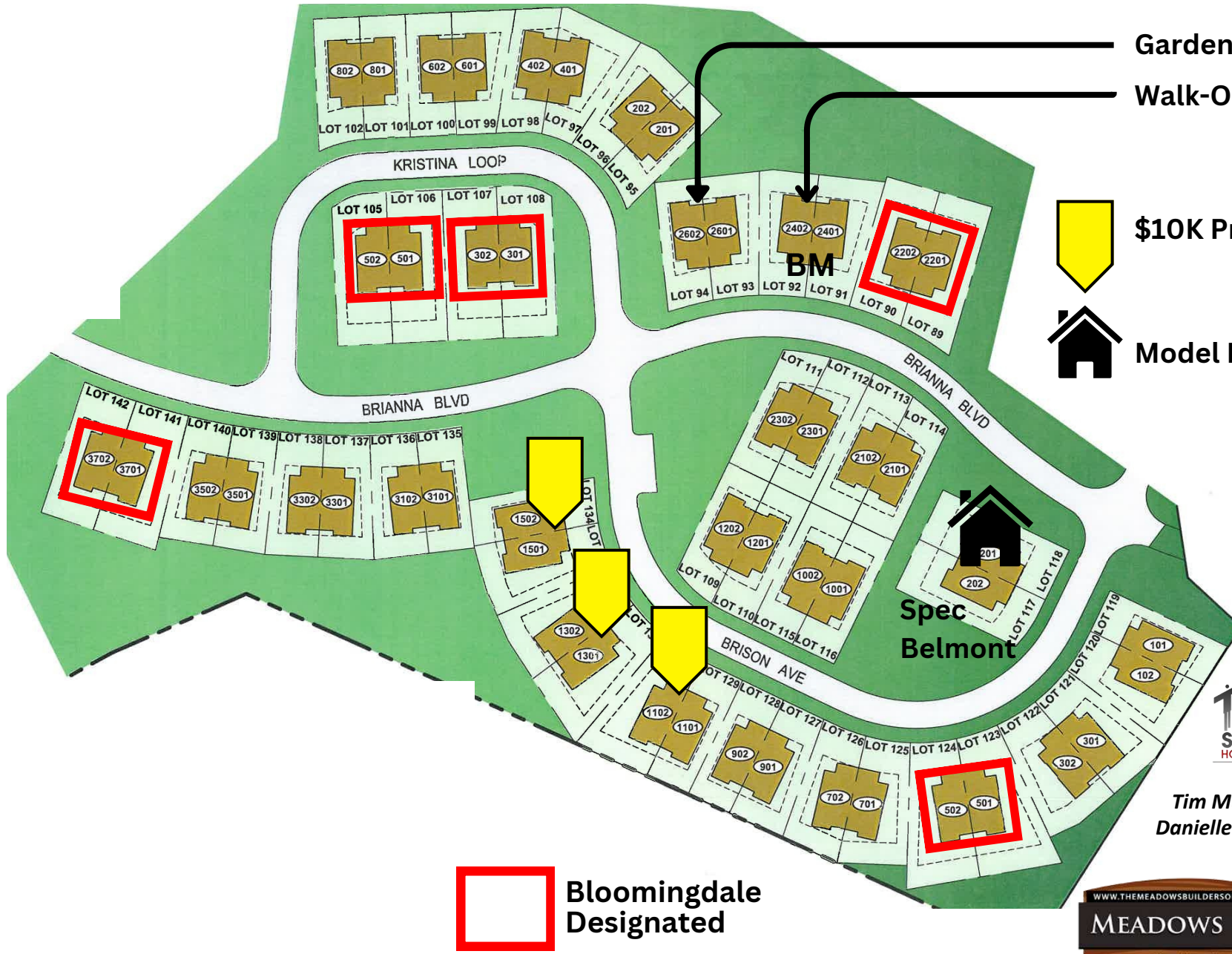


# The Meadows - Phase II

North Greenbush, NY

THE MEADOWS



Garden Basement

Walk-Out Basement

\$10K Premium

Model Home

 Bloomingdale Designated



Tim Mulchy: 518-857-7653

Danielle Enos: 518-312-3452

Lic. RE Brokers

WWW.THEMEADOWSBUILDERSONE.COM

MEADOWS BUILDERS ONE, LLC

Notice: Meadows Builders One LLC reserves the right to substitute materials specified with materials having comparable specifications and equal or better. All dimensions are approximate and do not represent exact measurements. Lot requirements such as walk out basements, garden level basements, and full basement lots are subject to change without notice or obligation and must be verified prior to contract. 3/13/24

