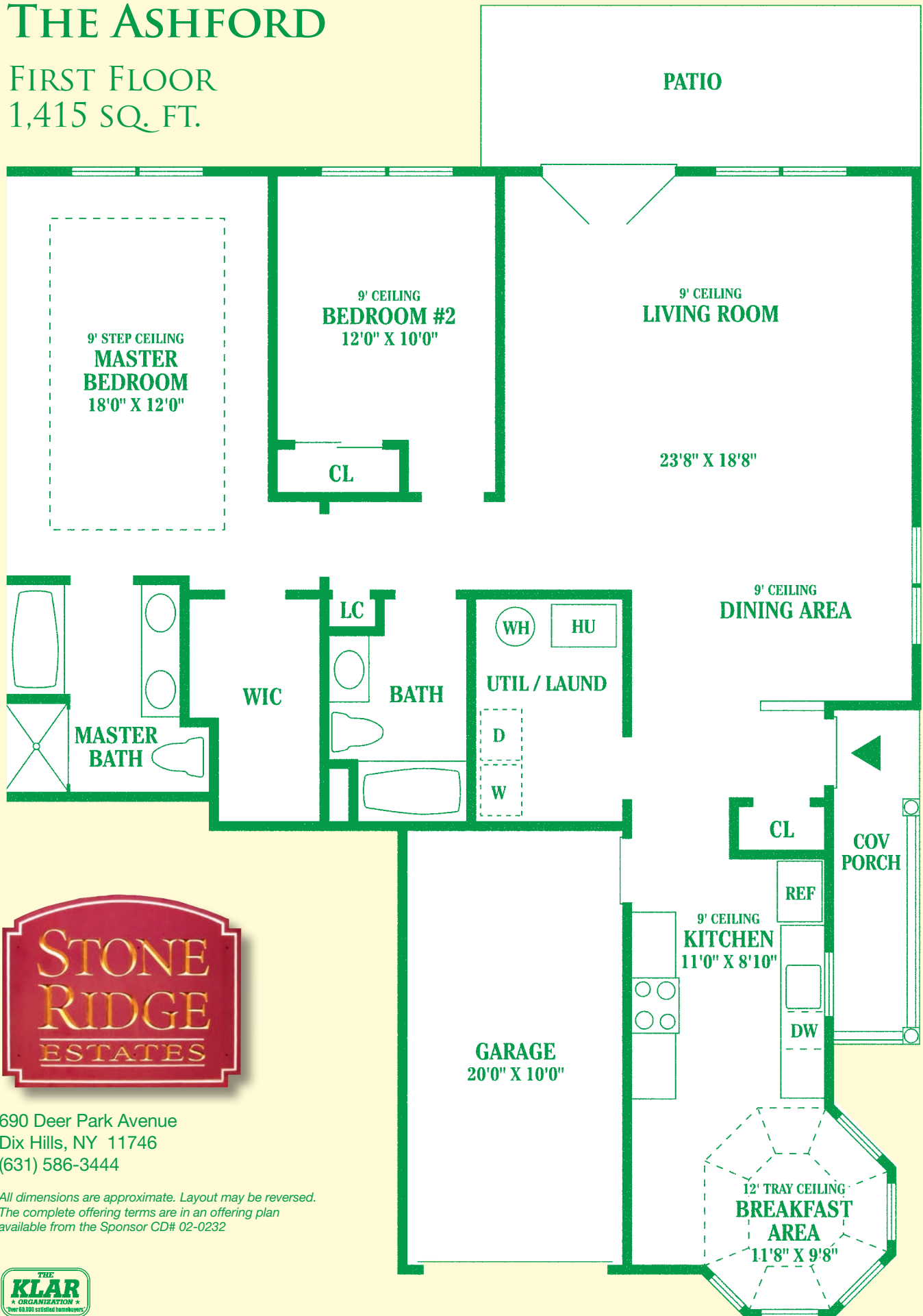




STONE
RIDGE
ESTATES

THE ASHFORD

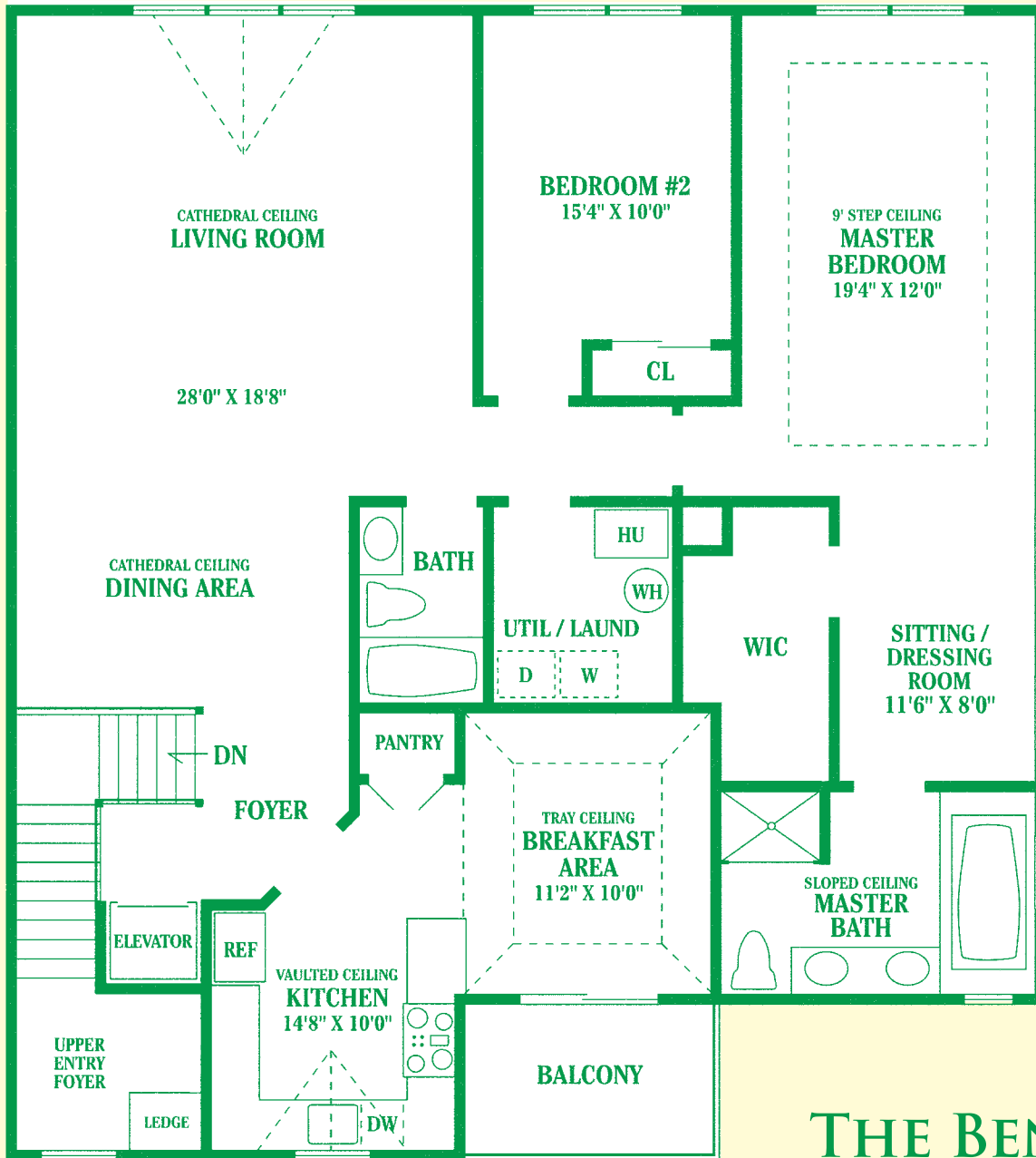
FIRST FLOOR
1,415 SQ. FT.



690 Deer Park Avenue
Dix Hills, NY 11746
(631) 586-3444

*All dimensions are approximate. Layout may be reversed.
The complete offering terms are in an offering plan
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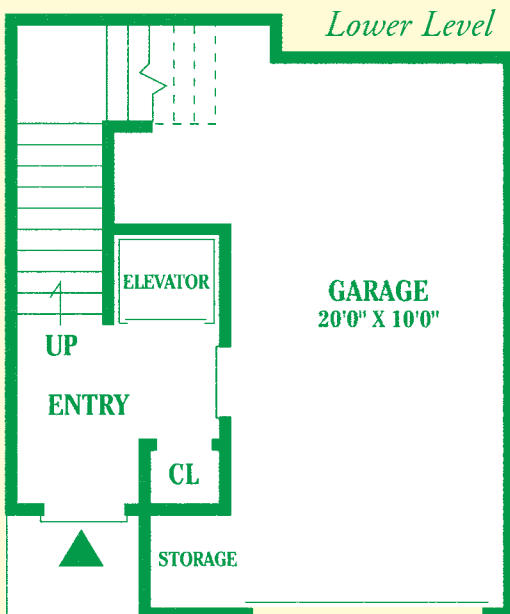




THE BENTLY

SECOND FLOOR

1,695 SQ. FT.



