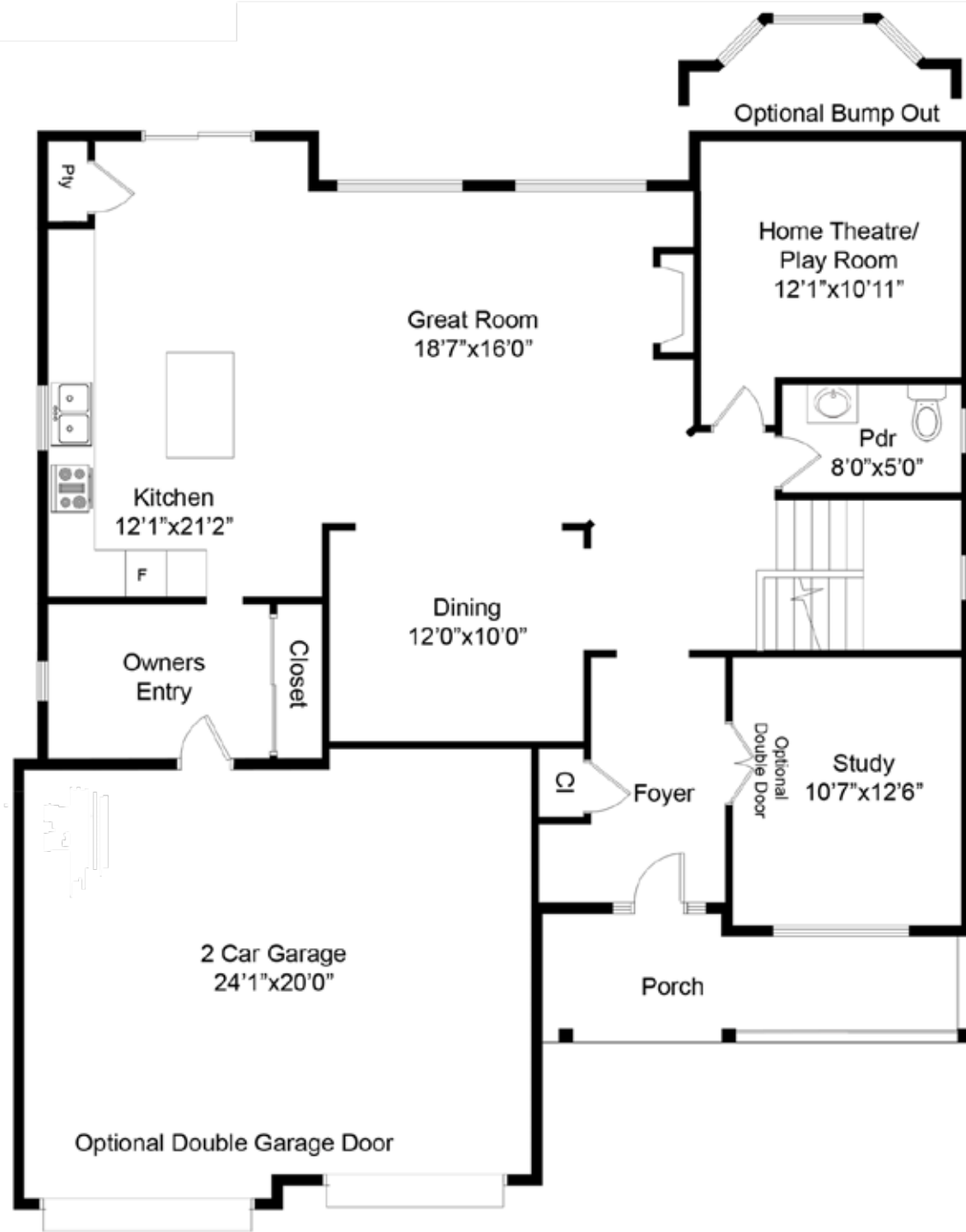
4 Bedrooms with Study | 2.5 Baths

2 Car Garage | 2,963 Sq Ft



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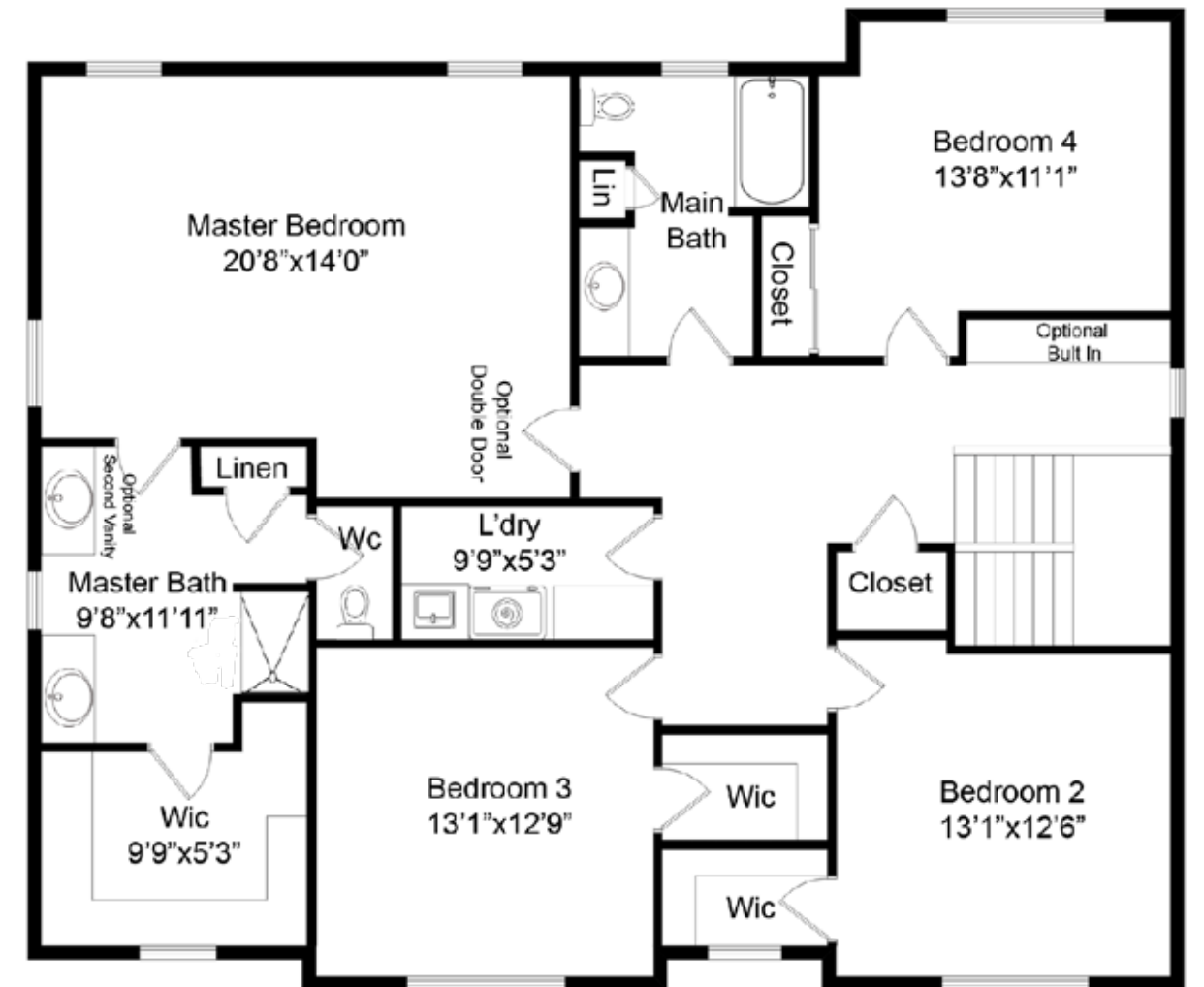




FIRST FLOOR



Optional Bathroom Layout



SECOND FLOOR

# SITEMAP



### Homesite Premiums

- \$10,000
- \$15,000
- \$20,000
- SOLD

Updated 4/13/26

# PRICING

MODELS	BEDROOMS	BATHS	FT	PRICE
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RANCH

