

# Estate Living in LaGrange, NY



**5 Bedroom (includes 2-room suite), 3.5 Bath**

**Original Building Design Criteria**  
Custom designed and built by developer  
(11 Forrest Way, LaGrange, NY 12540)

**7,389 Total Square Feet** *(all measurements in square feet)*

<b>5,209</b>	<b>2,724</b>	<b>2,485</b>	<b>2,180</b>	<b>1,600</b>	<b>1,050</b>
Finished Above grade	1st Floor	2nd Floor	Unfinished Basement	Attic (walk-up)	3+ Car Garage

**477 sq.ft closets: 143 shelves, 70 ft. closet rods**

**Many premium lifestyle amenities are incorporated into the architected design. Estate orientation of home provides gorgeous mountain views. Energy-conscious design uses passive solar, high-performance insulation, and radiant heat flooring; making the spanning interior spaces efficient. Peaceful setting includes a professionally-landscaped home site including over 50 flowering trees.**

**Placement of the home on 6.52 acres was planned for potential two-lot subdivision. The home is built on top of a knoll – views with fabulous sunrises and winter sunsets are common. At the rear of the property, there is an 111.5 acre “Forever Wild” property, acting as a permanent buffer.**

## ***Privacy and Lifestyle***

Very private backyard; because all neighbors’ homes are forward of this wonderful house. Trees were preserved on the original construction site, currently there are over 50 flowering trees. Two acres of lawn, plus professional landscaping, balances great woodland buffers between homes and home site.

**Subdivision:** very unique neighborhood

As the creator of this eleven-home subdivision, deed restrictions were designed to set minimum architectural standards:

- Home sizes: 3,500 to 6,000 finished sq.ft. above grade.
- Two-story, minimum 75 feet width home.
- Side entry garages.
- Low-density eleven lot subdivision – 1.5 to 6.5 acres.
- Twenty-foot-wide road with cul-de-sac, to maintain the country atmosphere.





## General Info (square feet)

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## Room Sizes

### Bedrooms

<i>Sq. ft</i>		<i>Dimensions</i>
668	Master Bedroom Suite	15'6" × 18'8"
	Master Bathroom	16' × 9'9"
208	Bedroom (front) (connects to bath)	16' × 13'
241	Bedroom (rear)	16' × 13'
176	Den/Study	16' × 11'
670	Two-room Private Suite (with full bath)	35' × 18'7"
108	Laundry Room (2nd floor)	15'6" × 18'8"

### Public Rooms

450	Great room	25' × 20'
558	Kitchen and Breakfast nook	35' × 15'6"
234	Dining room (walk-out bay)	18'8" × 16'
512	Living room	32' × 16'
124	Main bath	16' × 7'9"
58	Half-bath	8' × 7'3"
87	Mud Room	12' × 7'3"
336	Formal Foyer	21' × 16'





## ***General Features***

- Spacious rooms with abundant natural light.
- Two equal sized bedrooms for children, one connected to main bath. Both have California closets, one is a walk-in with connected additional storage compartment.
- Bedroom configuration design has NO common walls with other bedrooms.
- Convenient mud room with closet and two-door energy airlock.
- Walk-in kitchen pantry.
- Spacious Laundry Room on second floor.
- 2-Room Private Suite.
- 100% Smoke Free Home.

## ***Convenience Features***

- House pre-wired for whole house media system, cable TV, telephone and security system.
- Downstairs half-bath piped for future shower, (option for adjacent den is used as a bedroom).
- Most room electrical switches control top wall plugs, bottom plugs always live.
- Wall electric plugs under or next to all windows.
- Central Vacuum System; canister design, without need for a bag.
- Ducts installed for heat pump or air conditioning. Never needed to install Air Conditioning system or heat pump, because passive design of home, with its great ventilation minimized the need for seasonal Air Conditioning.
- House designed for good air circulation, 24" roof overhang blocks summer sun and higher R-value insulation helps maintain cool night temperatures during the day. House currently stays cool for the first two days of a heat spell without need for air conditioning.
- Seven California Closets, including deluxe design in Pantry.
- All closets have interior fluorescent lights.





## ***Convenience Features (continued)***

### **Architectural Package**

- Four-inch colonial pine molding and trim.
- Chair rails and Crown molding.
- Most trim and doors naturally stained wood.
- Wider 32" interior doors, six panel solid pine.
- 9 foot 1st floor ceiling, 8 foot 2nd floor and 7' 8" basement ceilings.
- Specialized Oak flooring with buttons.
- Rutt custom cabinetry (including self-closing drawers and convenience features).
- 48" wide hallways on first and second floor.
- Flooring selection including: Italian marble chip, Teak parquet, Oak plank, wall-to-wall carpet and ceramic tile.
- Federal front foundation to accommodate future stone facing.

