GENEVA
SOLAR
VILLAGE

212 CARTER RD GENEVA, NY

17 Solstice Lane

Geneva, NY 14456

100% Solar Powered

Resilient Living

Urban Amenities

Rural Setting

GENEVA
SOLAR
VILLAGE

212 CARTER RD GENEVA, NY

Battery Backup

Access to shared 40kWh battery bank

100% Solar Powered

5,000 kWh allocation, covers all standard energy usage*

Radiant Flooring

In-Slab Radiant Heat. Solar with Electric Backup

Electric Heating / Cooling

High Efficiency Heat Pump

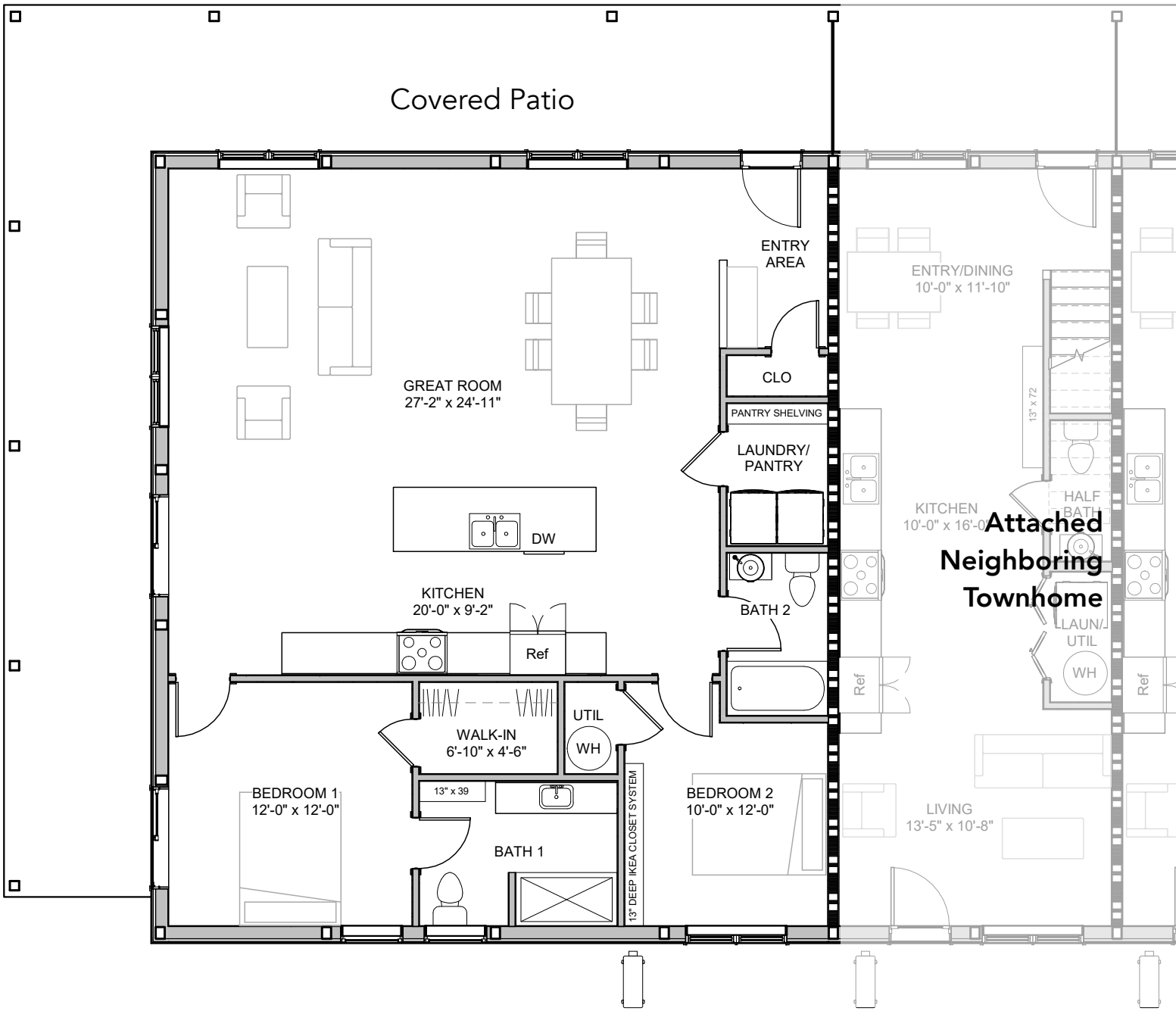
17 Solstice Lane Geneva, NY 14456

1200

square feet

2 Beds

2 Bathrooms



Triple-Pane Windows

Highly Insulated

Tight Construction

In-Slab Radiant Heat

Low Maintenance Exterior

Steel Siding

1200
square feet

