

**CARRIAGE HOME AND  
MODERN CLASSIC COLLECTION**



**CREEKSIDE**  
— P A R K —

**HOMES BY MALTA DEVELOPMENT**

FOR MORE INFORMATION:

Call The Samascott Real Estate Team (518) 928-3057 cell  
samascott@kw.com

**kw**PLATFORM



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# CREEKSIDE PARK

## HOMES BY MALTA DEVELOPMENT

Are you searching for the perfect blend of tranquility and accessibility? Discover a lifestyle that offers the peacefulness of country living while keeping you close to everything you need.



Enjoy the privacy you crave without compromising on convenience. **Creekside Park**, the ideal opportunity for those who desire the best of both worlds.



# STANDARD FEATURES

## Quality Construction Features

- Full foundation with poured concrete walls under living space areas; concrete floor with perimeter channel
- 2 x 6 exterior wall construction for maximum structural strength and insulation value
- Quality house wrap to reduce air infiltration and moisture-related issues
- Ice and water shield on roof eaves and valleys of main house
- Egress window in basement

## Custom Exterior Features

- Therma-tru "Smooth Star Series" front door; painted white
- Deadbolt on front door
- Maintenance-free CertainTeed Mainstreet® premium vinyl siding, choice of colors from Builder selection
- Owens Corning Duration® architectural shingles; choice of color from Builder selection
- 2 frost-free exterior hose bibs and 2 exterior electrical outlets
- 2-car garage with optional service door; walls and ceilings that meet living areas insulated
- 7' Amarr "Lincoln" overhead garage door; garage door opener.
- Front yard lamp post with photo eye light sensor
- Fine graded and hydroseeded lawn in front, sides, and up to 25' in backyard; all other areas disturbed in the construction process to be covered with hydroseed
- In-ground sprinkler system
- Deluxe landscaping package, individually designed by professional landscaper
- Blacktop driveway over compacted rubble base; blacktop walkway to front step

## Custom Interior Features

- Energy efficient, Low-E, argon filled windows throughout with screens
- 7" Shaw Floorte Pro Endura Plus Plank LVP flooring in Foyer, Kitchen, Breakfast Room, Great Room, and Dining Room; choice of color from Builder selection
- 12" x 24" Kardean Knight LVT in Mudroom, Laundry room, and baths; choice of color from Builder selection
- Shaw carpeting with R2X® stain resistance technology in Bedrooms, Study, staircase and upstairs hallway; choice of color from Builder selection
- 3 1/4" Colonial baseboard and 2 1/2" casings throughout, painted
- 35" gas fireplace with tile surround; optional wood mantle available



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# STANDARD FEATURES

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## Custom Interior Features (continued)

- Walls and ceilings painted with 2 coats of PPG paint (Pittsburg), in “Creamy” throughout; low VOC, a Green Building Standard item
- Kichler lighting fixture package; brushed nickel throughout. Additional finishes available at an extra cost.
- Stylish Chrome door knobs and hinges throughout
- Colonial style rail system on staircase, per plan.
- Mudroom in all models with a panel of wainscoting and hooks on wall

## Kitchen Amenities

- Fully appointed Kitchen designed by Kitchen professional. (Gourmet plans available for an extra cost, which include double wall ovens and cooktop)
- Choice of cabinetry from Builder’s selection, 1951 Cabinetry “Boerne” (formerly Timberlake Fairfield Maple) in choice of color from Builder selection; knobs and pulls available at additional cost and priced by customer selection.
- Quartz kitchen countertops from Builder’s selection; 4” quartz backsplash; tile backsplash available at additional cost and priced by customer selection; 10” Quartz overhang on island for stools available at an extra cost
- Recessed lighting per plan in Kitchen
- Kohler® double bowl stainless steel sink
- Kohler® faucet; Chrome
- Frigidaire® self-cleaning, radiant top electric or gas range; stainless steel
- Frigidaire® microwave; stainless steel
- Frigidaire® dishwasher; stainless steel

