

STRINGER HOMES, L.L.C.

Lot 312 Fact Sheet

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Price Estimate - \$378,914

Nestled among rolling hills, mature trees and tranquil ponds in one of Central New York's most prestigious neighborhoods, The Cottages at Waters Edge at Mallards Landing offer a new approach to residential living: casual elegance coupled with carefree living.

Property Highlights

Attention to detail and respect for simplified yet refined living inspires The Cottages' design. The properties feature rear privacy and a cottage-style exterior with transitional style interior.

Nine-foot ceilings, colonial moldings and hardwood floors compliment the centralized family gathering area which features a cathedral ceiling.

The spacious kitchen includes a large center island, a pantry closet, and ample rear windows that open the space with warm sunshine and spectacular views. An informal, open breakfast area couples nicely with the rear patio for private outside dining and relaxing. A formal dining room is set for special evenings or holidays.

The large master suite, complete with a walk-in closet, is a friendly retreat with its deep soaking tub and glass enclosed shower.

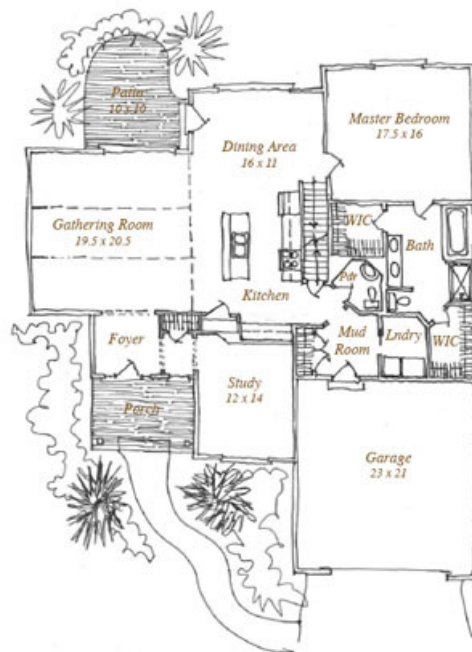
The second floor features a private guest suite including a full bath and flexible loft area.

Amenities

The Cottages at Waters Edge at Mallards Landing offer true carefree living coupled with exquisite taste. The Mallards Landing Homeowners Association, III, Inc. provides expert lawn care, driveway maintenance, trash and snow removal, exterior re-staining, homeowners insurance for dwelling and common area maintenance. Complete offering terms for Homeowners Association are provided by sponsor, H02009.

All prices subject to change without notice.

The floor plan, elevation and price shown for this cottage are intended to serve as illustrations and suggestions only. The property will be individually tailored to reflect the buyer's taste and preferences. Each property's dimensions and details are approximate and may vary according to field changes.

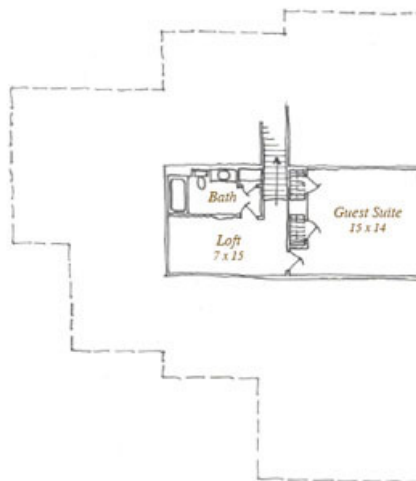


FLOOR PLAN

All floor plans, room dimensions and square footages may vary at builder's option.

First Floor
1,556 square feet
Cottage 1, II &
V (with deck only)

FLOOR PLAN



*All floor plans, room dimensions and square footages
may vary at builder's option.*

Second Floor
500 square feet
Cottage I

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