The Evergreen	3	2	1,644
The Walnut	3	2	1,817
The Maple	3	2	1,995
The Primrose	3 with Study	2.5	2,283

1st FLOOR PRIMARY

The Laurel	3 with Study	2.5	1,843
The Holly	3	2.5	1,942
The Magnolia	4	2.5	2,545

2 STORY COLONIAL

The Ivy	3 with Study	2.5	2,059
The Teakwood	4 with Study	2.5	2,132
The Aspen	4 with Office	2.5	2,195
The Oaks	4 with Study	2.5	2,288
The Cedar	4	2.5	2,364
The Basswood	4 with Study	3	2,475
The Elm	4 with Den	3	2,617
The Sagamore	4 with Study	2.5	2,740
The Elm II	4	3	2,795
The Redwood	4 with Study	2.5	2,963

Contact a site representative for pricing.

**TAX INFORMATION**

Town of Milton Tax:  
 Lisa Wanits | Lwanits@townofmiltonny.org  
 518-884-2765

Ballston Spa School Tax:  
 Patricia Mazza | Taxcollector@bscsd.org  
 518-490-2722

HOA - \$300/Year

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.



# 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:  
    Gentex -Concord Collection 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  
Deluxe Landscape Package to Include the Following:  
    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's selection  
Light post with sensor  
Two Exterior Water Faucets



## EFFICIENT KITCHEN

Merillat - Autograph Collection - 36" wall cabinets, designer selected door styles  
3'x5' kitchen island (per plan)  
1/2" HP continuous feed garbage disposal  
Granite or Quartz 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 (\$2,000) appliances to be paid by homebuyer directly  
Waterline to the Refrigerator

## PRIMARY BATH

Merillat Basics Collection cabinetry (per plan) designer selected door styles  
Double bowl granite or quartz vanity top from designer's selections  
Delta chrome faucet with double handles  
Light/Vent Fan  
Summit Elongated Smart Height Commode  
Clarion Fiberglass Shower with built in Seat  
Chrome Towel Bars, Paper Holder & Shower Rod  
Tile Floor from designer's selection  
Vanity Mirror

## MAIN BATH

Merillat Basics Collection cabinetry (per plan) designer selected door styles  
Single Bowl Cultured Marble Vanity Top  
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

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# 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  
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 ¼" solid pre-finished hardwood, engineered hardwood or luxury vinyl plank floor from designer's selection: in kitchen, dinette, dining room, great room, and foyer (per plan)  
Luxury vinyl plank tile floors in laundry/mudroom and powder bath from designer's selection  
Scotchgard Stain-Resistant carpet in all other areas including all bedrooms and second floor hallway  
Carpeted pine stairs to second floor with oak handrail and painted white colonial style 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

LED Recessed Lights 6 total placement determined at electrical walk-through  
200 AMP electrical service with circuit breakers  
2 telephone & 2 cable outlets/ doorbell & chime  
Light fixture package from designer's selection  
Switched outlet in each Bedroom  
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  
Harvey Classic Series Low E Argon filled double hung vinyl windows w/ 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 Efficiency 50-Gal. Gas Water Heater  
Water-Saving Plumbing Fixtures  
Grinder Pump  
RWC 10 YEAR INSURANCE BACKED WARRANTY IS IMPLEMENTED

## YOUR LOCAL COMMUNITY

Public Water & Sewer  
Natural Gas

*Discover the perfect blend of tranquility and convenience at our new home community in Milton. Embrace the serenity of spacious homesites, each exceeding .5 acre, nestled with treed privacy. Located in the Ballston Spa School District, homeowners are just minutes away from many Saratoga Springs conveniences including entertainment, shopping, restaurants, healthcare and so much more. Come and see all the benefits of building your new home at Hunter Court with our award winning builder - DeGraff Bloom Custom Builders.*

The builder reserves the right to substitute materials of equal or better quality when necessary.

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