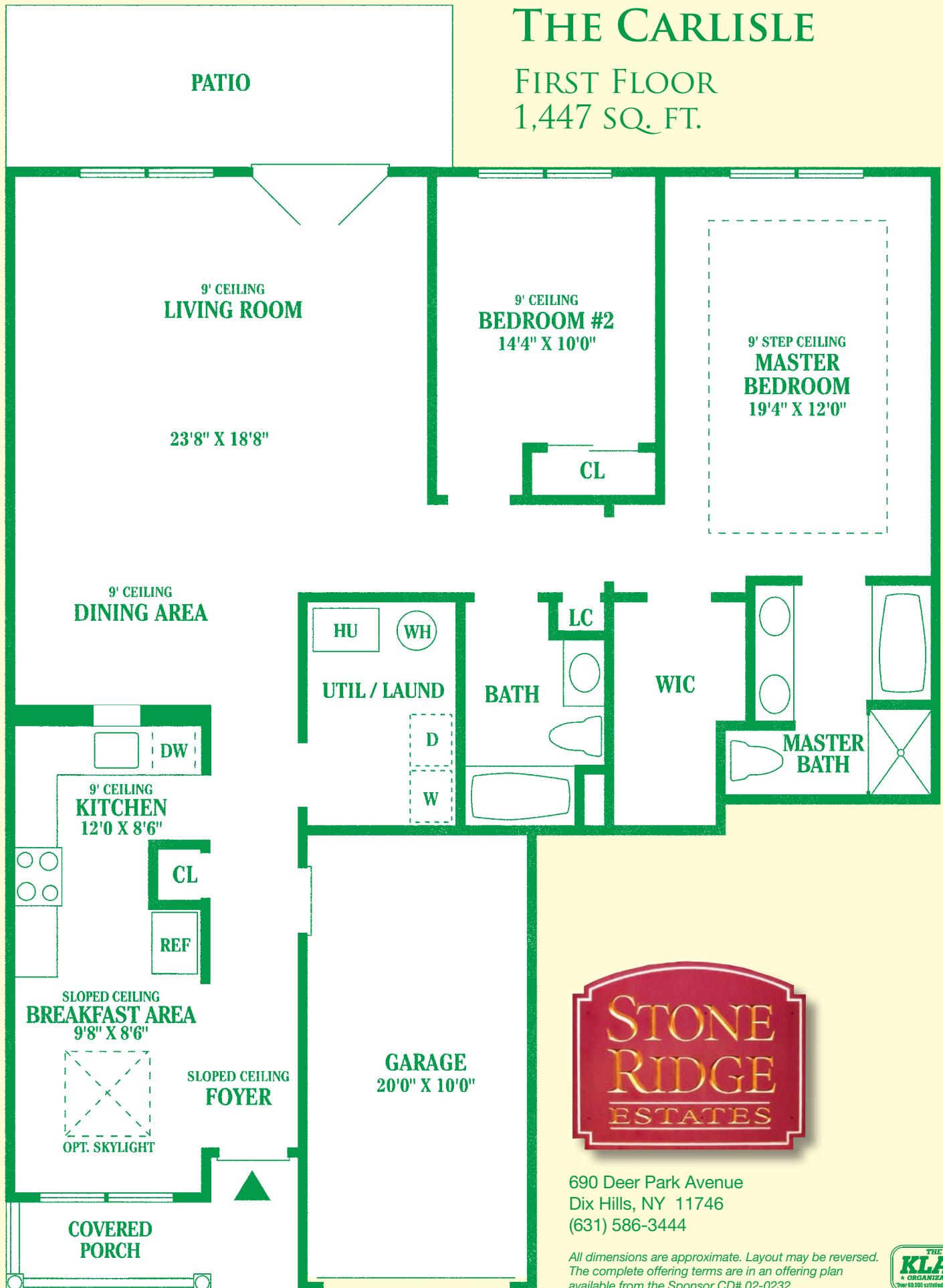
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THE CARLISLE