## Bathroom Appointments

- Easy care fiberglass shower unit in Primary bath, all models; shower rod
- Easy care 5’ tub/shower unit in Main bathroom; shower rod
- Kohler® faucets in Chrome; 4” centers
- Choice of vanity cabinetry in full baths, full width mirror over vanity
- Cultured marble countertops with double bowl sink in Master bath; full mirror over sink
- Cultured marble countertops in Main bath; mirror over sink
- Pedestal sink in Powder Room, mirror over sink
- Elegant chrome towel bars and paper holder
- Exhaust fan in main and master baths, and Powder Rooms without window



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# STANDARD FEATURES

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## Energy Saving Features

- Heating and cooling system custom designed per home, by HVAC professional
- High-efficiency 95% AFUE, forced hot air furnace with programmable thermostat
- Direct vent gas hot water heater
- 14 SEER central air conditioning
- Water saving plumbing fixtures, a Green Building Standard item
- Vented ridge system on roof for continuous air flow
- Cellulose insulation for unmatched Insulation performance. Made from mostly recycled paper content, cellulose insulation is a carbon negative material with excellent acoustical performance for quieter, more energy efficient living spaces.

## Electrical and Safety Features

- 200 AMP service with breakers
- Indoor and outdoor lighting package by Design professional
- Hardwired smoke alarms in all bedrooms and one on each floor, including basement
- Carbon monoxide detectors

## General Information

- Natural gas on Brook Trout Circle, Propane with buried tank on Creekside Dr.  
Individual well and septic
  - Ballston Spa Central School district; International Baccalaureate World School program which allows students to obtain college credit while enrolled in upper-level courses at Ballston Spa High School.
  - Builder's 10-year transferrable Limited Warranty
  - National Green Building Standard Certified for lower utility bills and a healthier living environment
- HomeNav online Homeowner's Manual personalized to each home



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# CARRIAGE COLLECTION

## Price List

MODEL	SQ. FT.	BR/BATHS	BASE PRICE
<b>Saranac Standard Elevation</b>	1406	2/2	\$584,800.
<b>Saranac Optional Elevation 1</b>	1406	2/2	\$594,500.
Optional Sunroom			\$47,200.
<b>Mohegan Standard Elevation</b>	1722	3/2	\$621,000.
<b>Mohegan Optional Elevation 1</b>	1722	3/2	\$624,700.
Optional Sunroom			\$50,400.
<b>Adirondack Standard Elevation</b>	1910	3/2	\$657,300.
<b>Adirondack Optional Elevation 1</b>	1910	3/2	\$661,000.
<b>Adirondack Optional Elevation 2</b>	1910	3/2	\$661,000.
<b>Saratoga Standard Elevation</b>	2022	3/2	\$677,000.
<b>Saratoga Optional Elevation 1</b>	2022	3/2	\$682,500.
Optional Sunroom			\$50,400.
<b>Ontario Standard Elevation</b>	2413	3/2.5	\$753,400.
<b>Ontario Optional Elevation 1</b>	2413	3/2.5	\$764,200.
<b>Algonquin Standard Elevation</b>	2550	3/2/2	\$783,900.
<b>Algonquin Optional Elevation 1</b>	2550	3/2/2	\$794,600.

PRICES SUBJECT TO CHANGE WITHOUT PRIOR NOTICE



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Standard Elevation

**SARANAC**  
**3BR/2 BATH 1410 SQ.FT**

- Handy Mudroom with Laundry
- Corner fireplace
- Optional Sunroom
- Spacious Front porch
- Vaulted ceiling Kitchen & Great room



Optional Elevation



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# CARRIAGE HOME COLLECTION



Standard Elevation

**MOHEGAN**  
3BR/2 BATH 1722 SQ\_FT

- 3 bedrooms and private Study
- Soaring vaulted ceilings in Great Room and Master BR
- Optional Sunroom
- Spacious Front porch
- Large Mudroom with laundry



