

19TH SARATOGA SHOWCASE OF HOMES – AN OFFICIAL GUIDE

AUTUMN 2014

CAPITAL REGION **BUILDING** *& Design*

An RCS Publication

**2014 SARATOGA
SHOWCASE OF HOMES**

**SEPT. 20 & 21
SEPT. 27 & 28
OCT. 4 & 5**

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CRB&D Saratoga Showcase Special Edition



September 20-21, 27-28 & October 4-5
www.saratogashowcaseofhomes.com

The Homes

- 15 Classic Homes, Inc.
- 16 Bella Home Builders, Inc.
- 17 Saratoga Builders, LLC
- 19 Bonacio Construction, Inc.
- 20 Belmonte Builders, LLC
- 24 BCI Construction, Inc.
- 25 Polito Homes, LLC
- 27 Witt Construction, Inc.
- 28 VanVeghten Construction, LLC
- 31 Malta Development Co., Inc.
- 32 Richbell Capital
- 33 Heritage Custom Builders, LLC
Timber Creek Preserve
- 34 Traditional Builders Ltd.
- 35 Heritage Custom Builders, LLC
Mourningkill Meadows

contents

- 6 Welcome/2014 Showcase Committee
- 7 2014 Saratoga Showcase Tickets
- 8 Rebuilding Together Saratoga County
- 10 Habitat for Humanity of Saratoga, Warren and Washington Counties
- 12 Showcase Directions
- 13 Showcase Tour Map
- 14 Chefs' Comforts of Home Tour
- 21 Asking the right questions key to creating your dream kitchen
- 23 2014 Saratoga Showcase Judges
- 37 SBA 2014 Resource Directory

commentary

- 5 From the Publisher
- 36 Focal Point

ON THE COVER: People's and Realtors' Choice award-winning 2013 Saratoga Showcase Home by Witt Construction, Inc. — Old Stone Ridge, Luxury Home category.
© Randall Perry Photography

To benefit



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From the Publisher ...

As Autumn approaches we think of crisp, cool mornings, leaves changing to their brilliant colors, children heading back to school and the scent of apples, cinnamon and cider. We also remember that it is time to enjoy touring beautifully decorated homes on the Saratoga Showcase of Homes tour.

We have covered this event for 19 years now and provided this dedicated guide for 14 years. We hope it will be a useful tool to help guide you across Saratoga County to visit the wide variety of homes by some of the area's top builders.

While you are checking out the homes keep in mind that those who greet you are volunteers from the two charities benefiting from this event: Rebuilding Together Saratoga County and Habitat for Humanity of Saratoga, Warren and Washington Counties. Consider volunteering your time or otherwise contributing to these worthy organizations throughout the year.

Craig and Rita Stevens, Publishers

Welcome!



Welcome to the 2014 Saratoga Showcase of Homes, the “Greatest Show in Town each and every Fall.” It’s an event that is truly part of the regional fabric in our autumn season.

On behalf of the Saratoga Builders Association and the Showcase Committee, I’d like to thank all the generous sponsors and countless volunteers for their continued support. Special thanks to all our builders who are committed to this show and make this annual event a reality. Lastly, we are grateful for the tremendous public support through ticket sales each and every year.

We celebrate the 19th edition of our area’s premiere home tour in spectacular style. We are proud to present 14 new homes in Saratoga County from 13 award-winning builders for your enjoyment beginning September 20 and running over three weekends. You’ll see the most innovative products, beautiful decor, professional craftsmanship and impeccable construction grace each of these magnificent homes, inviting you through their doors.

Consider adding a dash of delectable treats to your experience and join us for:

Showcase Chefs - Comforts of Home event taking place on Friday, September 19. Eight homes are participating in what should be a fun memorable night of outstanding comfort foods.

You’ll have a chance to sample dishes from some of the area’s top chefs and restaurants while touring these exceptional homes.

The Saratoga Builders Association has contributed over \$825,000 to our local charities from this annual event, and this year will be no different. Proceeds from this year’s Showcase of Homes will benefit two worthwhile organizations: **Rebuilding Together, Saratoga County** and **Habitat for Humanity**

of Northern Saratoga, Warren and Washington Counties. Both of these terrific groups help to give back to the community through improving the homes and lives of those in need. Many families in our area would never realize their dreams of home ownership or improvement of their living conditions without the efforts of these two extraordinary organizations.

Please take a moment to explore the pages of this official guide and see what’s in store for the Showcase of Homes this year. Also visit our dedicated website at www.saratogashowcaseofhomes.com

Where else can you visit 14 incredible new homes over three beautiful fall weekends for just \$20? And get a FREE shoe/tote bag as well!

Enjoy the show ... it is a not to be missed event this year!

Barry Potoker

Executive Director, Saratoga Builders Association



2014 Showcase of Homes Committee

Pictured left to right ...



Tammy DiCara

Habitat for Humanity of Northern Saratoga, Warren & Washington Counties

Marci Fila

Realty USA

Doug Winters

Spa City Builders & President, Saratoga Builders Association

Rilla Schulte

Lisa Licata-Stoll

Co-Chair & Realty USA

Jamie Pietrosanto

Pietrosanto Insurance

Barry Potoker

Co-Chair & Executive Director, Saratoga Builders Association

Pam Stott

Curtis Lumber

Michelle Larkin

Rebuilding Together Saratoga County



Buy Tickets



2014 Saratoga Showcase of Homes Tickets on sale now!

2014 Saratoga Showcase of Homes tickets are **\$20.00** each and are available online, at the businesses listed in the box below and at any Showcase home on the days of the tour between 11 am and 5 pm. Tickets are valid for all 6 days. Keep your ticket until you have seen all of the houses.

Children under 12 are admitted free. Every ticket purchaser will receive one **FREE** Showcase of Homes shoebag tote at the first home you visit. Enjoy the show!

2014 Showcase of Homes Tickets Price: \$20.00 each



Showcase Chefs "Comforts of Home" Tickets

Price: \$25.00 each

Due to the nature of this event quantities are limited.

Your ticket allows entry to all **eight** participating Showcase Chef homes. **They are available at the locations listed on this page or at the participating homes in limited quantities.**



Showcase of Homes and Chefs "Comforts of Home" TICKET COMBO

\$40.00 each

Your Combo ticket allows entry to the Showcase Chef event on Friday, **September 19th** and all the Showcase homes for three weekends. **They are available at the locations listed on this page or at the participating homes in limited quantities.**

www.SaratogaShowcaseofHomes.com

Adirondack Trust ticket sales locations:

Main Office: 473 Broadway, Saratoga Springs

Church Street Office:

315 Church St, Saratoga Springs

Prestwick Chase Office: 100 Saratoga Blvd, Saratoga Springs

South Broadway Office:

112 South Broadway, Saratoga Springs

Malta Office: 2510 Route 9

Ballston Spa Office: 224 Church Ave
Wilton (Exit 15) Office: 3017 Route 50

Exit 11 Office: 322 Ruhle Road, Ballston Lake

Glens Falls Office: 24 Maple St,
Milton Office: 162 Northline Rd, Ballston Spa

Queensbury Office: 376 Bay Rd
Wilton Office: 650 Maple Ave

Trustco Bank ticket sales locations:

Clifton Country Road: 7 Clifton Country Road, Clifton Park

Clifton Park: 1018 Rte. 146

Halfmoon: Country Dollar Plaza

Exit 8: 1532 Crescent Road, Clifton Park

Malta Four Corners: 2471 Route 9

Mechanicville: 9 Price Chopper Plaza

Ballston Spa: 235 Church Ave

Mayfair: 286 Saratoga Road, Glenville

Milton: 2 Trieble Avenue, Ballston Spa

Wilton Mall: Route 50, Saratoga Springs
Northern Pines: Maple Avenue, Saratoga Springs

South Glens Falls: Glengate Shopping Plaza

Ushers Road: 308 Ushers Road, Ballston Lake

Exit 11: 43 Round Lake Road, Ballston Lake

Saratoga Springs: 34 Congress Street,
West Sand Lake: 3690 Route 43

Saratoga National Bank ticket sales locations:

Main Office: 171 South Broadway, Saratoga Springs

Route 9 Office: 3 Carpenter Lane, Saratoga Springs

Clifton Park Office: 386 Clifton Park Center Road

West Avenue Office: 91 West Avenue, Saratoga Springs

Other ticket sale locations:

Realty USA: 505 Broadway, Saratoga Springs

Realty USA: 1547 Route 9, Clifton Park

Curtis Lumber: 885 State Route 67, Ballston Spa

Roohan Realty: 519 Broadway, Saratoga Springs

Neighbors helping neighbors



What a great year we have had helping our neighbors in need! We are immensely thankful for the Saratoga Builders Association and their donation from the proceeds of the Showcase of Homes, making the SBA our Premier Sponsor. We are able to buy a lot of lumber and nails for our projects throughout Saratoga County because of their generosity.