2 Beds

2 Bathrooms

Battery Backup

Access to shared 40kWh battery bank

Radiant Flooring

In-Slab Radiant Heat. Solar with Electric Backup

100% Solar Powered

7000 kWh allocation, covers all standard energy usage*

Electric Heating / Cooling

High Efficiency Heat Pump

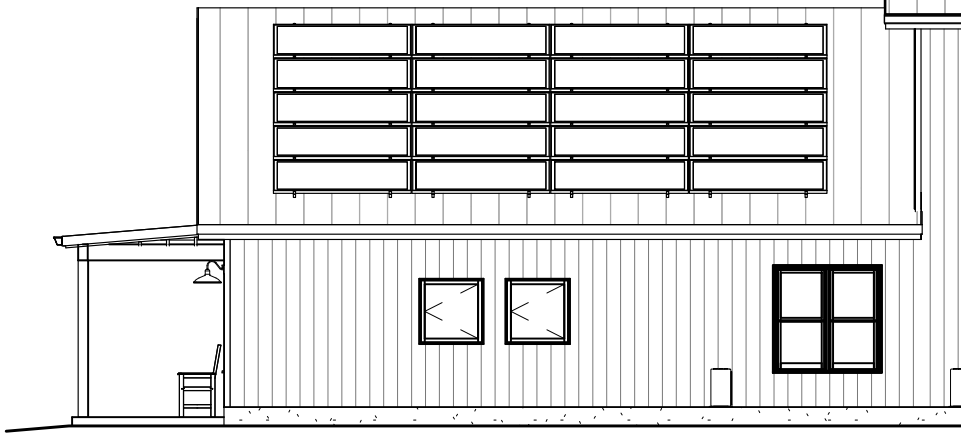
17 Solstice Lane

* See Restrictions Page

West

Attached
Neighboring
Townhome

North

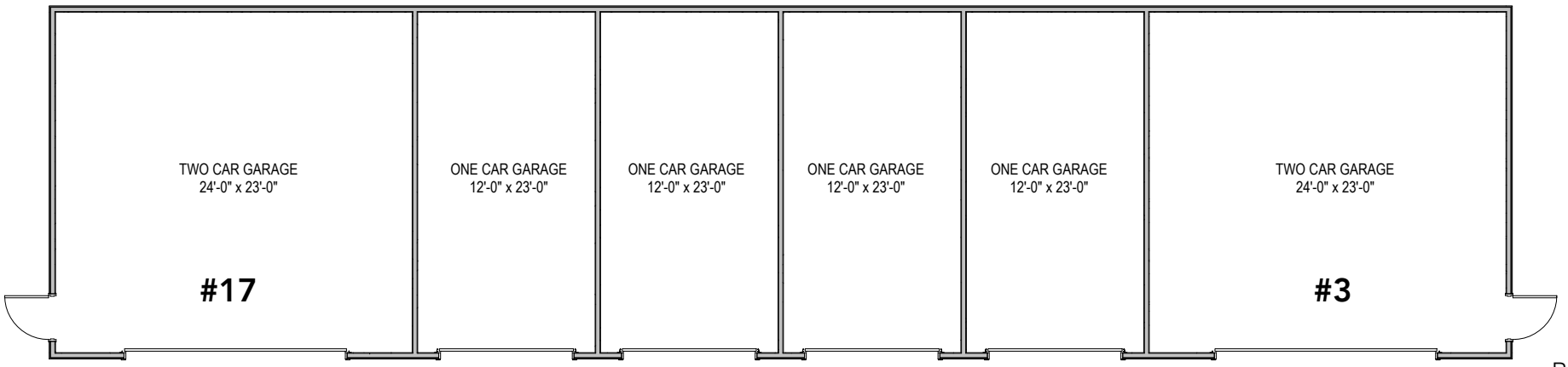


South

17 Solstice Lane

Garages

#3
#17
Solstice Lane (One Way)


TWO CAR GARAGE
24'-0" x 23'-0"
#17
ONE CAR GARAGE
12'-0" x 23'-0"
ONE CAR GARAGE
12'-0" x 23'-0"
ONE CAR GARAGE
12'-0" x 23'-0"
ONE CAR GARAGE
12'-0" x 23'-0"
TWO CAR GARAGE
24'-0" x 23'-0"
#3

