

CARRIAGE HOME AND  
MODERN CLASSIC COLLECTION



LEGACY WOODS  
HOMES BY MALTA DEVELOPMENT

FOR MORE INFORMATION:


Call Beth Smith

Beth Smith Realty Ltd


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HOMES BY  
MALTA DEVELOPMENT



We invite you to become part of the Legacy Woods community. Whether you're looking to start a new chapter by downsizing or adding more space for your growing family, we have a floorplan for you.



Explore the opportunities at Legacy Woods and see how we can transform your vision of the perfect new home into reality. We look forward to welcoming you and making your dreams come true.

**The Team at  
Homes by Malta Development**





## 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





# 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

- Public water and sewer; natural gas
- BHBL School District
- 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



# CARRIAGE HOME COLLECTION

## PRICE LIST

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MODEL	SQ.FT.	BEDS/BATHS	BASE PRICE
<b>Saranac Standard Elevation</b>	1406	2/2	\$584,800.
<b>Saranac Optional Elevation 1</b>	1406	2/2	\$594,500.
<b>Saranac Optional Elevation 2</b>			
Optional Sunroom (8'6" x 15'6")			\$47,200.
Optional Patio			TBD
<b>Mohegan Standard</b>	1722	3/2	\$621,000.
<b>Mohegan Optional Elevation 1</b>	1722	3/2	\$624,700.
Optional Sunroom (8'6" x 18')			\$50,400.
Optional Patio			TBD
<b>Adirondack Standard</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.
Optional Patio			TBD
<b>Saratoga Standard</b>	2022	3/2	\$677,000.
<b>Saratoga Optional Elevation 1</b>	2022	3/2	\$682,500.
Optional Sunroom in Standard & Opt. 2 (8'6" x 18'6")			\$50,400.
Optional Sunroom in Opt.1 (8'6" x 17'6")			\$46,200.
Optional Patio			TBD

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# CARRIAGE HOME COLLECTION

## PRICE LIST page 2

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MODEL	SQ.FT.	BEDS/BATHS	BASE PRICE
<b>Ontario Standard Elevation</b>	2413	3/2.5	\$753,400.
<b>Ontario Optional Elevation 1</b> Optional Patio	2413	3/2.5	\$764,200. TBD
<b>Algonquin Standard Elevation</b>	2550	3/2/2	\$783,900.
<b>Algonquin Optional Elevation 1</b> Optional Patio	2550	3/2/2	\$794,600. TBD

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# CARRIAGE HOME COLLECTION



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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Optional Elevation



Standard Elevation

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





Standard Elevation

- 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





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



Optional Elevation 1





Optional Elevation 1

Standard Elevation

- 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





Standard Elevation



Optional Elevation 1

- 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



# MODERN CLASSICS COLLECTION

## PRICE LIST

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MODEL	SQ.FT.	BEDS/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 (8'6" x 18'6")			\$51,200.
Optional Patio			TBD
<b>Seneca Standard</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 (8'6" x 11')			\$37,600.
Optional Patio			TBD
<b>Chadwick Standard</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 w/bath in place of study	2485	4/3.5	\$20,500.
Optional Sunroom (8'6" x 16')			\$46,200.
Optional Patio			TBD
<b>Cazenovia Standard</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 (7'6" x 19'8")			\$47,200.
Optional Patio			TBD

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## PRICE LIST page 2

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MODEL	SQ.FT.	BEDS/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 (8'6" x 19')			\$51,000.
Optional Patio			TBD
<b>Champlain Standard</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 (8'6" x 17')			\$47,200.
Optional Patio			TBD
<b>Cazenovia II Standard</b>	3400	4/3.5	\$1,020,000.
Optional Patio			TBD

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**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





Standard Elevation

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

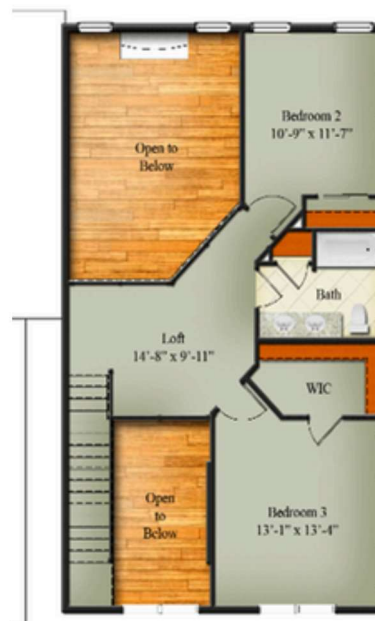
- 1st floor Master Suite plan
- 2 BRs and a Full Bath 2nd floor
- Large 2-story Great Room
- Loft overlooking Great Room and open foyer
- Optional Butler's Pantry next to Dining Room
- Full front porch



Optional Elevation 1



Optional Elevation 2





Standard Elevation

- 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





Optional Elevation 1



Optional Elevation 2



Standard Elevation

- 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





**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

Standard Elevation





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





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

