



FOR SALE
\$799,900

**103 MAXWELL RD
LATHAM, NY 12110**

Make yourself at home in this
new-build carriage style property!

Enjoy modern luxuries and a
convenient location in the latest
home designed and built by
Rosewood Home Builders.

THIS NEWLY BUILT HOME FEATURES:

- 3 generous sized bedrooms
- En suite master bathroom
- Back deck
- Attached garage
- .41 Acre Lot
- North Colonie school district

Jennifer Hotaling
518-269-8268
jenn@rgrosetti.com



Richard G. Rosetti
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103 MAXWELL RD

1900 SQFT



FRONT ELEVATION

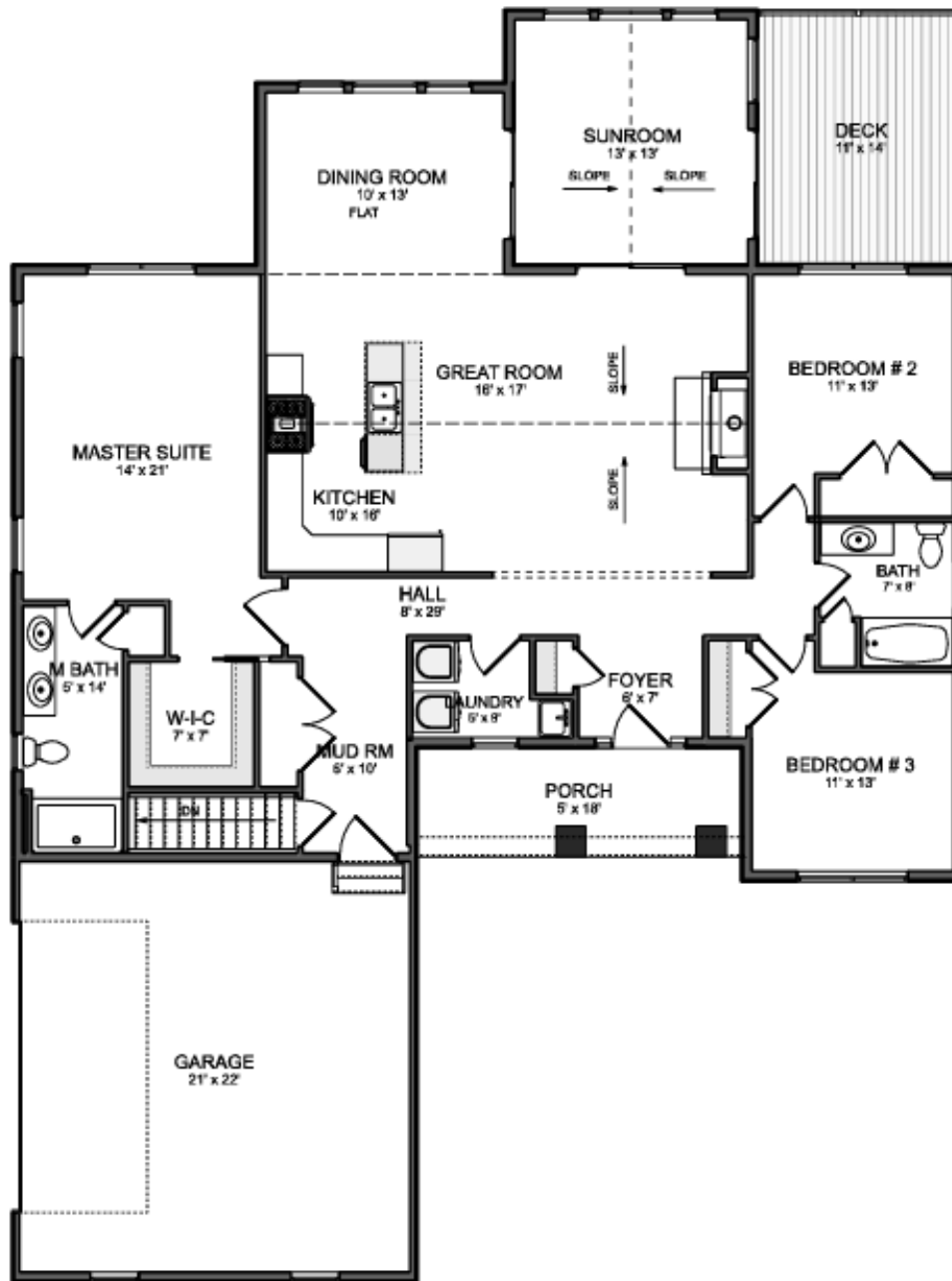
**EXTERIOR DRAWING
*SUBJECT TO CHANGE**

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EQUAL HOUSING
OPPORTUNITY

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INCLUDED FEATURES 103 MAXWELL RD