Rebuilding Together Saratoga County (RTSC) brings volunteers and communities together to improve the homes and lives of homeowners in need. We make repairs to the homes of low income Saratoga County homeowners, particularly those who are older adults, persons living with a disability, families with children or a veteran. When we assist one homeowner in a neighborhood, we are helping them to remain safely in their home, but also helping to stabilize that neighborhood.

The repairs we provide are truly life changing for the homeowners we help. We recently installed a ramp for an elderly couple in Greenfield. Mr. W. has Alzheimer's and was having trouble getting in and out of their home safely. The ramp we installed has made it possible for him to get outside every day, giving him something to look forward to. It also has made it easier for him to get to their car so Mrs. W. can take him to his doctor appointments. Wendy, another one of our recent homeowners said, "I was facing eviction and I'm disabled. If it wasn't for Rebuilding Together Saratoga County I would be homeless. I want to thank each of you."

Why do sponsors and volunteers return to help year after year? Everyone wants to do their part to help their neighbor in need, help stabilize neighborhoods, have their money stay local and be able to assist on shorter projects. This enables them to help one day a year or multiple days in a year. Over one thousand volunteers donated 5,592 hours in 2013, helping their neighbors stay warm, safe and dry. What a caring community we live in!

As always, this year's Showcase of Homes promises to be better than ever. Thank you to all who buy a ticket to visit the fabulous homes on the Showcase of Homes tour. Your participation is supporting the work of two charities: Rebuilding Together Saratoga County and Habitat for Humanity of Northern Saratoga, Warren and Washington Counties. Your support of the local builders and your support of these two charities is vital. Thank you!

Michelle Larkin, Executive Director



“I was facing eviction and I’m disabled. If it wasn’t for Rebuilding Together Saratoga County I would be homeless. I want to thank each of you.”



Photos courtesy of RTSC



Photos courtesy of HFH GF

24 Houses and counting ...

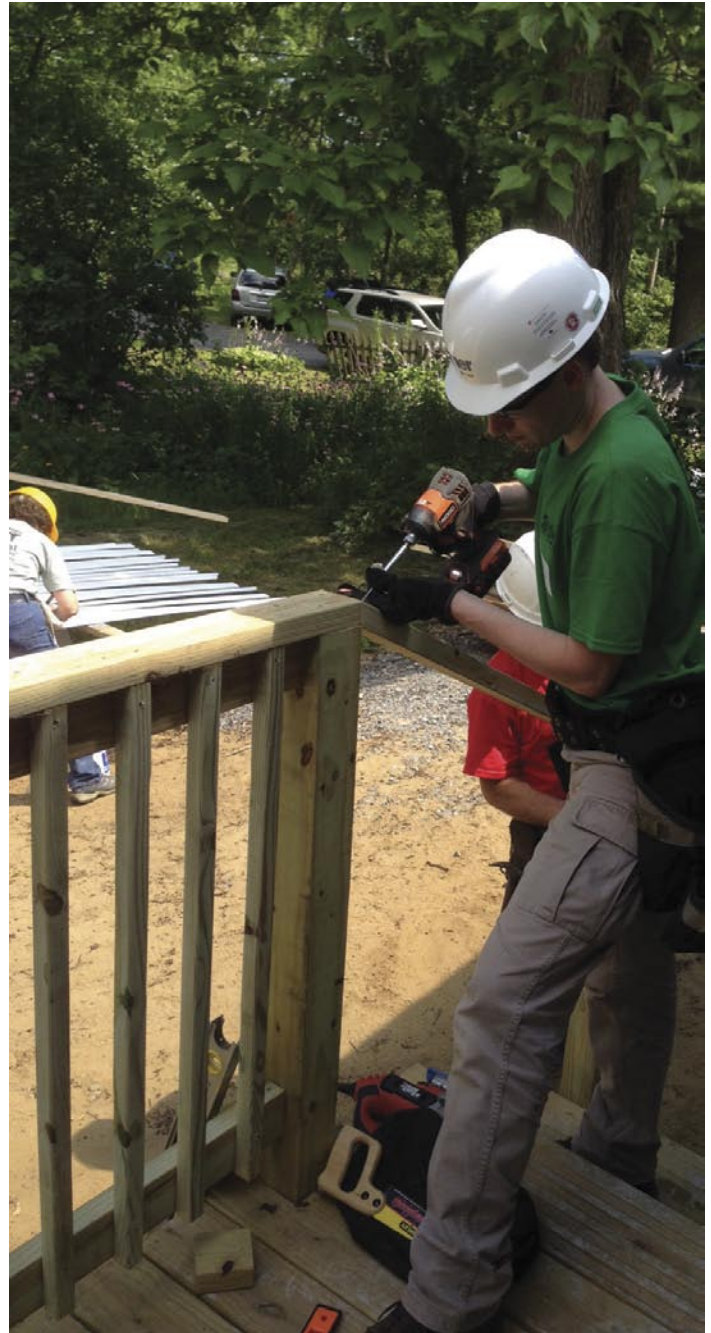
As Habitat for Humanity of Northern Saratoga, Warren and Washington Counties nears completion on its 24th home, volunteers and Partner Families are sought for #25 and beyond.

Since 1991 Habitat for Humanity of Northern Saratoga, Warren and Washington Counties has been working in our community building simple, decent and affordable housing in partnership with qualified families.

In April we broke ground on the construction of our 24th Habitat for Humanity home. This home is located at 46 East Beacon Street in Glens Falls. The “Partner Family” for this home is a disabled single mother with two grown sons. She is a very spiritual woman and is eagerly waiting the start of her Habitat home.

To date a total of 328 volunteers have spent 1913 hours on this build, which is projected to be finished mid-October. As with all our homes 46 Beacon Street is a basic structure, constructed almost entirely with volunteer labor and with supplies usually donated and discounted. Building takes place on Saturdays from 8 am to 4 pm. Volunteers are provided with training, a t-shirt and treated to a lunch. Our volunteers work right alongside our “Partner Families,” getting to know them very well. Families volunteer 500 hours toward the building of their own home and once it is completed Habitat for Humanity of Northern Saratoga, Warren and Washington Counties holds a 0% interest 30-year mortgage for the family.

Anyone interested in volunteering or applying to become a Habitat “Partner Family” should visit our website at www.glensfallshabitat.org, call our office at 518-793-7484 or email us at info@glensfallshabitat.org.



