

Lot 414 Fact Sheet

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Price - \$435,000

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 cottagestyle exterior with a 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 central 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 deck 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 walk-in shower. The second floor features a private guest suite including a full bath and flexible loft area. The lower level includes a large recreation room and a guest suite with a shared bath.

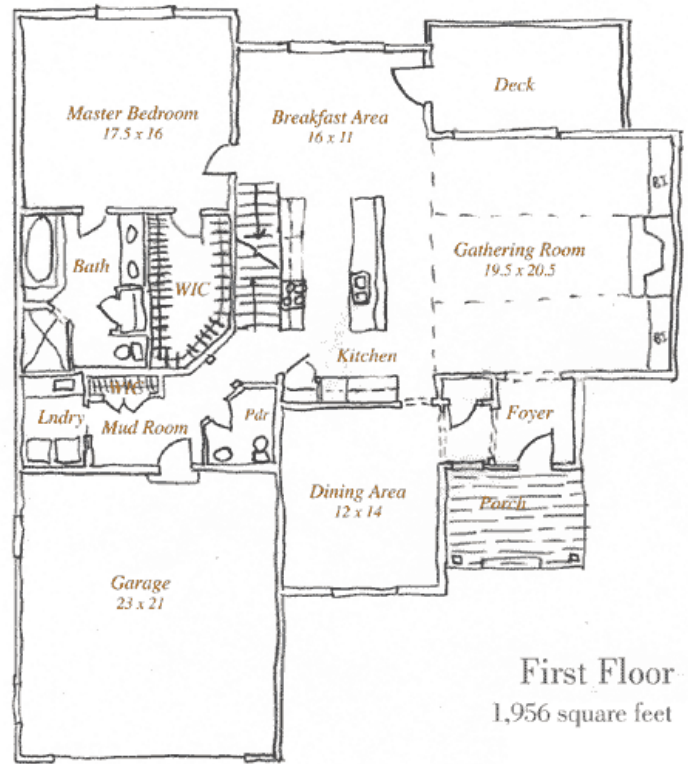
Amenities

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. Lot 414 Floor Plans The floor plan, elevations 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.

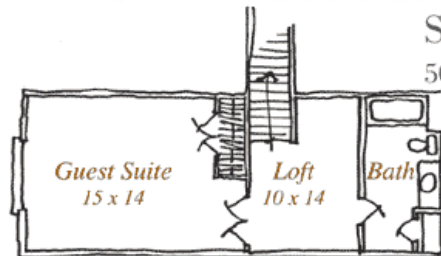
More Information

For more information on this home, a detailed floor plan, or any other questions please contact Stringer Homes, L.L.C. at the address below.

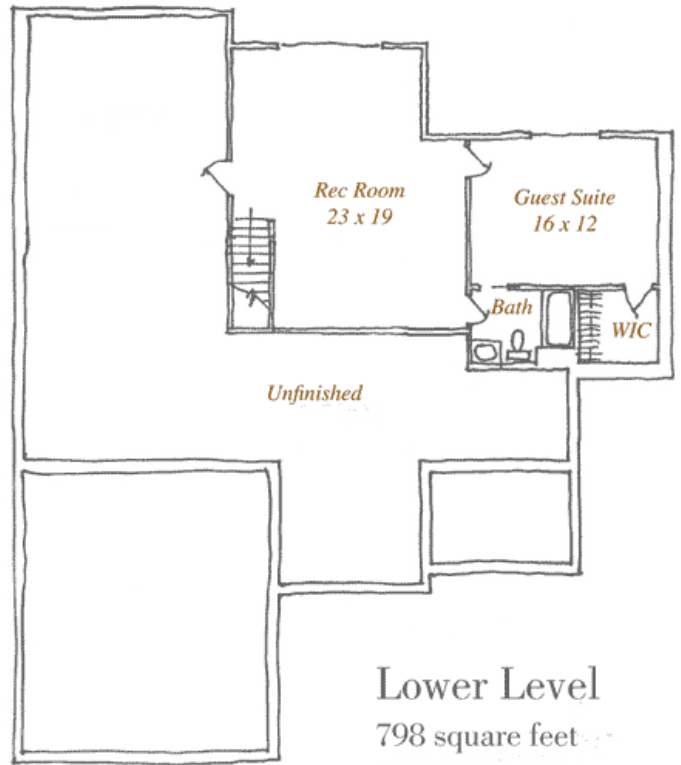
In a continuing effort of improvement, pricing and specifications are subject to change.



First Floor
1,956 square feet



Second Floor
508 square feet



Lower Level
798 square feet

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