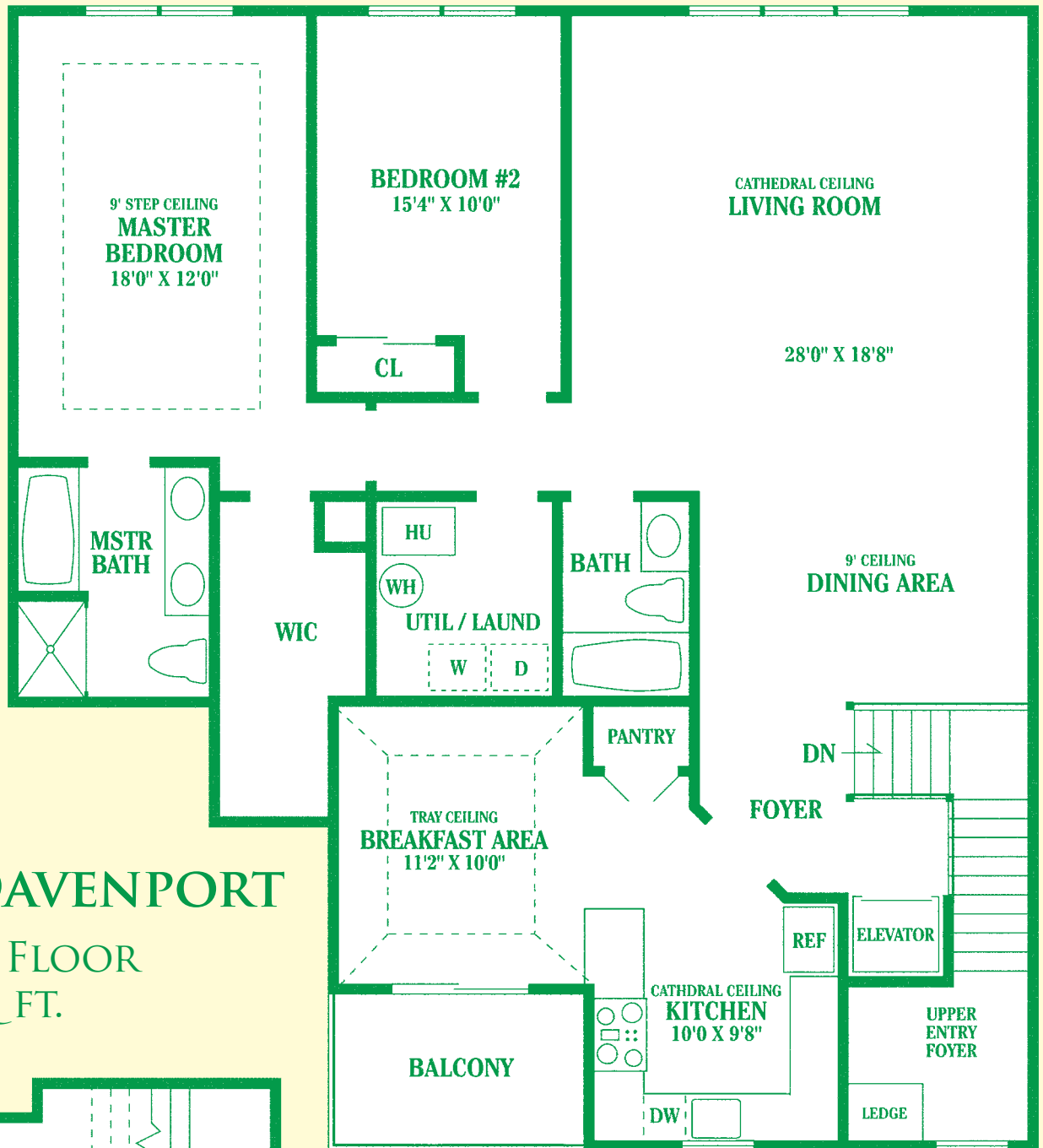
FIRST FLOOR
1,447 SQ. FT.