# THE MEADOWS

<b>Brookside I</b>	<b>1451 sf</b>	<b>2 Bedroom / 2 Bath plus 1st Floor Study</b>	<b>Ranch</b>	<b>\$ 436,500</b>
<i>All bedrooms on first floor, Rear covered porch, open and spacious living areas</i>				
<b>Brookside II</b>	<b>1791 sf</b>	<b>3 Bedroom / 3 Bath plus 1st Floor Study</b>	<b>Split Ranch</b>	<b>\$ 463,500</b>
<i>First floor includes a owners suite. Guest bedroom 2 and main bath. Second floor includes second bedroom suit and full bath</i>				
<b>Belmont</b>	<b>1876 sf to 1888 sf</b>	<b>3 Bedroom, 2.5 Baths</b>	<b>1st Floor Master Bedroom</b>	<b>\$ 480,500</b>
<i>First floor includes a owners suite plus 1/2 bath. Second floor includes 2 bedrooms and a Jack &amp; Jill bath.</i>				
<b>Bloomingtondale</b>	<b>1975 Sq. ft.</b>	<b>3 Bedroom / 2 Bath</b>	<b>Ranch</b>	<b>\$524,900</b>

*INTRODUCING our newest copyright designed ranch plan. Offering spacious indoor and outdoor space, Massive Owners Suite, additional 2 bedrooms all on the first floor. **Outstanding Home to be built on Selected Lots Only !***

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**MEADOWS BUILDERS ONE, LLC**

## **All Homes Include Extensive Standard Features... just to mention a few !**

Full Basements	Gas Fireplaces	Custom Kitchen Designs
2 Car Garages	Tile Baths	Oak Stair Cases (2story plans)
Custom Exterior Colors	Kitchen Island Seating	Extensive Hardwood Floors
Low Maintenance Homes	Exterior Stone Accent	Exterior Sprinklers

**Featuring the Little Red Schoolhouse...LOWEST TAXES in Capital District and GREAT SCHOOLS**

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**Homeowners Association: Total Monthly Cost Per Home \$ 93.37**

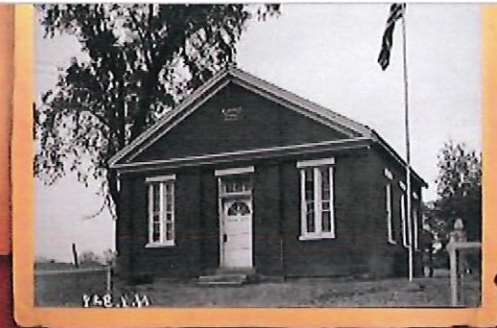
***Includes: Lawn Care of Front and Side Yard, Spring and Fall Cleanup, Shrub Trimming and Pruning of Trees HOA , Fertilization 4 Step Program, Removal of Snow at Driveways and Walkways to Homes. Optional rear yard maintenance is arranged with an extra charge per growing season to be contracted with HOA Landscaper Direct. Estimated Waste trash removal is 35G- \$16.00, 65G- \$18.00 , 95G- \$20.00 per month contracted direct by each homeowner.***

**TAX INFORMATION:**

**Patty Rubino, Town Assessor**  
**[prubino@northgreenbush.org](mailto:prubino@northgreenbush.org)**  
**518-283-6175 ext. 30**