Courtney Smith, Executive Director

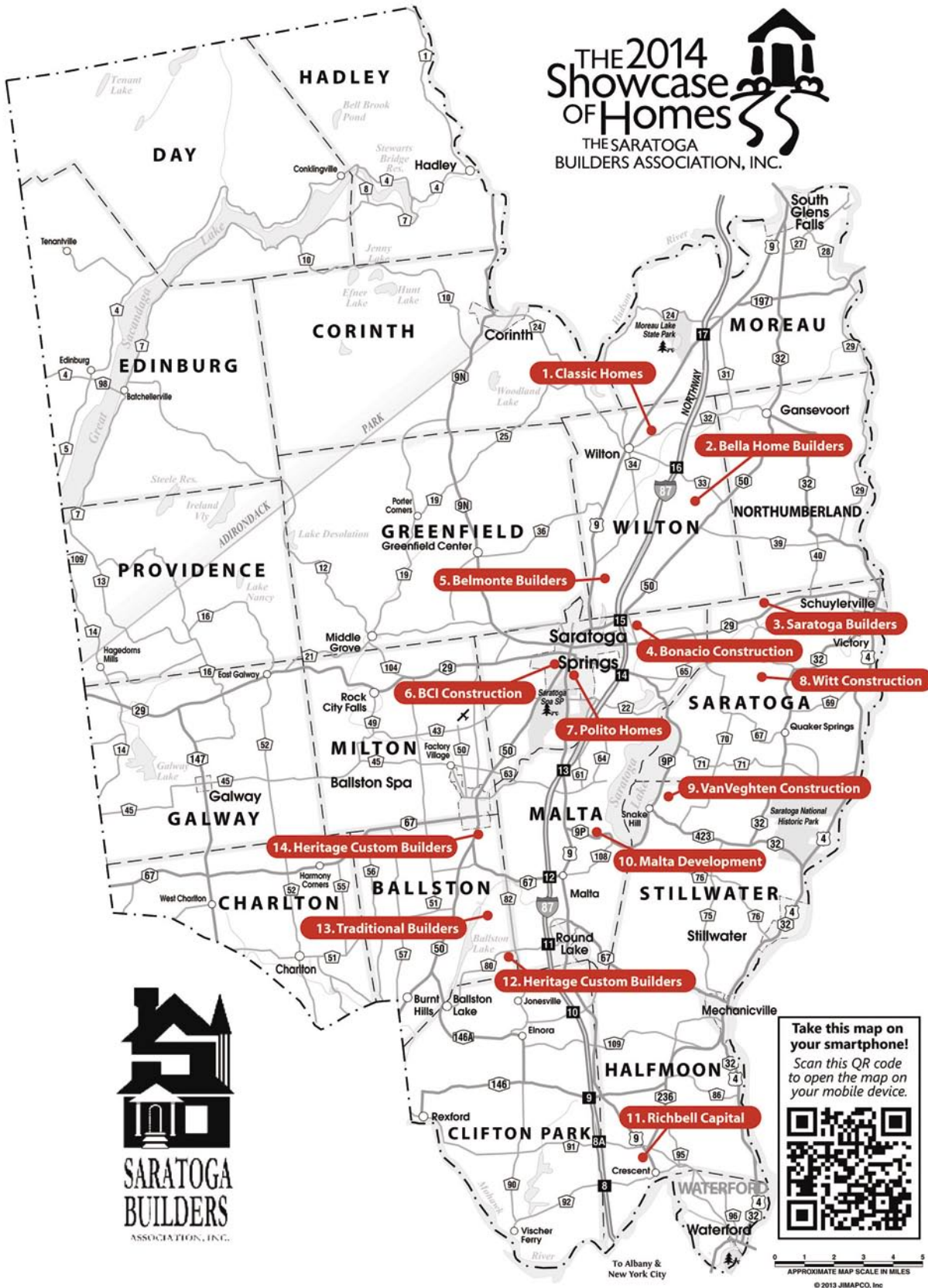


2014 Showcase of Homes Directions

- 1. Classic Homes** *Ridgeview Estates*, 6 Ridgeview Road, Gansevoort, NY 12831
 - I-87 to Exit 16, left on Ballard Road, right on Northern Pines, right on Gansevoort Road, left on Ridgeview
- 2. Bella Home Builders** *Rolling Green*, 7 Rolling Green Drive, Wilton, NY 12831
 - I-87 to Exit 15 to North on Route 50, left on Edie road, left on Rolling Green Drive into subdivision
- 3. Saratoga Builders** *Schuyler Pointe*, 12 Ashleigh Lane, Saratoga Springs, NY 12866
 - I-87 to Exit 14, left on Route 9P South, left on Gilbert Road, right on Route 29 East, drive 5 miles and turn left on Loudon Road, drive ½ mile and turn left on Ashleigh Lane
- 4. Bonacio Construction** *The Springs - Apartment*, 11 Hampstead Place, #204, Saratoga Springs, NY 12866
 - I-87 to Exit 15, head East on Route 50. Right on Weibel Avenue. Left into The Springs (Look for The Springs North Entrance)
- 5. Belmonte Builders** *The Mill at Smith Bridge*, 2 Saw Mill Court, Saratoga Springs, NY 12866
 - I-87 North to Exit 15, left on Route 50, Right on US-9 (Marion Avenue), Right on Smith Bridge Road, Left on Cider Mill Way to 2 Saw Mill Court
- 6. BCI Construction** *The Elms at Saratoga*, 28 Joseph Street, Saratoga Springs, NY 12866
 - I-87 North/South to Exit 14. Bear right onto Union Ave. At the end of Union take a left on Circular St. heading toward Broadway. Cross over Broadway onto West Circular St. and go 5 blocks, turn left onto Joseph St.
- 7. Polito Homes** *Park Grove*, 21 Joshua Road, Saratoga Springs, NY 12866
 - I-87 to Exit 13N to Route 9 North, right on Crescent Street, right on Joshua Road
- 8. Witt Construction** 106 Southard Road, Saratoga Springs, 12866 NY
 - I-87 to Exit 14 to Route 9P South, left on Meadowbrook, right on Staffords Bridge Road, left on Wagmans Ridge Road, right on Southard Road
- 9. VanVeghten Construction** *Battle Ridge*, 4 Battle Ridge Place, Stillwater, NY 12170
 - I-87 to Exit 14, left on Union Avenue Route 9P South towards Saratoga Lake, left on Brown Road, right on Putnam Road to right into Battle Ridge
- 10. Malta Development** *Lakeview Landing*, 27 Yachtsmans Way, Malta, NY 12020
 - I-87 to Exit 13S, go 2 miles South on Route 9 to left on Route 9P, go ½ mile, left on Yachtsmans Way
- 11. Richbell Capital** *The Kensington at Halfmoon - Apartment*, 3J Kensington Court, Clifton Park, NY 12065
 - I-87 to Exit 8A, left on CR-91/Grooms Road, go 1.6 miles and take a right on Halfmoon Pky., US-9, go ½ mile and take right on Stone Quarry Road, The Kensington at Halfmoon will be on your right
- 12. Heritage Custom Builders** *Timber Creek Preserve*, 52 Sycamore Street, Ballston Lake, NY 12019
 - I-87 to Exit 11, West on round Lake Road for 1.2 miles, left into Timber Creek Preserve (use second entrance) onto Timberline Drive, first left on Sycamore Street
- 13. Traditional Builders** *Stonebridge Estates*, 6 Stonebridge Drive, Ballston Lake, NY 12019
 - I-87 to Exit 12, go west on Route 67, left on Eastline Road, go ½ mile to right on Lake Road, go 7/10th of a mile to left on Stonebridge. Showcase home is 2/10's of a mile on the right
- 14. Heritage Custom Builders** *Mourningkill Meadows*, 23 Independence Trail, Ballston Spa, NY 12020
 - I-87 to Exit 12, West on Route 67 for 2.5 miles. Left on Brookline Road. At intersection of Brookline and Route 50 turn left on Route 50, right on Mourningkill Drive, left into Mourningkill Meadows subdivision onto Independence Trail

THE 2014 Showcase of Homes

THE SARATOGA BUILDERS ASSOCIATION, INC.



Take this map on your smartphone!
Scan this QR code to open the map on your mobile device.



THE WISHING WELL

Since 1936



Friday, September 19th
5:00 – 10:00 PM (see p. 7 for ticket information)

1. CLASSIC HOMES

Ridgeview Estates: 6 Ridgeview Road, Gansevoort

Wishing Well – Chef Patrick Longton

www.wishingwellrestaurant.com

Food Being Served: Chicken Pot Pie

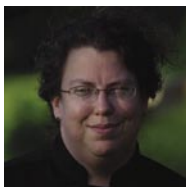
2. BELLA HOME BUILDERS

Rolling Greens: 7 Rolling Green Drive, Wilton

Lake Ridge – Chef Scott Ringwood

www.lake-ridge.com

Food Being Served: Pulled Pork Tacos with Chili Slaw



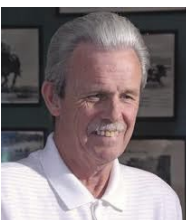
5. BELMONTE BUILDERS

The Mill at Smith Bridge: 5 Saw Mill Court, Saratoga Springs

Zest Cooks – Chef Carla Kuchar

www.zestcooks.com

Food Being Served: Crab Macaroni & Cheese, Tomato Basil Bisque



6. BCI CONSTRUCTION

The Elms at Saratoga: 28 Joseph Street, Saratoga Springs

Jack Dillon's – Chef Tom Dillon

www.jackdillons.com

Food Being Served: NE Style Cod Cakes on Molasses Bread w/ Tartar Sauce



7. POLITO HOMES

Park Grove: 21 Joshua Road, Saratoga Springs

15 Church – Chef Brady Duhamel

www.15churchrestaurant.com

Food Being Served: Hannah Crudo – Jalapeno Duck w/Ginger Aromatic Emulsion. Dessert – Salted Butter Caramel Crunch



8. WITT CONSTRUCTION

106 Southard Road, Saratoga Springs

Pasta Pane – Chef James Frese

www.dzrestaurants.com

Food Being Served: Braised Short Ribs with Seasonal Vegetables over Creamy Polenta



10. MALTA DEVELOPMENT

Lakeview Landing: 27 Yachtsmans Way, Malta

Maestro's at the Van Dam – Chef John LaPosta

www.maestrosatthevandam.com

Food Being Served: Homemade Ricotta Gnocchi Baked w/house made Ricotta; Eggplant Roulades w/Arugula



13. TRADITIONAL BUILDERS

Stonebridge Estates: 6 Stonebridge Dr., Ballston Lake

Villago Pizzeria & Ristorante – Chef Sandra Foster

www.villagopizzeria.com

Food Being Served: Wood-Fired Pizza and Appetizers from Wood-Fired Oven



1

CLASSIC HOMES



RIDGEVIEW ESTATES

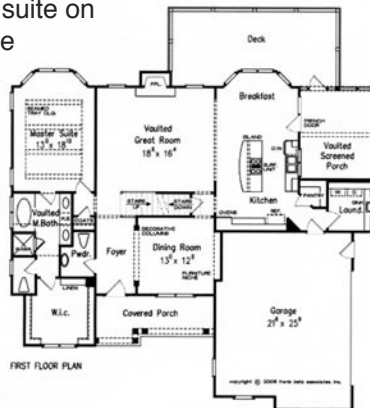
6 Ridgeview Road, Gansevoort

3 Bedrooms • 2.5 Bathrooms • 2,520 sq. ft.

Classic Homes' 2014 Showcase entry is located between Saratoga Springs and Glens Falls in the Ridgeview Estates. A unique spot with public water, sewer and natural gas, yet country living with views. Easy access to the Capital District and Adirondacks. The "Springmill" model is designed for modern, open living on one floor. The kitchen and great room blend together with a breakfast nook on one side and a master suite on the other, featuring a spa-quality bath and a large walk-in closet. Let Classic Homes personally customize this home for you or build a dream home on this dream site.

