

*A* butting the 10th Hole on Copake Country Club,  
the home faces the fairway with lake  
and mountain views in the distance.



*T*he site is nestled between a private road and  
the Copake Country Club. Convenient to shopping, restaurants,  
all cultural and recreational attractions and The Berkshires.  
Easily accessible to the Taconic State Parkway,  
New York State Thruway, Mass Pike/I-90.



**SEMENZA HOMES**  
 A Division of Semenza Contracting, Inc.  
*LUXURY LIVING  
 AT ITS BEST*

*For more information  
 please contact  
 Lindsay LeBrecht  
 518-325-9741*



*Proudly presented by*



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*Featuring newly  
 built with hardwood  
 and tile floors,  
 custom kitchen, superbly  
 designed bathrooms,  
 top-of-the line appliances,  
 walls of windows  
 with amazing  
 panoramic views.*

*Red Fox Lane at  
 Copake Country Club  
 Copake Lake, NY*



**LUXURY  
 LIVING**





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**SEMENTA HOMES**  
AT RED FOX LANE • COPAKE LAKE

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*Lindsay LeBrecht, Principal Broker*

*[copakelakerlty@fairpoint.net](mailto:copakelakerlty@fairpoint.net)*

# CUSTOM HOME FEATURES

*Homes Detailed with Luxurious Features Generally Considered "Extras",  
At Semenza Homes - they're Standard.*

## Fully Finished Home Site

- Private Water ~ Private Septic ~ LP Gas ~ Telephone ~ Cable T.V. • Underground utilities
- Lot professionally landscaped and hydro-seeded • Walkway from driveway to front porch

## Construction Features

- 9' Poured concrete foundation walls
- 4,000 PSI concrete with fiber mesh basement floors
- 4,000 PSI concrete with fiber mesh garage and porch floors
- 2x6 exterior wall construction
- Insulated garage overhead doors
- Volume upper level ceilings
- Ice and water shield rubberized membrane
- Fully sheetrocked garage, taped and painted with windows and doors trimmed
- Truss Joist (TJI) floor system or Floor Trusses vs. conventional lumber
- 3/4" 'AdvanTech' tongue and groove sub-floor system

## Energy Features

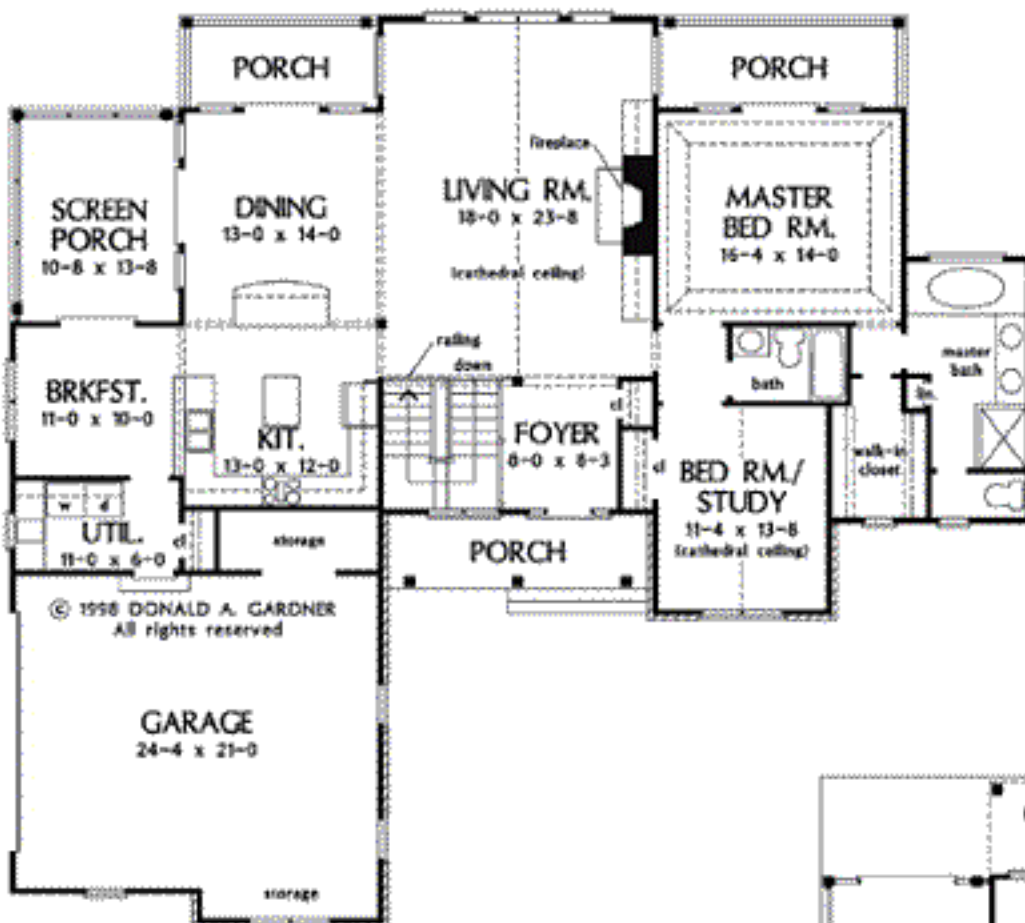
- Andersen windows with Low-E glass, full screens and grilles
- High efficiency (90+) natural gas forced air heating system
- Central air conditioning (13 Seer Rating)
- Central humidifier system with monitor
- High Efficiency air filtration system
- Programmable Setback Thermostat
- 6" (R-21) Exterior wall insulation
- 12" (R-38) Ceiling insulation
- On Demand Gas high efficiency hot water maker
- HWLC (Hot Water Loop Circulator) system – whereby hot water is circulated to fixtures providing instant hot water at all bath and kitchen faucets