### **Master Bedroom Suite with Private Bath**

- Large bedroom with sitting area.
- Two large walk-in California closets: His and Hers.
- Windows provide good cross ventilation on three walls.
- Walls not adjacent to other bedrooms.
- Master Bath
  - Tile surround shower
  - Two-person whirlpool tub
  - Double sink
  - Private separate toilet room
  - Alcove for dressing table or chest of drawers
  - Laundry bin and shelves for bath items in small closet

### **Laundry Room; Second Floor**

- Phone line and Cable TV connections.
- Huge storage closet.
- Two horizontal casement windows overlooking landscaped backyard.
- Double Laundry sinks 17" x 22", 12" deep.
- California shelving for laundry products and work flow.
- Ceramic tile floor.





## ***Convenience Features (continued)***

### **Two-Room Private Suite (over garage)**

- Separated from main living area with door to separate hallway and back stairs.
- Mother/Daughter, guest suite, parent suite, office suite, au pair, nanny, maid quarters, older kids, in-law suite.
- Located at the opposite end of house for privacy from other bedrooms.
- Water lines in wall of front room for possible sink.
- Bath fully tiled bath with sit down shower.
- Suite has direct access to back stairs, mud room and outside without going through private areas of home.

### **Great Room**

- Mendona LP Gas Fireplace, appears like a wood burning fireplace. Charming tile surround. Can be used as primary heat source.
- 12-foot Pella double sliding door with 6 foot clear center opening to landscaped backyard.
- Radiant heated 6" concrete slab ceramic tile floor.
- Cathedral ceiling, 14' 5" peak, with pine boards.
- Four Velux skylights, two open, two fixed for added light.
- Track lighting.
- All casement windows open.
- Ceiling fan with lights.
- Side entry door to outside towards driveway.
- Ideally situated for family entertainment. Great room located on the opposite end of house separated from formal LR/DR by a hall to avoid walking through kitchen.
- Pre-framed window behind sheetrock approx. 3' wide x 4' tall to accommodate pass-thru or look-thru from Kitchen/Breakfast Nook to Great room.
- Wall between Breakfast Nook has water and drainage line available for future wet bar.

### **Kitchen (ideally situated between Dining Room and Great Room)**

- Country family kitchen with breakfast counter and adjoining breakfast room.
- Center Island: cooktop, grill and eating counter overlooking backyard.
- Walk-in pantry: California closet with adjustable shelves.
- Rutt custom cabinetry (including self-closing drawers and convenience features).
- Bright lighting package (400 watts of fluorescent lights in dome ceiling providing task lightning).
- Ceiling fan and dome ceiling provide cooling airflow (Florida design).
- Three oversized casement windows over sink, providing plenty of natural light and view of backyard.
- Pass-through window to family room from breakfast nook is framed, but currently covered with sheetrock.





## ***Convenience Features (continued)***

### **Kitchen (continued)**

- Extremely efficient kitchen work triangle.
- Double oven (one convection) and separate microwave.
- Cooktop with grill for indoor grilling.
- One double-door Tall Pantry cabinet plus: sixteen base cabinets, fifteen upper cabinets and fifteen cabinet Drawers (easy close drawers and slide out trays).
- French doors from Breakfast room to backyard.

### **Dining Room and Connecting Formal Living Room**

- Wood-burning Fireplace with marble surrounds.
- Oak Hardwood flooring.
- Crown Molding, 4" colonial pine molding and trim.
- Bay window in Living room.
- Walkout Bay window in Dining room.
- 5 foot wide opening between Living and adjacent Dining room.
- Natural light from 3 outside walls.
- Backyard entry to Living room thru French glass panels doors.
- Pocket door from Kitchen to Dining room.
- Grand Foyer entry to both Living and Dining room thru French doors.

### **Grand Foyer**

- Grand four-foot wide Oak circular staircase.
- Imported marble chip floor.
- Glass French doors to Formal Living and Dining rooms.
- Double front door with coat closets on each side.
- Hall access to Kitchen, Den, Half-Bath, Mud room and Great room.
- Basement stairs under circular staircase.
- Single-story foyer does not transmit potential noise.
- One-story foyer is easier to heat, paint, clean, and change light bulbs.

### **Den / Study / Library – First floor**

- Home office, computer center or study on first floor.
- Optional use also as a bedroom for handicap or elderly. Piping is installed in the walls of adjacent bath for future shower.
- Bay window seat to enjoy view.
- Teak Parquet flooring.
- Crown molding.





## ***Convenience Features (continued)***

### **Mud Room**

- California closet system.
- Coat and recreation equipment storage.
- Wood paneled walls
- Ceramic tile floor.
- Acts as airlock between hall and outside, no direct wind blows into the house, stopped by inside door.
- Airlock helps maintain inside home temperature.