Home Features:

- Bright Open Floor Plan
- Full Gourmet Kitchen
- Upgraded Trim Package
- Coffered Ceiling Dining Room
- First Floor Master Suite
- One Acre Lot
- 4" Pre-Finished Oak Flooring
- "Spa" Quality Master Bath
- Large Walk-in Closet
- Screened-in Porch off Kitchen



Energy Efficiencies/ Green Technology:

- Energy saving insulation and window package
- High efficiency, Energy Star-rated natural gas forced air furnace with programmable thermostat
- Fully insulated basement

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Brian K. Smith

CLASSIC HOMES is a modern residential construction firm. We combine the latest technologies with time-tested construction techniques performed by skilled professionals to provide New York's Capital Region with a single source for complete new construction and home remodeling services. We offer our customers a superior design and construction experience that makes the entire process as efficient, cost-effective and painless as possible.

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www.bksclassichomes.com
518-664-2083

Realtor:

Roohan Realty, Karen Hankinson/
David Schweizer

Interior Design:

Karen Hankinson Interiors,
Karen Hankinson

Kitchen Design:

Curtis Lumber, Jacques Legere

Landscape:

Classic Homes with Bob's Trees,
Bob Eaton





2

BELLA HOME BUILDERS



ROLLING GREENS

7 Rolling Green Drive, Wilton

3 Bedrooms • 2 Bathrooms • 2,358 sq. ft.

This quaint custom cottage-style home captures your heart the moment you approach the driveway. Situated on two beautifully wooded acres, it's backed by a New York State "forever wild" nature preserve. The custom heavy timber-beamed screened-in porch allows you to take in all the natural beauty. The first floor master has a large custom master bath and walk-in closet. The home is detailed throughout, from 7" baseboard to custom woodwork. This subdivision offers large lots and is in the Saratoga Springs School District. Wilton taxes are the lowest in the area. The homes start at \$399,000 and there are 27 lots between 1 and 2 acres each.

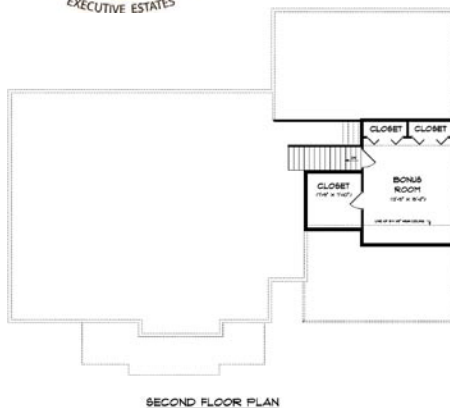
Home Features:

- Custom Timber-framed "Screened-in" Porch
- Genuine Granite Porch Walls
- Vaulted Ceilings

- Custom Vanities and Cabinetry
- Wide-plank Oak Flooring

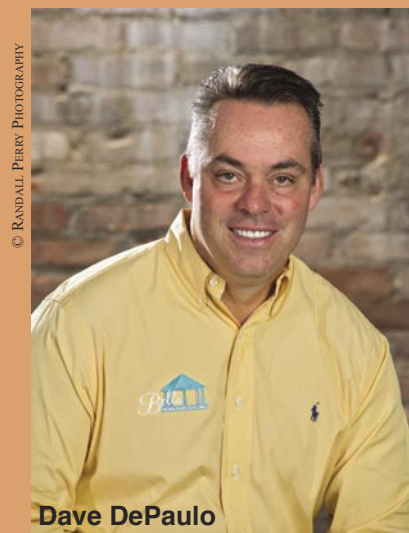
Energy Efficiencies:

- Energy efficient throughout



Check out these Bella supplier ads:

Crawford Door & Window Sales, p. 18
Erie Materials, p. 2



Dave DePaulo

Dave DePaulo, owner of the award-winning BELLA HOME BUILDERS INC., has an artistic approach to building homes for clients with various budgets and needs. Dave's creative vision gives him the ability to meet specific requirements and fit the lifestyle of his clients with exceptional results. This could be as simple as where the clients enjoy their morning coffee. Bella's basic approach is to offer superior craftsmanship, honesty, integrity and EXCEPTIONAL VALUE that equals happy customers.

www.bellahomebuildersinc.com
518-312-8874

House Design:

Dreamscapes Unlimited,
Bob Flansberg

Realtor:

Remax Park Place, Lisa Breen

Interior Design:

Saratoga Signature Interiors,
Nancy Smith

Kitchen Design:

Curtis Lumber, Jacques Legere

Landscape:

Bella Home Builders, Dave DePaulo





3

SARATOGA BUILDERS



SCHUYLER POINTE

12 Ashleigh Lane, Saratoga Springs

3 Bedrooms • 2.5 Bathrooms • 1,956 sq. ft.

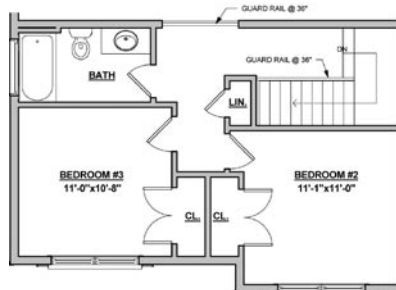
This 2014 Showcase Home is a one-of-a-kind custom design offering a first floor master suite, open floor plan and screened porch. It includes hardwood floors, granite countertops, Kohler fixtures, Pella windows, gas fireplace, cathedral ceilings and much more. Wrought iron spindles line the stairway and a 2nd floor balcony overlooks the entire 1st floor.

Home Features:

- 1st Floor Master Bedroom Suite
- Hardwood Floors
- Granite Countertops
- Screened Porch
- Garage Access to Basement

Energy Efficiencies/ Green Technology:

- Highest Energy Star rating with a 40% reduction in energy costs.
- Energy Star appliances including the refrigerator, stove, dishwasher, microwave and HVAC system.



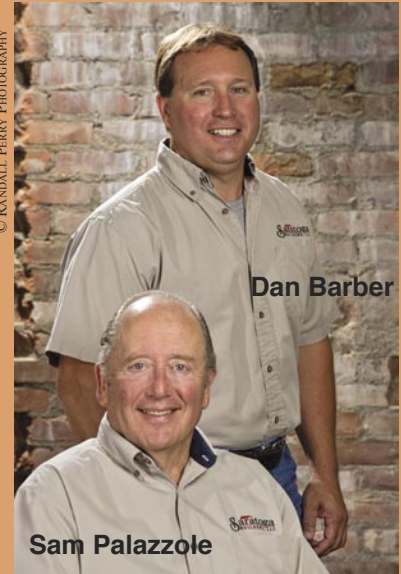
Check out these Saratoga Builders supplier ads:

Builder's Kitchens Inc., p. 3

Crawford Door & Window Sales, p. 18

Earl B. Feiden Appliances & TV, p. 40

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Dan Barber

Sam Palazzole

SARATOGA BUILDERS is an award-winning, custom home builder that builds homes of the highest quality and energy efficiency to satisfy the needs of every new home buyer. They will build custom homes using their own plans or the customer's plans on their own lots or on land owned by the customer.

www.saratogabuilders.com

518-587-2666

Realtor:

Equitas Realty, Janet Besheer

Interior Design:

Jennifer Johnston

Kitchen Design:

Builder's Kitchens, Inc., Nikki Stelling

Landscape:

Blue Spruce Nursery, Bob Daly



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“The Greatest Show in Town”

September 20-21

September 27-28

October 4-5



4

BONACIO CONSTRUCTION



THE SPRINGS

11 Hampstead Place, Unit 204, Saratoga Springs 2 Bedrooms • 2 Bathrooms • 1,410 sq. ft.

This particular unit has two bedrooms, two bathrooms and an additional space for den or office, and boasts two beautiful private balconies and upgraded appliances. The Springs offers urban living in a park-like setting with a vibrant mix of commercial amenities on-site. Bonacio Construction brings a wealth of mixed-use experience to The Springs with an ideal location convenient to the Northway/I-87 and downtown Saratoga Springs. Each spacious one-, two- and three-bedroom layouts offer the character and the high-quality finishes synonymous with Bonacio Construction. Proudly managed by Burns Management.