## Exterior Features

- Side entry garage
- Hardie board lightweight cement siding
- Stone at areas as shown on plans
- Ornamental façade treatments (per plan)
- Extensive trim treatments (per plan)
- Architectural 30 year roof shingles
- Continuous ridge vent and fully vented soffits
- Custom entry door stained and finished with Nickel hardware/deadbolt.
- Andersen Frenchwood Patio door systems with screen system
- Frost free, self-draining hose bibs

## Interior Features

- Classic minimum 9' Ceilings
- Gas Fireplace with Marble or Stone mantle surround.
- Hardwood Flooring in Entry Foyer
- Hardwood Flooring in Dining Room
- Hardwood Flooring in Living Room
- Hardwood Flooring in Kitchen, Breakfast Area
- Ceramic tile flooring in Laundry Room, Powder Bath, Master Bath and Guest Baths
- Carpet in all Bedrooms, Study, Family Room
- 5 1/4" baseboard
- Chair rail in Dining Room
- Crown moulding in Dining Room
- Crown moulding in Study
- Crown trayed ceiling in Master Bedroom with Dome Lighting
- Custom railings.
- Wall Paint color choices by Owner



Upper Level Floor Plan



## Electrical • Lighting • Cable T.V.

- 300 amp electric service
- Pre-wired for High Tech /Internet, Telephone, Kitchen, Laundry and all Bedrooms with Cat. 6 lines.
- Pre-wired for cable T.V. (RG-6) – Family room, Kitchen and all Bedrooms
- Pre-wired for garage door openers
- Exhaust fans in ALL baths regardless of windows
- Lighting in all Bedroom, Coat, Linen and Pantry closets
- Recessed accent lighting in designated areas through-out home
- Low level nighttime foot lighting on stairway
- Exterior GFI receptacles front, rear and garage
- Central vacuum throughout home
- Central Stereo with controls throughout major areas in home
- Security System with Perimeter Doors and Motion Detectors (optional)
- Fire and Carbon Monoxide Alarm system

## Designer Powder Bath Features

- Pedestal sink with Framed Glass Mirror Above
- Kohler water closet
- Ceramic tile or Marble flooring
- Delta widespread designer faucet

## Kitchen/Appliance Features

- Custom Kitchen Design
- Granite Counter Tops in Kitchen
- Double bowl under mount sink
- Island with prep sink
- Hardwood or Ceramic Tile Flooring
- Designer Delta faucet with spray and soap dispenser
- French door Refrigerator/Freezer
- Wall Oven
- Microwave Oven
- Gas Cooktop Unit with Hood
- Double insulated dishwasher with special features
- 1/2 horse power heavy duty disposal

## Shared Bath and Guest Bath Features

- Ceramic tile flooring
- Highline Vanity (per plan)
- Solid surface vanity top(s)
- Full width mirrored wall above vanity top(s)
- Delta polished designer faucets
- Kohler water closet

## Laundry / Mud Room Features

- Ceramic Tile Laundry Tray Area with floor drain
- Ceramic Tile Flooring
- Base Cabinet with drop-in Laundry sink