North Greenbush Common School District

Little Red School House ~ Since 1861



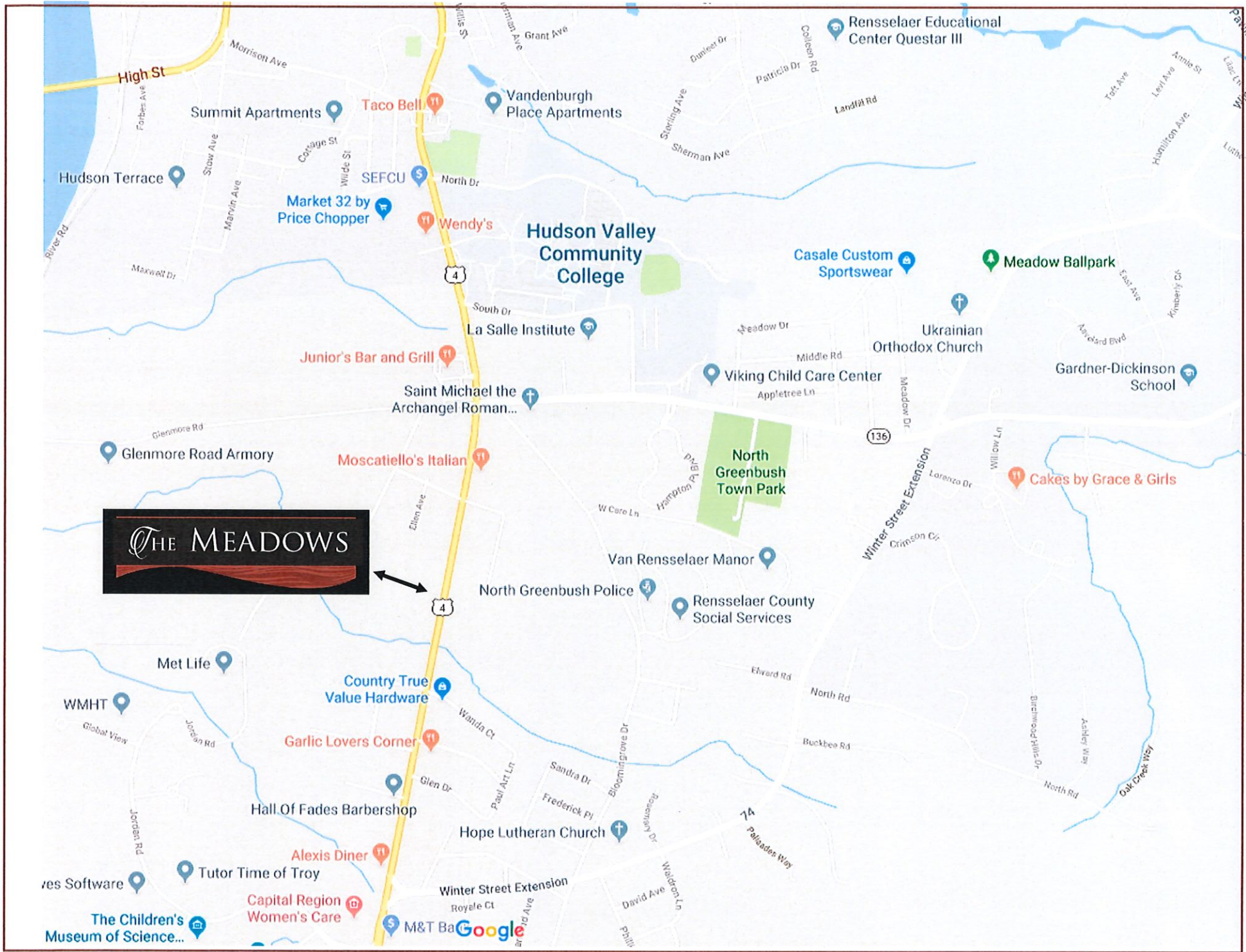
***How Does School Choice Work?***

*Beginning September 2021, Little Red School House will house Kindergarten, First Grade and Second Grades. Students are provided their 3-12 education through agreements between our Board of Education and the Boards of Education of other Districts. Annual tuition agreements are on a year by year basis. Currently, North Greenbush has tuition agreements with the following Districts; Averill Park School District Grades 3-12, Wynantskill Union Free School District Grades 3-8 and Troy City School District Grades 6-12. East Greenbush School District Grades 9-12. Parents choose a School District not a School within the district.*

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**THE MEADOWS**



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Google