Construction

Home Size	1,200 sqft Actual interior net space
Bedrooms	2
Bathrooms	2 Full
Garage	2 Car Detached
Lot Size	54’ W x 81’ D (0.1 acres)
Kitchen	16’ x 9’
Living Room/Great Room	32’ 6” x 20’ 6”
Bedroom 1	12’ x 12’
Bedroom 2	12’ x 10’
Walk-In Closet	6’ 10” x 4’ 6”

Foundation	Post, Frost Protected Slab
Building Composition	Post Frame Construction
Roofing	Metal 29 ga Exposed Fastener
Siding	Steel. Primary siding styles and colors are pre-determined
Roof Insulation	Closed Cell Spray Foam + Cellulose
Wall Insulation	Closed Cell Spray Foam + Cellulose
Doors	Front Door, 2 Sliding Doors
Windows	Triple Pane Vinyl Casement and Single Hung

Interior Finish

Flooring	Stained and Sealed Concrete
Trim	Paint Grade, Smooth Finish 1x4 Windows, 1x6 Baseboard
Drywall	Smooth Finish
Paint	Sherwin Williams ProMar Flat
Vanities	Vanity: stand alone, integrated countertop, incorporated sink, three color options
Toilets	Chair Height, Elongated Bowl
Shower Trim	Delta Bushed Nickel Single Handle Operation
Shower Pan /Tub	Fiberglass 30” x 60”
Surrounds	White Fiberglass Surround

Counters	Quartz Group A
Refrigerator	Stainless steel, 18-24cf, counter-depth, french door, bottom freezer, ice maker in freezer
Range	Stainless steel look, smooth surface, electric
Dishwasher	Stainless steel look, stainless tub, under 55 decibel
Note:	Washer and Dryer Not Included

Note: Selection samples will be available prior to final selection. Some variation in selections may occur based on manufacturer availability.

Available Upgrades

Flooring	Hardwood Flooring Luxury Vinyl Plank
Paint	Custom Colors Per Room
Vanities	Built-In Cabinet with Quartz and Integrated Sink
Shower Pan	American Standard Fiberglass
Surrounds	Tile, Designer Laminate Surrounds
Counters	Silestone Quartz or Granite
Range	Induction Range with Front Controls

Heating / Cooling Usage

- Home is designed to maintain air quality and temperature between 68° and 72°.
- Use of heating/cooling with windows open for prolonged periods may result in excess energy usage, not covered by solar.
- Use of the following items may result in excess usage:
    - Dehumidifiers
    - Space Heaters

Net Zero

- Solar production is guaranteed but usage varies by home and occupant.
- Electrical usage assumes average use of common appliances.
- Does not include regular usage of:
    - Large Desktop Computers / Servers
    - Hot Tubs
    - Large Pumps
    - Gaming Desktop Computer / Server
    - All other large wattage devices

Material Selection

- Builder retains the right to substitute brands and models for building components and finishes to similar quality and function.

Listing Price

Listing Price	**$275,000** Includes specifications, features, finishes and components detailed in pages 7 through 11 of this packet.
New Construction	17 Solstice Lane is currently scheduled for start in 2020.
Available	Home is scheduled to be available an average 8 months after start date. This schedule is subject to site approvals, material availability, and timeliness of customer selections.
Draw Schedule	3% Upon Contract Signing **Bank Draws (If Construction Loan):** 25% Upon Lot Closing 25% Foundation, Framing Completion 30% Mechanical Systems, Drywall, Flooring, Trim 17% Upon Customer Punch List Completion, Certificate of Occupancy

Community Spaces

100% Solar Power

Emergency Energy

Food Production

Electric Vehicles

GENEVA
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212 CARTER RD GENEVA, NY

Community

Required Joint Maintenance Agreement (Deeded)

$1200 per **Year**

Refuse / Recycling
(Dumpster located by garages, Toter provided)

Community Landscape Maintenance

Road Maintenance
10 year Resurface

Road Snow Removal

Sidewalk Snow Removal

Opt-In Community Membership

$250 per **Month**

10 Members

1. Mowing, Trimming within Private Lot
2. High Speed Internet
3. Walkway Snow Removal

20 Members

All above plus
4. Outdoor Pool
5. Shared Electric Vehicle Program (5 Vehicles, 10 E-Bikes)

30 Members

All above plus
6. Village House with Guest Rooms
7. Mulching and Weeding within Private Lot