## Luxurious Master Suite Features

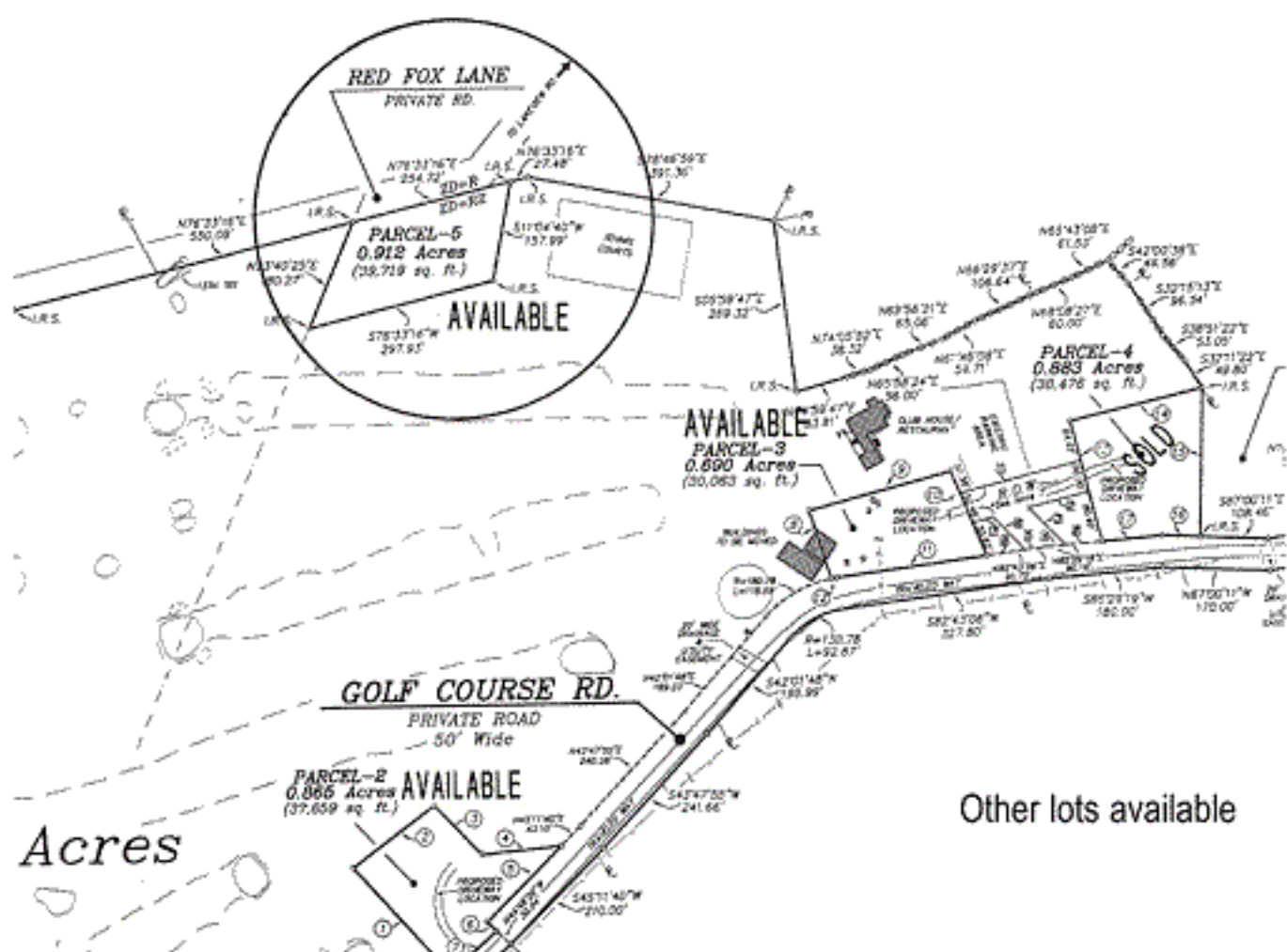
- Trayed Ceiling with Crown Moulding and Dome lighting
- Large walk-in closet (per plan)
- Master bath with an oversize Jacuzzi brand soaking tub with tile surround
- Separate shower with tile floor, walls, ceiling and custom glass shower enclosure
- Heated Ceramic Tile Bathroom Flooring
- Highline Vanity (per plan)
- His and hers solid surface vanity areas
- Full width mirrored wall above vanity top
- Delta designer faucets
- Kohler plumbing fixtures

## Safety Features

- Smoke detectors in all Bedrooms, Hallways and Basement
- Carbon monoxide detection system with voice annunciation
- Pressure balance/scald guard shower and tub faucets for constant water temperature

## Warranty

Semenza Homes is proud to protect your investment under The "Residential Warranty Corporation Buyers Warranty Program" a New York State Approved and National Home Builders Association endorsed insurance – backed warranty protection from foundation to roof, interior systems to exterior finish. The RWC warranty is unsurpassed by any other builders' warranty.



**Semenza Homes will build our Plans or Yours on Our lots or Yours!**

All specifications and prices are subject to change without notice. All information contained herein deemed reliable but not guaranteed. Specifications may vary depending on home design.