Optional Elevation



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# CARRIAGE HOME COLLECTION



Standard Elevation

## ADIRONDACK 3BR/2 BATH 1910 SQ.FT

- 3 BR or 2 BR with Study
- Soaring vaulted ceilings in Great Room and Master BR
- Large Kitchen with handy center island
- Spacious Great Room with combined living and dining areas
- Light, bright open floorplan



Optional Elevation 1



Optional Elevation 2



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# CARRIAGE HOME COLLECTION



Optional Elevation 1



Standard Elevation

## SARATOGA 3BR/2 BATH 2022 SQ\_FT

- 3 BR, 2 Bath plus Study
- Soaring vaulted ceilings in Great Room Breakfast area and Master BR
- Large Kitchen with handy center island
- Front porch for enjoying the outdoors
- Optional Sunroom



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# CARRIAGE HOME COLLECTION



Optional Elevation 1



Standard Elevation

**ONTARIO**  
3BR/2.5 BATH 2413 SQFT

- Side entry garage
- Vaulted ceilings in Great Room and Master Bedroom
- Open concept Dining Room
- Step in Pantry
- Charming window seat in Study
- Private Guest Wing



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# CARRIAGE HOME COLLECTION



Optional Elevation 1



Standard Elevation

# ALGONQUIN

3BR/2 FULL & 2 1/2 BATHS 2550 SQ.FT

- National Award Winning floorplan
- Spacious Master Suite with his and hers closets
- Study with optional French doors to foyer
- 2 BR Guest Wing with private bath and separate vanities
- Optional Butler's Pantry



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## MODERN CLASSICS COLLECTION

### Price List

MODEL	SQ. FT.	BR/BATHS	BASE PRICE
<b>Oneida Standard Elevation</b>	2200	3/2.5	\$688,000.
<b>Oneida Optional Elevation 1</b>	2310	3/2.5	\$713,000.
<b>Oneida Optional Elevation 2</b>	2200	3/2.5	\$692,000.
Optional Sunroom			\$51,200.
<b>Seneca Standard Elevation</b>	2280	3/2.5	\$702,000.
<b>Seneca Optional Elevation 1</b>	2276	3/2.5	\$709,700.
<b>Seneca Optional Elevation 2</b>	2276	3/2.5	\$715,200.
Optional Sunroom			\$37,600.
<b>Chadwick Standard Elevation</b>	2400	3/2.5	\$708,800.
<b>Chadwick Optional Elevation 1</b>	2400	3/2.5	\$719,700.
<b>Chadwick Optional Elevation 2</b>	2400	3/2.5	\$726,600.
Optional BR & Bath in place of Study	2485	4/3.5	\$20,500.
Optional Sunroom			\$46,200.
<b>Cazenovia Standard Elevation</b>	2580	3/2.5	\$771,000.
<b>Cazenovia Optional Elevation 1</b>	2595	3/2.5	\$815,600.
<b>Cazenovia Optional Elevation 2</b>	2682	3/2.5	\$824,200.
Optional Bonus Room		4/2.5	\$44,000.
Optional Double Bonus Room		4/2.5	\$59,300.
Optional Sunroom			\$47,200.

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## MODERN CLASSICS COLLECTION

### Price List Page 2

MODEL	SQ. FT.	BR/BATHS	BASE PRICE
<b>Sacandaga Standard Elevation</b>	2870	4/2.5	\$816,900.
<b>Sacandaga Optional Elevation 1</b>	2898	4/2.5	\$831,600.
<b>Sacandaga Optional Elevation 2</b>	2905	4/2.5	\$827,400.
Optional Sunroom			\$51,000.
<b>Champlain Standard Elevation</b>	3190	4/2.5	\$905,000.
<b>Champlain Optional Elevation 1</b>	3190	4/2.5	\$909,300.
<b>Champlain Optional Elevation 2</b>	3190	4/2.5	\$915,600.
Optional Sunroom			\$47,200.
<b>Cazenovia II Standard Elevation</b>	3400	4/3.5	\$1,020,000.