Interior:

- Superior DRT2000 Fireplace with Tile Surround
- Painted Mantle with Pilasters
- Stairs with Oak Hand Railing
- 9 ft. First Floor Ceiling (Per Plan)
- 2 Panel Masonite Doors with Black Lever Handles
- Harvey Sliding Glass Door
- Sherwin Williams ProMar 400 Paint with Semi Gloss Trim in Dover White
- Oak Hardwood Flooring in Foyer, Dining Room and Great Room
- 51/4" Baseboard on First & Second Floors (Per Plan)
- Slide Wire Shelving in All Bedroom Closets
- Wall-to-Wall Carpet with 8 lb. Pad
- Sea Gull Lighting Package
- LVT Plank Flooring in Laundry Room
- Tray Ceiling, Crown Moulding and Chair Rail In Dining Room

Kitchen:

- Kraftmaid Maple or Oak Raised Panel Cabinet (Standard Layout)
- Granite Kitchen Countertops
- Oak Hardwood Flooring
- Double Bowl Stainless Steel Sink
- Delta Pull Out Faucet (Black)
- Stainless Steel Appliances (Range, DW, Micro, Refrigerator)
- Garbage Disposal - 1/2 HP Continuous Feed
- Water Line for Future Refrigerator

Bath:

- Kraftmaid Maple Raised Panel Vanities - (Master Layout)
- Kraftmaid Oak Raised Panel Vanities - (Main Bath)
- Ceramic Tile Floors in All Baths
- Fiberglass One Piece Shower or Tub Units in Full Baths
- Fiberglass Base with Tile Walls in Master Bath
- Gold Shower Door in Master Bath with Clear Glass
- Pedestal Sink in Half Baths
- Delta Faucet in all baths
- Mirrors Over All Bathroom Sinks
- Granite One Piece Vanity Top with Undermount Sink in all baths

Construction:

- Full Basement Under Living Area
- Poured Concrete Foundation (7' 10" From Footing) with In Garage and Basement
- Trus Joist Silent Engineered Floor System
- 2"x6" Exterior Walls with House Wrap & R-21 Insulation 3/4" Tongue & Groove OSB Sub-floor, Screwed & Glued R-38 Insulated Ceilings
- Basement Walls Insulated with R-11 Blanket Wrap Two Basement Windows with Screens
- Interior and Exterior Footing Drains
- Sump Pump or Gravity System (Per Lot)
- Painted Stairwall to Basement
- Energy Efficient - Saving 30% on Energy Bill

Exterior:

- Harvey SlimLine Low E Windows - Double Hung Tilt Wash with Screens
- Insulated Glass w/ FineLite Grills Between Glass
- White Factory Interior Finish
- Ridge Vent
- One 16'x7' Overhead Garage Door
- 30 Year Warranty CertainTeed Architectural Roof Shingles
- Black Lever Handle on Front Door with Dead Bolt and Black Kick Plate
- Therma-Tru Exterior Door with Sidelights (Per Plan)
- Landscape Package*
- Lawn Seeded Front, Side and 25 Ft. in Rear*
- Concrete Walkway
- Tree & Shrub Package
- Exterior Lighting and Post Lamp included in lighting package from Sea Gull Lighting
- Basecoat Blacktop Driveway to Street

Mechanical Systems:

- Lennox Gas Forced Hot Air Furnace, 95% Energy Efficient
- Direct Vent with a Programable Thermostat
- Amana Central Air Conditioning - 16 SEER
- 50 Gallon High Energy Efficient Hot Water Heater-Direct Vent
- 200 Amp Electrical Service
- Home Security System
- Two CATS Phone Jacks
- Two RG6 Cable TV Jacks
- Smoke Detectors in Bedrooms & One in each Floor Hallway
- Carbon Monoxide Detector
- Two Outside Electrical GFI Outlets
- Two Outside Hose Bibs
- Town Water & Sewer and Underground Utilities

Builder reserves the right to make substitutions. All prices are for standard elevations. Prices subject to change without notice. This version supercedes all previous price lists. This information deemed reliable but not guaranteed as of 07/01/2025

*Not covered under warranty