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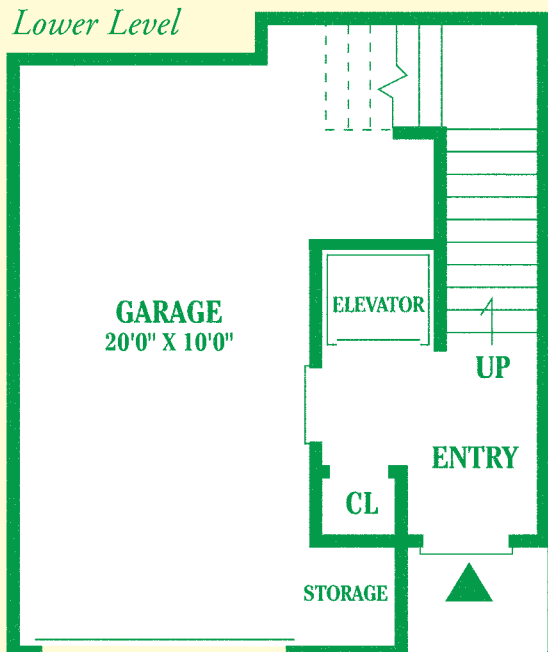




THE DAVENPORT

SECOND FLOOR
1,566 SQ. FT.

Lower Level



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Luxury Features And Appointments

The Residence

- Spacious Two Bedroom & Two Bath Plans
- Private Elevator Included on All Second Floor Homes
- Dramatic Tray And Volume Ceilings
- Patios Or Decks
- Six Panel Doors With Brass Tone Lever Hardware
- Plush Carpeting in all Living Areas
- Colonial Base Molding And Door Casing
- Separate Laundry Area With Full Sized GE Washer And Dryer
- Attached Garage With Private Driveway
- Abundant Closet Space with Ventilated Vinyl Coated Wire Shelves
- Pre-Wired For Cable And Phone
- Wired Smoke Detectors
- Insulated French Or Sliding Door To Outdoor Space
- Wired Carbon Monoxide Detectors
- 150-Amp Electrical Service

The Kitchen

- Spacious Eat-In Gourmet Kitchen
- Elegant Custom Cabinetry
- Granite Countertops
- Quality GE Profile Stainless Steel Appliances
- 22 Cubic Foot Refrigerator/Freezer With Icemaker, Gas Oven, Rangehood With Microwave, And Dishwasher

The Master Bedroom Suite

- 9' Step Ceiling
- Walk-In Closets
- Private master bath
 - Granite Double Vanity And Mirror
 - Sterling/Kohler Fixtures And Faucets
 - Full Sized Tub
 - Separate Shower
 - Ceramic Tile

The Bathrooms

- Sterling/Kohler Fixtures And Faucets
- Ceramic Tile
- Vanities With Mirrors

The Community

- Private Gated Community Of 76 Homes
- Gatehouse With Resident Controlled Access
- Graceful Architecture With Stone Accents
- Professionally Designed And Maintained Landscaping Throughout
- Carefree Living With Exterior Maintenance Performed By The Homeowner's Association
- Full Perimeter Walking/Jogging Path
- Underground Utilities
- Concrete Sidewalks And Curbs
- Ample Guest Parking With 50 Spaces
- Close To Tanger Outlets, Huntington Village, And Major Expressways

The Stone Ridge Club

- Newly Completed Clubhouse For Residents Only
- Outdoor Swimming Pool With Large Sundecks And Lounges
- Spacious Grand Room With Kitchen
- Library With Fireplace Lounge
- Large Billiards Room
- Well Equipped Fitness And Exercise Room

The Exterior

- Distinctive Cultured Stone and Maintenance Free Vinyl Siding & Soffits
- Vinyl Louvered Shutters (Front Windows/Per Elevation)
- 25 Year 3-Tab Shingles
- Solid 8" Concrete And Solid 8" Foundation
- 6-Panel Fiberglass Entry Door With Full Weather Stripping
- Front Door Chime
- Insulated Garage Door
- Enamel Aluminum Gutters & Downspouts
- Ice Guard At Roof Valleys & Soffits

Energy Features

- Air Conditioning With Environmentally Friendly Coolant
- Energy Efficient Gas Furnace
- 2 x 4 Exterior Wall Construction With Insulated Sheathing And Tyvek House Wrap
- Thermal Double Pane Insulated Glass Windows With Screens
 - R-13 Wall Insulation
 - R-30 Ceiling Insulation
- 50-Gallon Quick Recovery Gas Water Heater
- Water Saving Plumbing Fixtures Construction

Peace Of Mind

- Quality Assurance Review Throughout Construction Process
- Two Year Mechanical Warranty
- Ten Year Structural Warranty
- Over 60,000 Satisfied Homebuyers

Site Plan



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