Home Features:

- Stainless Steel Appliances
- Full-size Washer and Dryer
- Condo-like Finishes; Wider Casing and Baseboard Moldings
- Additional Den/Office Space
- Custom Built-in Closets

Energy Efficiencies/ Green Technology:

- All high-efficiency appliances and furnace



Bonacio Construction Inc.
www.bonacio.com

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Sonny Bonacio

As an award-winning builder of residential and commercial structures since 1988, BONACIO CONSTRUCTION has worked on projects large and small and both grand and modest. Inside every structure you will discover the hallmarks of the Bonacio approach: value, integrity and attention to detail. Our team approach, including an audio-visual and plumbing division, metal shop and design team, brings out the best in all our buildings.

Bonacio Construction brings a wealth of experience to their mixed-use apartment projects — The Springs, The Washington and Market Center Apartments at Railroad Place. The Springs offers urban living in a park-like setting, with commercial conveniences sharing an address with luxury apartments. In each of the open one-, two- and three-bedroom layouts you will find character and the high-quality finishes synonymous with Bonacio Construction. Make The Springs your new residence!

www.bonacio.com
518-584-9007

House Design:

Balzer + Tuck Architecture

Kitchen Design:

Curtis Lumber

Landscape:

Peak Environmental Concepts,
Terry Hubbard

Check out these Bonacio supplier ads:
Balzer + Tuck Architecture, p. 26
Thompson Flooring, p. 18



5

BELMONTE BUILDERS



THE MILL AT SMITH BRIDGE 2 Saw Mill Court, Saratoga Springs 3 Bedrooms • 2.5 Bathrooms • 3,000 sq. ft.

On the heels of our very successful McKenzie's Way community, our next Affordable Luxury neighborhood, The Mill at Smith Bridge, offers its Showcase entry – "The Newlin, II." This 3,000 sq. ft. home has an elegant first floor master bedroom suite with 3 bedrooms in total and 2.5 baths, as well as a unique 350 sq. ft. second floor bonus room.

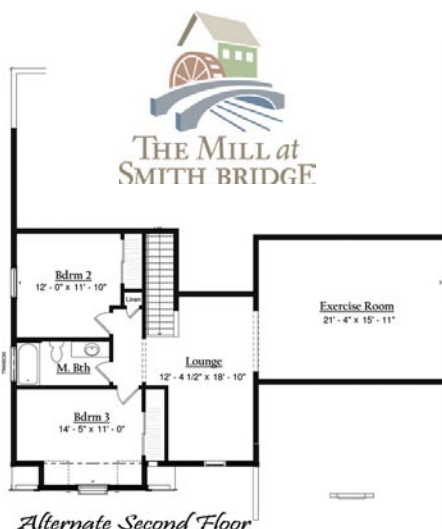
Home Features:

- 10' Ceilings on the First Floor
- Coffered Ceiling in Family Room
- Plate Rail-paneled Dining Room
- Wine Cellar
- Screened-in Porch



Energy Efficiencies/ Green Technology:

- Energy Star-rated Pella Encompass windows
- Low-e argon gas filled R-21 wall and R-38 ceiling insulation
- Energy Star-rated 95% furnace with programmable thermostat



Founded in 1977, BELMONTE is one of the largest custom home builders in the area. Our mission is to identify the individual needs and lifestyle of our customer and build a "Home As Individual As You Are." Come visit a Belmonte home to see the flow of the floor plan, the quality of the fixtures, the integrity of construction, and the loving attention to detail. These qualities are the building blocks that our success stands on today.

www.belmontebuilders.com
518-371-1000

Realtor:

Belmonte Builders, Rob Rothschild

Interior Design:

Plum and Crimson Fine Interior Design, Denise Palumbo/
Erika Gallagher

Kitchen Design:

Belmonte Builders, Lindsey Belmonte

Landscape:

CPI Landscaping, Chris Gennoy



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Crawford Door & Window Sales, p. 18
Earl B. Feiden Appliances & TV, p. 40

Plum & Crimson Fine Interior Design, p. 22
Thompson Flooring, p. 18



Asking the right questions key to creating your dream kitchen

By Denise Palumbo

As a design professional, clients often ask me where to start on their new kitchen. Whether you are remodeling an existing kitchen or starting from scratch, I always ask: What are you looking for?

The reply is most often “we don’t know” or “we’ll know it when we see it.” Well in the world of custom it’s often something you won’t see entirely as you want it. You may see a picture that appeals to you, but you don’t have that size kitchen or that window configuration. You might have a family and even pets you need to consider. Take the opportunity to really make the kitchen function for you and in the style that appeals to you best.

Questions to start you thinking about how to get started on your new space might be:

- What do I want for appliances? Be careful not to decide anything definite until you visit the appliance store. There will be many new items available that weren’t there when you last shopped for appliances, maybe 10 years ago.
- How do I want the kitchen to function for me? Do I use my kitchen purely for cooking or is it also the homework area for the kids?

- How many family members do I need to seat daily? How many do I want to accommodate when I entertain or for the holidays?
- How durable do the surfaces need to be for my family’s lifestyle?

A designer will have a thorough list of items for you to consider.

As a consumer, if you look at images – whether via magazines, online or in your designer’s portfolio, you can accumulate pictures that appeal to you. Often clients bring me a pile of pictures and say: “I am confused. I like all of these kitchens.” When I look at the pile of pictures they are typically all very similar, more similar than the client usually realizes. They might all have dark countertops and light backsplashes with light cabinets. They may all have dark cabinets and dark countertops and colorful backsplashes. There is usually a common thread in what people like. I follow the thread to make

(continued)



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Erika Gallagher
and
Denise Palumbo

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www.plumandcrimson.com

Classic white cabinets with honed grey granite are the base colors for this kitchen. Pantone's color of the year – Emerald green, the homeowners' favorite color – was incorporated in the dining chairs, window treatments and tile backsplash. It's a true reflection of the family's lifestyle and personality.

them feel comfortable with their decisions and educate them on how to achieve the kitchen of their dreams. A professional can take what appeals to you and make it your own.

Think about what rooms make you feel good and look at the common factors in them. Are you typically attracted to color or neutrals? Do you like shine or texture?

There are so many surfaces in the kitchen and so many interesting products on the market, doing your homework and working with the experts can really help. I often recommend keeping the investment pieces in the kitchen, something with longevity in terms of appeal. We can use trendy colors and items for the accessories and wall paint, for example.

Lighting, furniture, window coverings, appliances, cabinets, countertops and storage solutions – the list goes on and on. It may seem overwhelming, but many of us “live” in the kitchen and the work and investment will be worth it.

Denise Palumbo is co-owner of Plum & Crimson Fine Interior Design, which recently celebrated its 10th anniversary with a grand opening of its expanded showroom in Saratoga Springs.



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518-885-6500
www.brooksidenursery.com

Geff Redick, Redbud Development Inc.
2 Commerce Park Drive, Wilton, NY 12831
518-691-0428
www.redbuddevelopment.com

KITCHEN & BATH

Heather Bodnaryk, Curtis Lumber
885 Route 67, Ballston Spa, NY 12020
518-490-1397
www.curtislumber.com

Pam Dorwin, Dorwin Dawson Associates
518-383-4260

INTERIOR DESIGN

Michele Ahl, Designers' Studio of Saratoga
376 Broadway, Suite 15, Saratoga Springs, NY 12866
www.376design.com

Janet M. Longe, 23rd and Fourth
One Franklin Square, #2, Saratoga Springs, NY 12866
518-584-3700
www.23rdandfourth.com

ARCHITECTS

Nicholas Lobosco, C.T. Male Associates
50 Century Hill Drive, Latham, NY 12110
518-786-7469
www.ctmale.com

Tonya Yasenchak, Engineering America
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518-587-6327
www.terracehomebuilders.com

The **Realtors' Choice Awards** are judged by members of the Capital District Realtors Association during a special preview tour held prior to the event opening. The **Professional Awards** and the **Realtors' Choice Awards** are presented to the builders at a special Awards Celebration & Reception held on Thursday, September 18th. Be sure to look for the trophies on display at the winning builders' houses. The **People's Choice Awards** are selected by visitors to the homes over the three weekends of the Showcase with the ballot form on the ticket. These ballots are dropped into ballot boxes found at every home on the tour. The **People's Choice Awards** are tabulated after the event is over.



LOUDEN Ridge

The homes of Louden Ridge offer the serenity of rural living only 12 minutes from downtown Saratoga Springs. Bordered by county forest, this small community of custom homes is situated on 95 acres on Louden Road in the Town of Wilton.

The goal of the community is simple: Build homes in harmony with the natural environment. These homes are designed to be durable, low maintenance and energy efficient. For more information on Louden Ridge and our available building lots, please visit our website: capitalconstructioninc.com

CAPITAL CONSTRUCTION

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6

BCI CONSTRUCTION



THE ELMS AT SARATOGA

28 Joseph Street, Saratoga Springs

2 Bedrooms • 2.5 Bathrooms • 1,639 sq. ft. with 281 sq. ft. Bonus Room

Striking design and exquisite touches combine to make this Craftsman home just what you've been looking for. A spacious covered front porch leads you to the exciting open floor plan, which is terrific for entertaining as well as day-to-day living. Inside, a comfortable and modern design of the great room caters to the active family requiring more functional than formal space. The island kitchen will be a favorite hangout. Having both formal and casual dining space close to the gourmet kitchen is an ideal arrangement. Off the kitchen is a conveniently situated mud room/laundry combination with cubbies and storage shelves. Having a generous first floor master suite is an added bonus to this home. Upstairs, you'll find a spacious bonus room over the garage that offers endless possibilities.