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# MODERN CLASSICS COLLECTION



## ONEIDA 3BR/2.5 BATH 2200 SQ.FT

- Convenient storage alcove in garage
- Large front porch
- 1st floor Study
- 2nd floor laundry
- Private Sitting Room in Master BR
- Separate vanity area in Main bath



Optional Elevation 1



Optional Elevation 2

Standard Elevation



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# MODERN CLASSICS COLLECTION



Standard Elevation

## SENECA 3BR/2.5 BATH 2280 SQ.FT

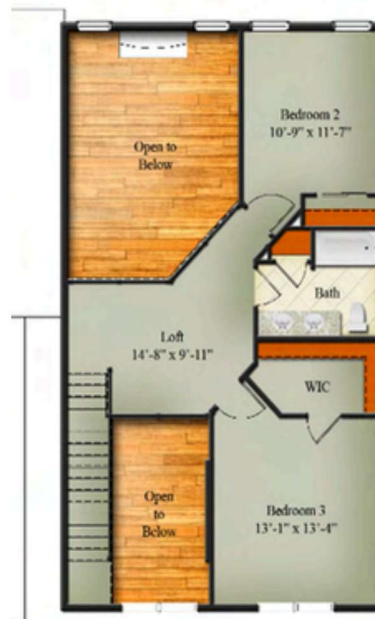
- 1st floor Master Suite plan
- 2 BRs and a Full Bath 2nd floor
- Large 2-story Great Room
- Loft overlooking Great Room and open foyer
- Optional Butler's Pantry next to Dining Room
- Full front porch



Optional Elevation 1



Optional Elevation 2



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**MODERN CLASSICS COLLECTION**



Standard Elevation

**CHADWICK**  
3BR/2.5 BATH 2400 SQ.FT

- 4 BR, 3.5 bath plan available
- Airy, angled bay Study (Std. Plan)
- Soaring open foyer, split staircase
- Master BR with private sitting room
- Convenient 2nd floor laundry
- Storage alcove in garage (Std. Plan)
- Optional sunroom



Optional Elevation 1



Optional Elevation 2



Optional 1<sup>st</sup> Floor BR & Bath



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# MODERN CLASSICS COLLECTION



Standard Elevation

**CAZENOVIA**  
3BR/2.5 BATH 2580 SQ.FT

- Front and back staircases
- Angled bay breakfast room
- 1st floor Study
- 2nd floor laundry
- 2 walk-in closets in Master Bedroom
- Optional Bonus Room
- Optional Bonus Room/Double Bonus Room



Optional Elevation 1



Optional Elevation 2



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# MODERN CLASSICS COLLECTION



Standard Elevation

## SACANDAGA 4BR/2.5 BATH 2870 SQ.FT

- Front and back staircases
- Large Kitchen and Breakfast Room
- Optional Butler's Pantry between Kitchen and Dining Room
- Huge, 2 story Great Room
- Full front porch



Optional Elevation 1



Optional Elevation 2



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# MODERN CLASSICS COLLECTION



Standard Elevation

## CHAMPLAIN 4BR/2.5 BATH 3190 SQ.FT

- Large, family-sized kitchen
- Study with optional French doors to foyer
- Optional Butler's Pantry with sink and built-in cabinetry
- 2nd floor loft overlooking 2-story Great Room
- Soaring open foyer with dramatic staircase



Optional Elevation 1



Optional Elevation 2



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Standard Elevation

**CAZENOVIA II**  
4BR/3 FULL & 1 ½ BATH 3400 SQ.FT

- Front and back staircases
- Spacious Great Room
- Coffered ceiling in Dining Room
- 2nd floor laundry room
- Vaulted ceiling in Master Suite
- Ensuite bath in BR 2

