

STRINGER HOMES, L.L.C.

Lot 202 Fact Sheet

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Price Estimate - \$1,221,200

An Idea, A Plan, A Commitment

Mallards Landing consists of over 400 acres of land nestled in the rolling hills of Manlius. Our community is conveniently located in an eastern suburb of Syracuse within easy access to Syracuse's Hancock International Airport, medical facilities, shopping and entertainment. We are also fortunate to be located in the Fayetteville Manlius School District, which is one of the most desired in Central New York as well as being located within close proximity to Syracuse University.

Mallards Landing is a diverse community made up of young people, growing families and empty nesters (we have a place for everyone). Over the years, Mallards Landing has become the first choice for the discriminating buyer who wants to celebrate their success in a well planned community.

A neighborhood protected by architectural control and protective covenants.

Each home is individually designed using the team approach: client, architect, builder and interior designer all working together to bring dreams to reality.

Celebrate your success and let your imagination flow as you experience the incredible architecture and curb appeal of this 6,272 square foot transitional home with room to grow for the entire family. Nestled on 1.51 acres in prestigious Mallards Landing, this two-story transitional shows off graceful elegance for entertaining while catering to your < needs of comfort and function.

Lower Level Features:

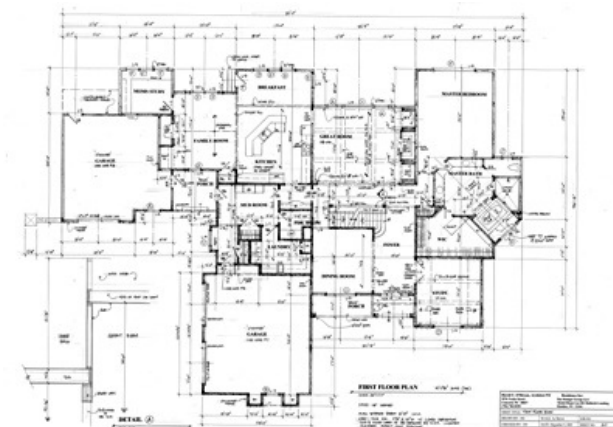
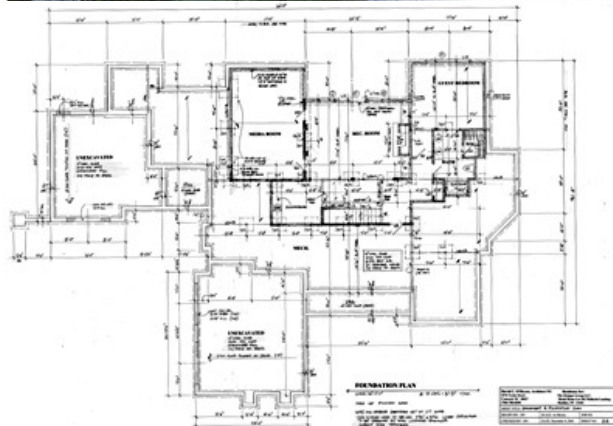
- Media Room complete with home theatre system, surround sound and seating
- Rec Room with Kitchenette area
- Guest Bedroom and Bath

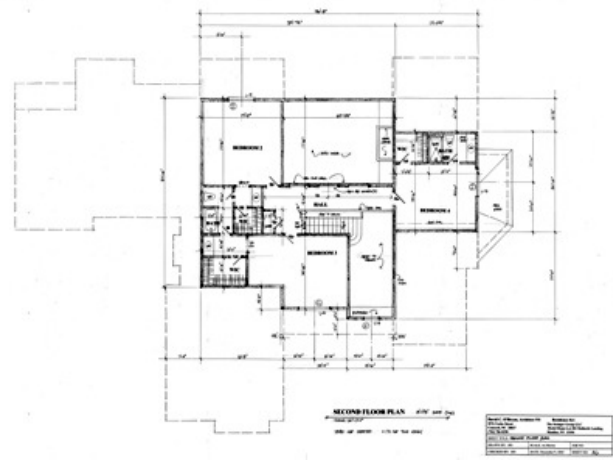
First Floor Features:

- Exquisite Master Bedroom Suite with enormous custom walk-in closet, whirlpool tub and large walk-in shower
- Kitchen with large center island, granite tops, stainless steel appliances and dry bar area
- Great Room with coffered ceiling and fireplace
- Separate Mom's Study off of the Family Room with a cultured stone fireplace
- Cherry Study with French Doors
- Formal Dining Room with wainscoting
- Powder Room with ceramic tile wainscoting
- Oversized Mudroom with two closets
- Laundry with utility closet and plenty of work area

Second Floor Features:

- 3 Bedrooms with walk-in closets
- 2 Baths





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