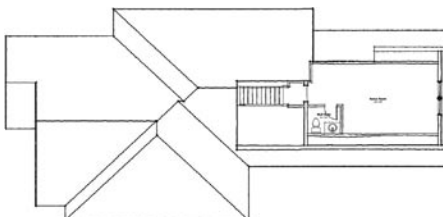
Home Features:

- Whitewashed Pine Wall Treatment
- Custom Cabinetry throughout
- Country Cottage Landscaping w/ Privacy Fence
- Unique Lighting throughout



Check out these BCI supplier ads:

Earl B. Feiden Appliances & TV, p. 40
Erie Materials, p. 2



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Jim Amsler, VP



BCI CONSTRUCTION, INC. is a full-service builder that is committed to providing customers with award-winning quality and service in each project. From simple to complex projects BCI guides and works with the customer to achieve their project goals and exceed expectations. Integrity, professionalism and attention to the smallest detail is the driving force every day at BCI Construction, Inc.

www.bciconst.com
518.426.3200

House Design:

Syvetsen Rigosu Architects, PLLC

Realtor:

Natalie Amsler Realty, Natalie Amsler

Interior Design:

Natalie Amsler

Kitchen Design:

Olde Saratoga Millwork,
Keith Kreppel/Natalie Amsler

Landscape:

New Dimensions Outdoor Services,
Inc., Randy Counterline





7

POLITO HOMES



FRONT ELEVATION



REAR ELEVATION

PARK GROVE

21 Joshua Road, Saratoga Springs

4 Bedrooms • 2.5 Bathrooms • 2,700 sq. ft.

Our Showcase home, designed by architect Frank Gilmore, features a unique Cape style with many interesting elevations. This is a wonderful 4-bedroom, 2.5-bathroom home with a two-stall oversized garage. Our home has a wonderful exterior patio with lush landscaping. The interior layout provides an open feel with many intimate areas as well. This home is a one-of-a-kind design that has a comfortable feel to all spaces.

Home Features:

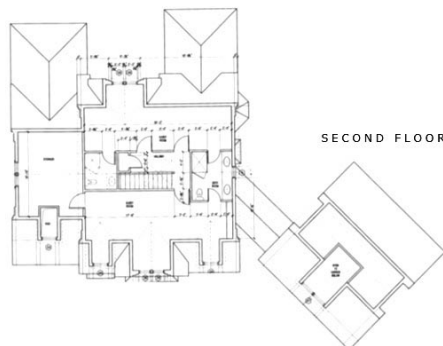
- Cedar Shake Roofing
- Natural Stone Work
- Custom Trim Details throughout
- Custom Kitchen
- Bright Sunroom off the Kitchen

Energy Efficiencies/ Green Technology:

- All kitchen appliances
- Furnace
- Hot water heater



FIRST FLOOR



SECOND FLOOR

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Dan Polito

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www.parkgrovesaratoga.com
518-365-3518

House Design:

Frank Gilmore

Realtor:

Realty USA, Scott Varley

Interior Design:

LGS Interior Design Group,
Linda Gerace

Kitchen Design:

Zarrillo's Custom Design Kitchens,
Dawn Zarrillo

Landscape:

GSL Landscaping, Matt Baker



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8

WITT CONSTRUCTION



balzer + tuck | architecture · pllc

SKYFALL

106 Southard Road, Saratoga Springs

2 Bedrooms • 2.5 Bathrooms • 4,800 sq. ft.

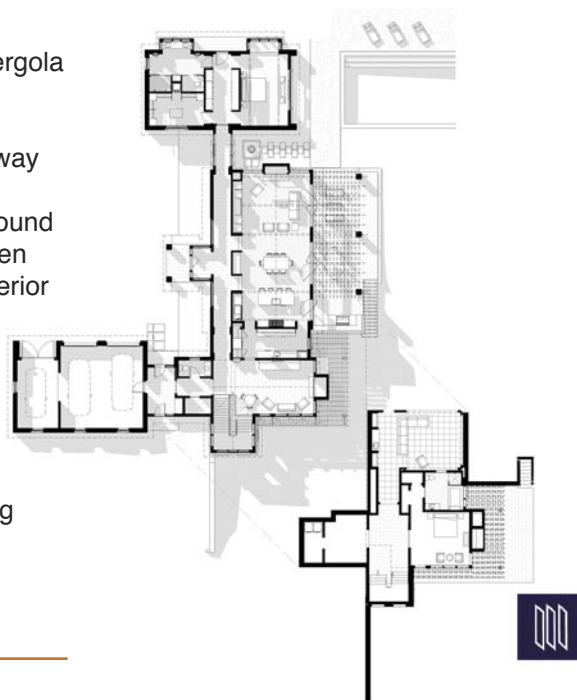
With the owner's belief that any space worth building is worth building right, this stunning modern New England home is a collaborative effort between Witt Construction Inc. and architect Balzer + Tuck. Every room in this expansive, custom home affords beautiful, unobstructed views of the Mohawk Valley and Adirondack Mountains. The exterior's natural finishes of cedar rain screen siding, locally quarried stone veneer and standing seam metal roof complement this home's breezy hilltop location. The home's interior and exterior were designed for comfort and entertaining with an elegant dining area, showcase kitchen, large butler's pantry, three fireplaces, bluestone terrace, black slate flooring, three-car garage completely lined with reclaimed hemlock wood, and over 1,000 square feet of glass to ensure full visual enjoyment of the spectacular view. The finished lower level includes a guest bedroom suite, home office and media room.

Home Features:

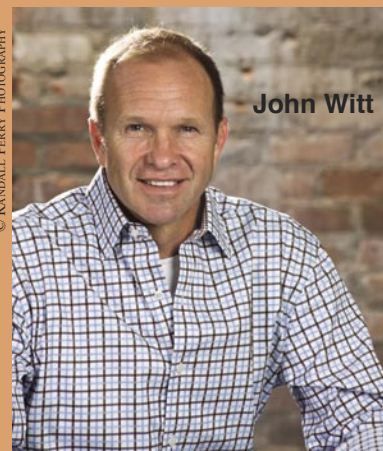
- First Floor Master Suite
- Bluestone Terrace with Steel Pergola
- Showcase Kitchen with large Butler's Pantry
- Open-riser Steel and Oak Stairway
- Private Guest Suite
- Theater Room with Surround Sound and wall-to-wall Projection Screen
- One Outdoor Wood and two Interior Gas Fireplaces
- Custom Fiberglass Pool and Outdoor Shower

Energy Efficiencies/ Green Technology:

- Geo-thermal heating and cooling
- Solar hot water
- Closed-cell insulation
- Living fence/wind break



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John Witt

WITT CONSTRUCTION, INC. builds award-winning, custom-designed homes that are striking in appearance, energy-efficient and enduring in their value. Witt Construction, founded in 1987, builds custom and semi-custom homes in the historic city of Saratoga Springs, New York and the surrounding Capital Region. The company is recognized in the industry and by clients alike as the premier custom-home builder in Saratoga and is noted for constructing homes that are rich in spirit of space and designed to enhance the unique character of each home. Equally notable is John Witt's passion and gusto for crafting homes solid of structure, stunning in design and inspired by an elegant sense of style.

www.wittconstruction.com
518-587-4113

Architect:

Balzer + Tuck Architecture

Interior Design:

Leah Margolis Design, LLC

Kitchen Design:

Columbia CabinetWorks

Lighting Design:

Nelson Reeds

Landscape:

Witt Construction, Inc.

Check out this Witt supplier ad:

Earl B. Feiden Appliances & TV, p. 40

WITT CONSTRUCTION, INC.
National Award Winner



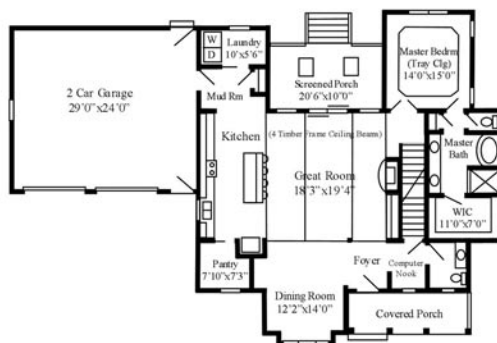
4 Battle Ridge Place, Stillwater

4 Bedrooms • 2.5 Bathrooms • 2,785 sq. ft.

4 Battle Ridge offers a large open first floor layout that is family friendly and perfect for entertaining. The first floor master suite offers single floor living that is tucked away behind the main living areas for privacy and convenience. The large kitchen, great room and eating area feature reclaimed beech wood flooring removed from an early 1900s barn located in Stillwater, NY. Douglas Fir beams and doors, a weathered brick fireplace, built-ins and extensive cabinetry add beauty and charm to this modern farmhouse. Three spacious bedrooms and a loft located on the second floor add plenty of room for guests and children. The exterior of this home is finished with fiber cement siding with wide trim accents for a classic finish.