### **Staircases**

- Formal foyer 4' wide curved oak staircase.
- Across from Mud room staircase offers direct straight access to two-room suite over the garage without going through the main living areas of the house.
- Basement Access; two staircases located at both ends of home on first floor.  
Direct straight access to basement from garage without going around interior corners.
- Attic; full 36" staircase, rather than pull down stairs, for access to off-season storage area.

### **Garage: three-car oversized, insulated; 1,050 square feet, 30 x 35 feet**

- Full unobstructed open floor space design with no lally columns to hit when opening car doors.
- Oversized garage doors; 9 feet wide by 8 feet high.
- 12-foot garage ceiling.
- Lots of storage space for all gardening and sports equipment.
- Steel beam able to support heavy objects like a car engine.
- Straight access from garage to basement without turns around wall corners.
- 100% Insulated to provide energy buffer to home.
- Door to backyard.
- Natural lighting, two windows on front yard side.
- Parking area in front of garage doors: 32' x 75'

### **Circular Driveway; fully-paved 11,400 sq.ft.**

- 17' wide x 115' long parking area in front of home.
- Driveway width – 10' feet wide.
- Plenty of off-street parking.
- Parking area in front of garage doors: 32' x 75' (2,400 sq.ft.)





## ***Convenience Features (continued)***

### **Storage**

- Enormous amounts of closet storage:
  - 477 sq.ft. closets
  - 143 closet shelves
  - 433 sq.ft. closet shelves
  - 70 ft. closet rods
- Seven California Closet systems.
- Three Walk-in closets.
- All available space use for storage, 18 locations.
- Additional storage off bedroom, long upstairs hall and Laundry room.
- Huge walk-in pantry in kitchen with California closet adjustable shelves.
- Oversized three-car insulated Garage.
- Walk-up Attic.
- Full Basement.

### **Basement**

- Partially framed for Media room, workshop, utilities and future play room.
- 7' 8" Basement ceiling height.
- Two stairways to basement.
- One stairway has direct straight path access from garage.

### **Attic; 1,600 square feet**

- Walkup access to 10 foot to peak.
- Staircase has R-10 insulation airlock to seal home energy.
- Plywood flooring.







## ***Energy-Efficient Construction***

**Energy-efficient construction provides lower heating and air conditioning cost.**

- Passive Solar Energy due to home orientation.
- 24" roof overhang blocks summer sun and allows winter sun to heat home.
- Garage located North end of house so outside air not in direct contact with interior house walls. Northern exposure of garage saves energy.
- House designed for good air circulation.
- Higher R-value insulation helps to maintain cool night temperatures during the summer days and conserves fuel oil in the winter.
- Insulated door top of attic stairs keeps heat and cold away from interior hall door on second floor. Easier to heat or air condition because outside ambient temperature not against uninsulated interior attic hall door.

### **Eight Individual Heating Zones**

- Allows lower thermostat settings in unoccupied rooms. (Multiple heating zones not normally designed in homes)
- French doors with glass panels separates Formal foyer to Living room and Dining room creating efficient heat zone separation.
- High-performance insulation and 8 heating zones results in moderate energy costs.

### **Radiant Slab 6" Concrete Floor**

- Great room: 6" concrete radiant heat floor over R-10 Dow Styrofoam insulation absorbs solar heat as well as maintaining radiant heat. System performs as Heat Bank.

### **Energy Buffer Areas**

- 100% insulated Garage, Mud room, Grand Foyer and walk-up attic stairs with insulated doors provide energy airlocks for home.

### **NYSERDA Energy Audit Report [Report done March 2014]**

- No recommendations for energy improvement were cited, Audit report mentions home exceeds energy-efficiency. Only suggestion was to upgrade to LED lighting.

★ ***Designed with latest, newest ideas for energy-efficiency.***





## ***Energy-Efficient Construction (Continued)***

### **Walls and Ceiling High-Performance Insulation**

- R-5 Styrofoam insulation installed over outside wall.
- Tyvek house wrap on home to minimize air infiltration.
- Total wall insulation is R-24 vs. R-19 commonly used.
- 2nd Floor Ceiling R-38.
- Exterior basement concrete wall R-10 insulation. This creates a basement heat envelope.
- Great room has R-10 2" Styrofoam insulation under 6" radiant concrete slab floor.
- 2x6 construction, 1/2" plywood on all exterior home walls.

### **Windows and Door Package**

- Energy-efficient Pella doubled-paned windows and doors with Low-E glass.
- Windows are heavier, higher R-value, have a 15/16 inch air gap between panels and have removable 1" inch wood muttons, (not common).

