



## Quality Builder Features

The Cole | #4, 5, 10, 11, 15, 16 | River Ridge Court | \$750,000

### First Floor

#### Kitchen | 10x20.6

Granite allowance or as seen  
Appliance allowance or as seen  
12' island  
5" wideboard flooring  
Solid wood cabinets with glass door fronts  
Beamed ceiling with wood panel inserts  
Recessed lighting  
9' ceiling height

#### Living Room | 16.1x24.2

5" wideboard flooring  
9' ceiling height to beams  
Beamed ceiling with wood panel inserts  
Recessed lighting  
Single French door to deck  
12x23 lpe Brazilian wood deck (approximate size)

#### Half Bath | 5.8x6.1

24x24 ceramic tiled flooring

#### Dining Room | 12.5x15.1

5" wideboard flooring  
Beamed ceiling with wood panel inserts  
Recessed lighting  
Double door entry

### Second Floor

#### Master Bedroom | 15.1x17.5

13' vaulted beamed ceiling  
Recessed lighting

#### Master Bath | 8.7x11.7

24x24 tiled floor  
Tiled shower with bench  
Linen closet  
Beamed ceiling

#### Master Walk-In Closets | 5.3x5.9 | 3.0x6.4

Beamed and vaulted partial ceiling

#### Front Bedroom | 9.8x13

5" wideboard flooring  
Beamed vaulted ceiling  
Double door closet  
Ceiling light

#### Middle Front Bedroom | 10x14

5" wideboard flooring  
Beamed vaulted ceiling  
Ceiling light  
Double door closet

#### Hall Bath | 6.3x9

24x24 ceramic tiled flooring  
Tiled tub/shower

### Additional

3 bedrooms, 2 full and 1 half baths  
Forced central air and heat  
Natural gas  
Central vacuum  
9' ceiling height  
3"thick cut timber stairs to second floor  
Hardie board and brick siding  
Mahogany front door  
Coat closet  
2-panel solid wood doors  
Garage 20.3x27.9 with opener  
Storage room off garage  
Washer/dryer hook-up in second floor closet  
Second floor hall linen closet  
Pull stairs to attic  
200 amp  
Poured concrete front porch  
Gazebo on premise  
Mountain and river views

For further details and information, please call Michele Rios, Associate Real Estate Broker | River Ridge Sales Manager

m: 845.242.5762

*Any omissions in the plans and specifications shall be left to the discretion of seller. Seller shall have the right to substitute material, equipment and fixtures of similar or equal quality. Subject to change without notice. Effective 4/14/2020*



Modern Luxury Living | Hudson River Views | Beacon NY

EXCLUSIVE SALES: BHHSHUDSONVALLEY.COM