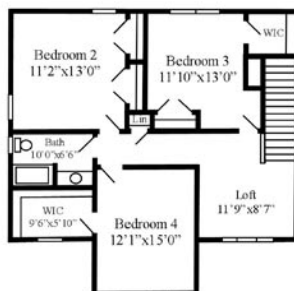
Home Features:

- Beech Hardwood Flooring reclaimed from an early 1900s barn in Stillwater, NY
- Douglas Fir Timber Framing
- Rear Screened Porch
- Open Floor Plan



Energy Efficiencies/ Green Technology:

- Responsibly sourced building materials
- Zoned heating and cooling system
- Increased insulation throughout home



Shawn VanVeghten

VANVEGHTEN CONSTRUCTION is an award-winning home builder who handcrafts each home we build to the highest standard. With a commitment to quality, attention to detail, efficiency and value, our building process has allowed us to earn an outstanding reputation as well as the trust of our clients. We listen to our clients and work together to design and build homes that meet the demands of their lifestyle. We invite you to experience the quality of a VanVeghten-built home.

VanVeghten Construction, LLC began building homes in 2003. Shawn VanVeghten had recently graduated from Union College where he earned his BA in Economics. A desire for the industry, which was fostered early in his life, gave Shawn the ambition to start his own firm building homes. Shawn has a “hands on” attitude and operates his company in the same manner. His persistent attitude regarding his involvement with every phase throughout the building process grants him the benefit of knowing his quality standards are not taken lightly.

www.vanveghen.com
518-583-4554

Realtor:

Shawn VanVeghten

Interior Design:

Design On 20, Stacy Snell and Bennington Furniture

Kitchen Design:

Builder's Kitchens, Michelle Buccierro

Landscape:

Peak Environmental Concepts,
Terry Hubbard



Check out these VanVeghten supplier ads:

Builder's Kitchens Inc., p. 3

Crawford Door & Window Sales, p. 18

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Pietrosanto Insurance Agency / Prime at Saratoga National / SPAC
Wolberg Lighting Design and Electrical Supply / W. J. Morris Excavating

Builder Profile

Malta Development stays one step ahead

Founded by company president Tom Samascott, Malta Development has an impressive history of developing and constructing many outstanding residential communities in Saratoga County. In 1988, Samascott had a vision of a company that would become successful by offering quality built homes at an affordable price. Now 26 years later he remains committed to his original vision. In an effort to keep pace with the ever-changing needs of the modern home buyer, he is driven by the challenge to be innovative while remaining competitive. His adult children Wayne and Shannon now bring a youthful enthusiasm and fresh perspective to a



company whose success depends largely on being one step ahead of industry trends. All Malta Development homes are now

Energy Star and National Green Building Standard certified, and include state-of-the-art technology.

In 2008, Malta Development broke ground on Winner's Circle at Saratoga, a 700 unit, luxury apartment complex in the Town of Milton. Tom's daughter Jessica is the

Leasing Manager.

In Fall, 2013 Malta Development opened Lakeview Landing, a 160 lot subdivision in the Town of Malta. Their model home won seven Showcase of Homes awards, including Best

Workmanship, Best Technology, Best Exterior Design and Best Landscaping. Their Carriage Home Collection was featured in an article in the June, 2014 issue of *Professional Builder* magazine.

Malta Development and the Samascott family believe in giving back to the community and paying it forward. In 2011, Shannon Samascott Sheft had an emergency stay at the Camden, New Jersey Ronald McDonald House as she recovered from in-vitro surgery to save the lives of her unborn twin girls. It was this experience that led to a lasting relationship with the Ronald McDonald House charities. This Fall the company will be installing a new kitchen in the third RMH in Albany. Malta Development is grateful for the opportunity to give back.

LAKEVIEW LANDING.. An award winning community by Malta Development



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Granite Countertops & Stainless Steel Appliances ♦ Elegant Trim and Moldings ♦ Sheet rocked Basement Walls

Winner of 7 Saratoga Showcase of Homes awards including Best Workmanship

Lakeview Landing by Malta Development was featured in the June issue of Professional Builder Magazine!



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\$900,000



Visit our 2014 Showcase of Homes entry at 27 Yachtsmans Way in Malta or call Beth Smith Realty for more information at (518) 928-3057.
maltadevelopment.com



LAKEVIEW LANDING

27 Yachtsmans Way, Malta

3 Bedrooms • 2 full, 3 half Bathrooms • 2,550 sq. ft.

The "Algonquin" is the newest addition to the Lakeview Landing Carriage Home Collection featured in the June, 2014 issue of Professional Builder Magazine. This unique 3-bedroom home with 2 full and 3 partial baths offers grand living all on one level and is designed to utilize all available space, making it highly functional for years to come. No stairs to climb makes it the perfect home to "age in place." A full array of modern design elements and amenities such as butler's pantry, reading nook in the study, private guest wing, built-in wine center and dramatic vaulted, coffered and tray ceilings combine to elevate this artfully crafted home from practical to dream home. Take entertaining to a whole new level in the private basement retreat. A large L-shaped front porch and gracious stone accents make for excellent curb appeal.

Our state-of-the-art Technology Package includes a whole-home audio system, wireless bluetooth-enabled deadbolt on front door, weather station, security system, bathroom mirror TV, front door video intercom, and wi-fi programmable furnace. This home is National Green Building Standard certified and Energy Star certified for a healthier living environment and lower operating costs. Lakeview Landing has sidewalks throughout, 3 community walking trails and offers an optional Exterior Maintenance Program.

Home Features:

- Soaring Vaulted Ceiling in the Great Room with stately 10 ft. Ceilings in all other areas.
- Stone Fireplace in the Great Room.
- Gourmet Kitchen with Wine Center and built-in Cabinetry; Granite Countertops.
- Cleverly designed, recessed Reading Nook in the Study.
- 2-Bedroom Guest Wing with separate Powder Rooms for maximum privacy; shared Bathtub Room.
- Finished Basement Entertaining Area; Powder Room. Remainder of Basement sheetrocked.

Energy Efficiencies/Green Technology:

- National Green Building Standard certified and Energy Star certified.
- Super-efficient spray foam insulation on all floors, including basement.
- High-tech ZIP System wall sheathing to reduce air infiltration and moisture-related issues.

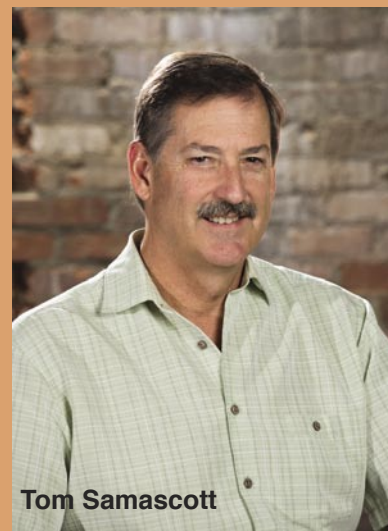


Check out these Malta supplier ads:

Beth Smith Realty, p. 30

Overhead Door of Glens Falls, p. 26

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Tom Samascott

Since 1988, MALTA DEVELOPMENT CO., INC. has been building the American Dream for home buyers in all price ranges and at every stage of life in Saratoga County. Malta Development is dedicated to creating communities that exceed expectation by anticipating the ever-changing needs of the modern home buyer.

www.maltadevelopment.com
518-885-6420

House Design:

Barton Partners

Realtor:

Beth Smith Realty, Ltd., Beth Smith

Interior Design:

Brendan Flanigan Design, Inc.

Kitchen Design:

Friends Lumber, Wendell Parsons and Brendan Flanigan Design, Inc.

Landscape:

New Dimensions Outdoor Services, Inc., Randy Countermine



MALTA | DEVELOPMENT

**THE KENSINGTON AT HALFMOON****3J Kensington Court, Clifton Park**

2 Bedrooms • 2 Bathrooms • 1,450 sq. ft.

The Allerton is a 1,450 sq. ft. luxury apartment home located at the Kensington at Halfmoon. The apartment has 2 bedrooms, 2 full bathrooms and a den. Inside the apartment home the kitchen features granite countertops, stainless steel appliances, stylish cabinetry, a tile backsplash and pendant lighting. The master bedroom suite includes a walk-in closet, vanity with granite counters and double sinks and a walk-in shower. The Allerton features oversized windows, 9-foot ceilings and an attached garage.

