



## FACT SHEET

Location: 150 Street & 6 Avenue, Whitestone (former location of Cresthaven Country Club)

Number of Homes: 44 single family homes

Site Acreage: 6 acres

Construction: 4 bedroom, all brick and precast stone Colonials with attached garage, 2,000-3,760 square feet, depending on the model.

Designed by award-winning architect, Frank Petruso and built by award-winning builder, O'Sullivan Builders & Developers.

### First Floor:

- Two story center entry with marble floors in foyer
- 3 ¼ " plank white oak select floors in living room, dining room, kitchen and family room
- Wainscoting in foyer and stairs
- 9'8" ceilings on first floor
- Living Room with gas fireplace, soffitted ceiling, raised panels
- Formal Dining Room with soffitted ceiling, chair rail
- Gourmet Kitchen with center island, Viking stainless steel appliances, coffered ceiling, Kohler fixtures, selection of counters and cabinets
- Family Room with coffered ceiling and raised panels
- Powder Room with Kohler fixtures and selection of tile, counter and vanity

### Second Floor:

- Wainscoting in hall
- 3 ¼ " plank white oak select floors in living room, dining room, kitchen and family room
- Cathedral ceilings throughout
- Master Bedroom with walk-in closet with custom built-ins
- Master Bathroom with selection of tile, counter and vanity, Kohler fixtures and soaking tub
- Three additional bedrooms with custom built-ins in closets
- Full bathroom(s) with Kohler fixtures, selection of tile, counter and vanity

### Lower Level:

- Sheet-rocked and painted with 9' ceilings
- Laundry Room with washer and dryer
- Full Bath
- Separate entrance on side of home
- Entrance to garage



## Utilities & Other Features:

- Gas heating and cooking
- Gas Hot Water Heater
- HVAC – AC – Electric & Heat (Gas)
- 2-zone HVAC – 1st and 2nd floor thermostats, basement is dampered on separate thermostat
- The homes shall be pre-wired for an alarm system
- The homes are completely wired for telephone, cable and internet
- Home has a 200 amp electrical service, Decora switches and high hat lighting
- Central Vacuum System
- Public sewers; HOA phase will have private sewers which will be connected to public sewers.

## Additional Features:

- Oversized, arched wrought-iron double door at front
- Oversized moldings, 7” base, 4.5” casings, 4” crown moldings
- Chandelier lift for hall chandelier
- Anderson 400 Series wood windows with vinyl exterior cladding
- Precast concrete window surrounds in the front of the home
- GAF Camelot II shingle roof
- Fire sprinkler system throughout home, except for garage
- Property shall be landscaped, with plantings in the front of the house and sod planted in all open areas
- In-ground sprinkler system

## Location Highlights:

- New York City SD# 25
- Close Proximity to:
  - o Major Highways – Whitestone Expwy, Cross Island Pkwy, Clearview Expwy
  - o Airports – LaGuardia & JFK
- Within 12 miles from Manhattan
- Express bus to city: QM2
- Bus to 7 Subway: Q15