THE KENSINGTON
AT HALFMOON**Home Features:**

- Oversized Windows
- Open Floor Plan
- Granite Countertops
- Stainless Steel Appliances
- Attached Garage

**Energy Efficiencies/
Green Technology:**

- Energy efficient appliances
- Energy efficient HVAC
- Low-e and Argon windows
- R-21 insulation



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**Toby Milde**

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Realtor:

Capital District Properties,
Jessica Clairmont

Interior Design:

Valerie DeLaCruz

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Check out this Richbell supplier ad:
Erie Materials, p. 2



12

HERITAGE CUSTOM BUILDERS

**TIMBER CREEK PRESERVE****52 Sycamore Street, Ballston Lake**

3 Bedrooms • 2.5 Bathrooms • 2,150 sq. ft.

The Tamarack is designed for those families who do most of their living in the family room and kitchen. The open floor plan and large deck off the kitchen and family room area makes staying in touch with the activities easy. The master suite is located on the 1st floor making the Tamarack model popular with “empty nesters” as well as the mom and dad who seeks maximum privacy after a long day. The first floor is completed with a dining room and a front room that is perfect for a sun room/library or office. There are two Bedrooms, an optional Bonus Room and a Full Bath located upstairs. The basement is extremely spacious and ready for finishing with two large garden view windows.

Realtor:

Heritage Realty International, LLC,
Deborah Brooks

Interior Design:

Brooks Heritage

Kitchen Design:

Bellevue Builders Supply,
Sarah McDonald

Landscape:

Surroundings, Dave Mastropietro



HERITAGE
CUSTOM BUILDERS, LLC



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**Geoffrey C. Brooks**

In the early 1950s, Arthur J. Brooks began a business relationship by remodeling and restoring home. Along with his wife Laurie and daughter Deborah, a truly family-based, quality-oriented building company was started.

Geoffrey C. Brooks continues his grandfather's tradition of building custom homes in the Capital District. HERITAGE CUSTOM BUILDERS, LLC has been built upon a tradition of quality, a dedication to excellence and commitment to fine detail.

www.brooksheritage.com
518-348-0931

Home Features:

- Open First Floor Plan with Kitchen, Family Room and Dining Room all connected
- First Floor Master Suite
- Custom Kitchen Cabinets with Granite Tops and Stainless Appliances
- Bonus Room on second floor

**Energy Efficiencies/
Green Technology:**

- Energy Star home



13

TRADITIONAL BUILDERS



STONEBRIDGE ESTATES

6 Stonebridge Drive, Ballston Lake

3 Bedrooms • 2.5 Bathrooms • 2,105 sq. ft.

Charming 2-story home with 3 bedrooms, 2.5 baths, front porch, large kitchen with granite and center island, and spacious bedrooms. Large bonus room/bedroom with dormers.

Home Features:

- Situated in Stonebridge with tree-lined sidewalks, street lamps, front porches, acres of green space and public utilities. A truly quaint neighborhood like long ago.
- Construction features include steel beams, framed & R-13 insulated full basement walls (ceiling to floor), power attic fan, future proof conduit to run wires from cellar to second floor and passive radon system, metal roof above front porch.
- 9' first floor ceilings
- Wide-style base molding and wide windsor casing first floor
- Master BR w/oval window and spacious (7' x 13'6") closet with window
- Laundry room w/utility sink
- Granite counters & decorative tiled backsplash in kitchen
- Hardwood floors throughout first floor
- Custom tiled shower in master bath
- Staircase w/stained oak treads
- Large bonus room with dormer windows
- Expanded 2-car garage

Energy Efficiencies/Green Technology:

- R-21 Fiberglass exterior wall insulation
- R-38 Fiberglass ceiling insulation
- Up to 95% A.F.U.E. High Efficiency gas furnace with humidifier
- Water saver plumbing fixtures

Check out this Traditional supplier ad:
Erie Materials, p. 2

The TRADITIONAL BUILDERS team started in 1963 and has been developing subdivisions, building homes, apartment projects and townhomes throughout the tri-city area with two things in mind ... building a quality home and taking care of our customers to ensure that building with us is an enjoyable experience.

www.traditional-builders.com
518-356-5640

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Interior Design:

Traditional Builders, Jovan Lucarelli

Kitchen Design:

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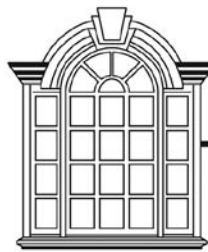
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First Floor

Second Floor

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"Builder/Developer Since 1963"



14

HERITAGE CUSTOM BUILDERS

**MOURNINGKILL MEADOWS****23 Independence Trail, Ballston Spa**

4 Bedrooms • 2.5 Bathrooms • 2,850 sq. ft.

The Sequoia is a two-story home that features traditional details blended with a touch of contemporary flare. The large first floor windows allow plenty of sunlight to stream in, making this a warm and inviting place to raise a family and entertain guests. Enjoy cozy evenings in the family room in front of the fireplace, prepare meals in the kitchen and serve them in the formal dining room or breakfast nook. The two-car garage offers an entrance to the home that is complete with a traditional bench with storage and a large pantry. The four bedrooms on the second floor make this home the perfect choice for a family's first home. The master suite has two large walk-in closets and a private bath with tile shower, whirlpool tub and separate commode room. The second floor is completed with three additional bedrooms that offer ample closet space and share a full bathroom. You'll fall in love with the convenience of an upstairs laundry and hall linen closet.

Home Features:

- Oversized Master Suite and Master Bath
- Luxurious Master Bath with Double Vanities, Soaking Tub with tile deck and panel front and a Tile Shower with two shower heads and glass door
- Large Family Room with Stone Fireplace, Coffered Ceiling and custom-trim Windows
- Gourmet Kitchen with Stainless

Steel Appliances, Granite Tops and plenty of upgraded Cabinets for storage

Energy Efficiencies/Green Technology:

- Energy Star Home



Mourningkill
MEADOWS

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www.brooksheritage.com
518-348-0931

Realtor:

Heritage Realty International, LLC,
Deborah Brooks

Interior Design:

Classic Interiors, Lynn Ricci

Kitchen Design:

Bellevue Builders Supply,
Sarah McDonald

Landscape:

Surroundings, Dave Mastropietro

HERITAGE
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FOCAL POINT



RANDALL PERRY

... we have also purchased an exciting new device – a drone, which is a flying helicopter-type camera for real estate and architectural shoots. It's the perfect tool for commercial and residential projects ...

Is it really Showcase time already? It seems like we were just touring wonderful homes featuring the talented builders of the Saratoga Builders Association. A year goes fast when you're having fun, as the expression goes. This year is no exception, with the line-up that is in store for Showcase attendees. And don't forget to attend the Showcase Chef's night, *Comforts of Home*, if you get a chance. It is one of my favorite builder functions. Besides getting great decorating ideas for your own home and seeing friends who attend each year, Chef's night offers an opportunity to talk to the participating builders one-on-one about the prospect of building a home. But the Showcase goes much deeper. The proceeds benefit two local charities – Rebuilding Together Saratoga County and Habitat for Humanity of Saratoga, Warren and Washington Counties, which help families in need in the community. So please support the event and the effort of all the Showcase builders!

This year has been an extremely busy year for us. We were commissioned to photograph a coffee-table book for the city of Naples, Florida, entitled "Naples Florida, A Photographic Portrait." This full-color book is available on Amazon, Barnes & Noble and other booksellers. We even had a book signing in Old Naples last April and are hoping for one in Saratoga this fall. We were asked by the Largest Design Center in Southwest Florida to be a guest speaker on the topic of "photographing the art of design" last May. Our new website was recently launched too and we've been busy with projects locally, on Cape Cod and Southwest Florida.

And if that weren't enough, we have also purchased an exciting new device – a drone, which is a flying helicopter-type camera for real estate and architectural shoots. It's the perfect tool for commercial and residential projects that need to show the relationship of the property with its surroundings, be it on a body of water, near other notable properties or just for an effect that can elevate the perspective without the cost of a cherry picker, helicopter or plane. The photo shown here of BCI Construction's condominium project in



Loudonville, Loudon House, was taken using the drone. So give us a call to inquire about a shoot using this wonderful new tool!

I invite you to peruse our new website too, not only to see the jobs that we have been fortunate to have photographed, but for your own building and decorating ideas. It's kind of a Showcase of Homes tour without leaving your favorite armchair. With the new Wordpress format we have the ability to easily update the website to feature new and exciting jobs we have completed. If you are a builder, designer, architect or contractor, or you own a hospitality establishment or restaurant, we'd love to feature you on one of the "project" galleries. Until then, enjoy the show and take home some great decorating ideas!

With studios in New York's Capital Region, Naples, Florida and on Cape Cod, Mass., noted architectural photographer Randall Perry offers professional photographic services — aerial, stock, custom and waterfront photography. In addition to Capital Region BUILDING & Design, his work has appeared in Builder, Architectural Digest, Cape Cod Life, Hudson Valley and other national and regional magazines. To comment on this column or to inquire about photographic services call 518-664-2821 or 1-800-832-5739.



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