



The Hollows

Executive Townhome Subdivision

Upper Paris Road

New Hartford, New York



Homes from \$350,500.00 - \$415,000.00

Bringing a Development to New Hartford similar to other Like-Communities

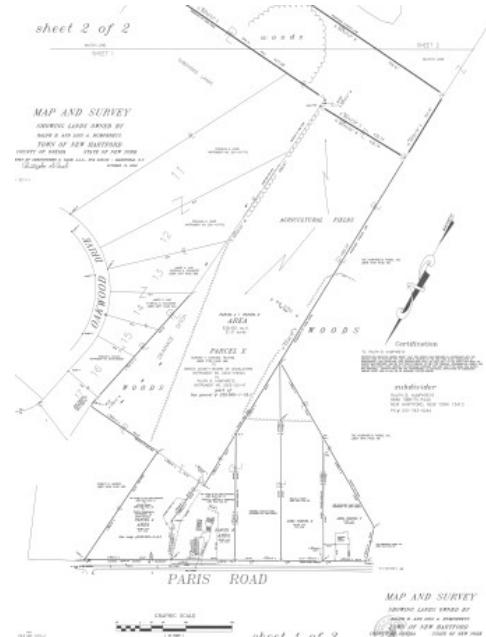
- ▶ Saratoga Springs, New York
- ▶ Loudonville, New York
- ▶ Fayetteville/Manlius, New York
- ▶ Williamsville, New York
- ▶ Lakewood Ranch, Florida
- ▶ West Hartford, Connecticut



Community Impact:

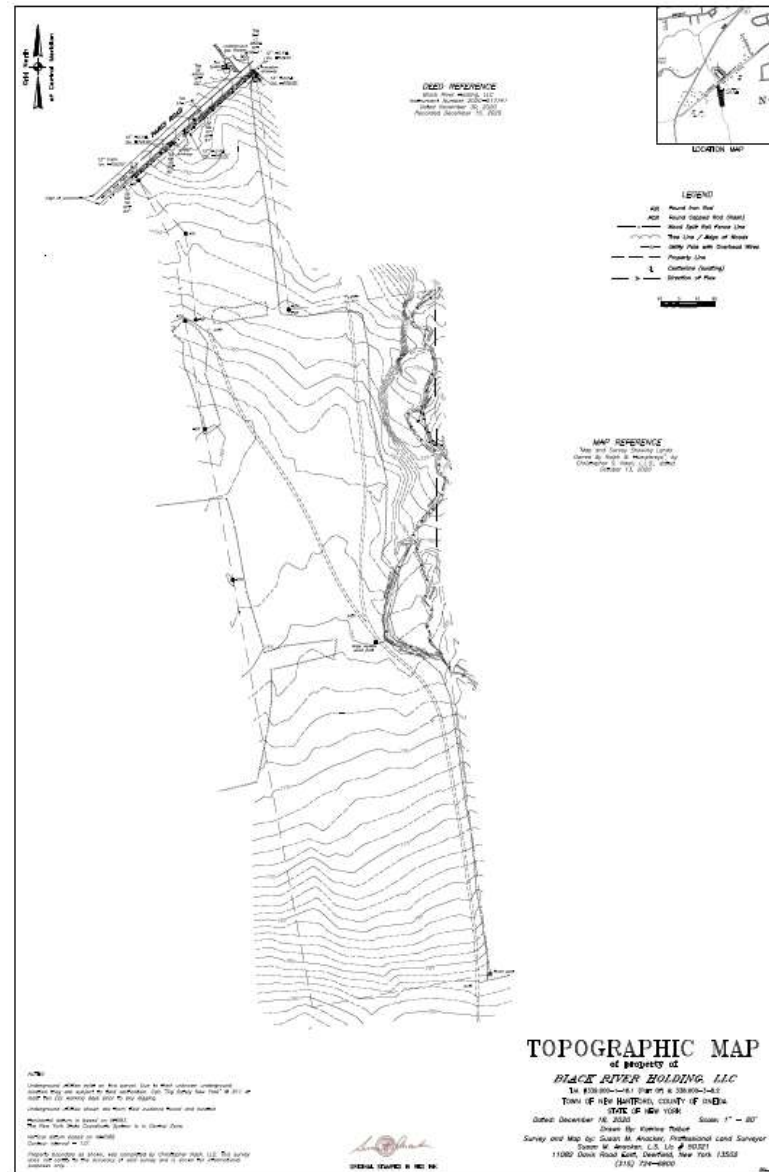
- ▶ 48 1-Level Units
- ▶ HOA Style Living for Upper Middle Class & Upper Class Demographic
- ▶ Add Value to New Hartford Community to maintain and grow population
- ▶ Transition Families out of Larger Upscale Homes into Smaller Upscale Community
 - ▶ New Families moving into Mohawk Valley to Backfill into Larger Homes
- ▶ Land Use Strategy
 - ▶ Building Clustering with Open Spaces & Public Use Spaces
 - ▶ Maintaining Mature Foliage & Tree lines to emphasize aesthetics of land
 - ▶ Addition of Park Benches & Pet Refuse Containers in shared green-spaces

****1850 Homes Sold in Mohawk Valley in 2020 - 5% in Price Range of Proposed Development - Top 5% Price range scheduled to grow over 90% in demand in 2021 - 2022.**



The Land:

Topo Survey:



1650 Sq. Ft. Townhome Features: Starting Price: \$379,500.00

- ▶ Home Sizes:
 - ▶ 1650 Sq Ft - 2 Bedroom / 2 Bathroom + Office + Full Basement + 2 Car Garage
- ▶ Home Standard Features
 - ▶ Great Room Concept
 - ▶ 10 Foot Ceilings Throughout
 - ▶ Full 8-Foot Basement Ceiling Height
 - ▶ Coffered Ceiling in Master BR & Great Room
 - ▶ Hardwood Floors Throughout Main living Areas
 - ▶ Soft Tile in Bathrooms
 - ▶ 8-Foot Solid Wood Doors
 - ▶ Designer Kitchens with Island
 - ▶ Insulated Garages

1250 Sq. Ft. Townhome Features: Starting Price: \$350,500.00

- ▶ Home Sizes:
 - ▶ 1250 Sq Ft - 2 Bedroom / 2 Bathroom + 2 Car Garage
- ▶ Home Standard Features
 - ▶ Great Room Concept
 - ▶ 10 Foot Ceilings Throughout
 - ▶ Coffered Ceiling in Master BR & Great Room
 - ▶ Hardwood Floors Throughout Main living Areas
 - ▶ Soft Tile in Bathrooms
 - ▶ 8-Foot Solid Wood Doors
 - ▶ Designer Kitchens with Island
 - ▶ Insulated Garages



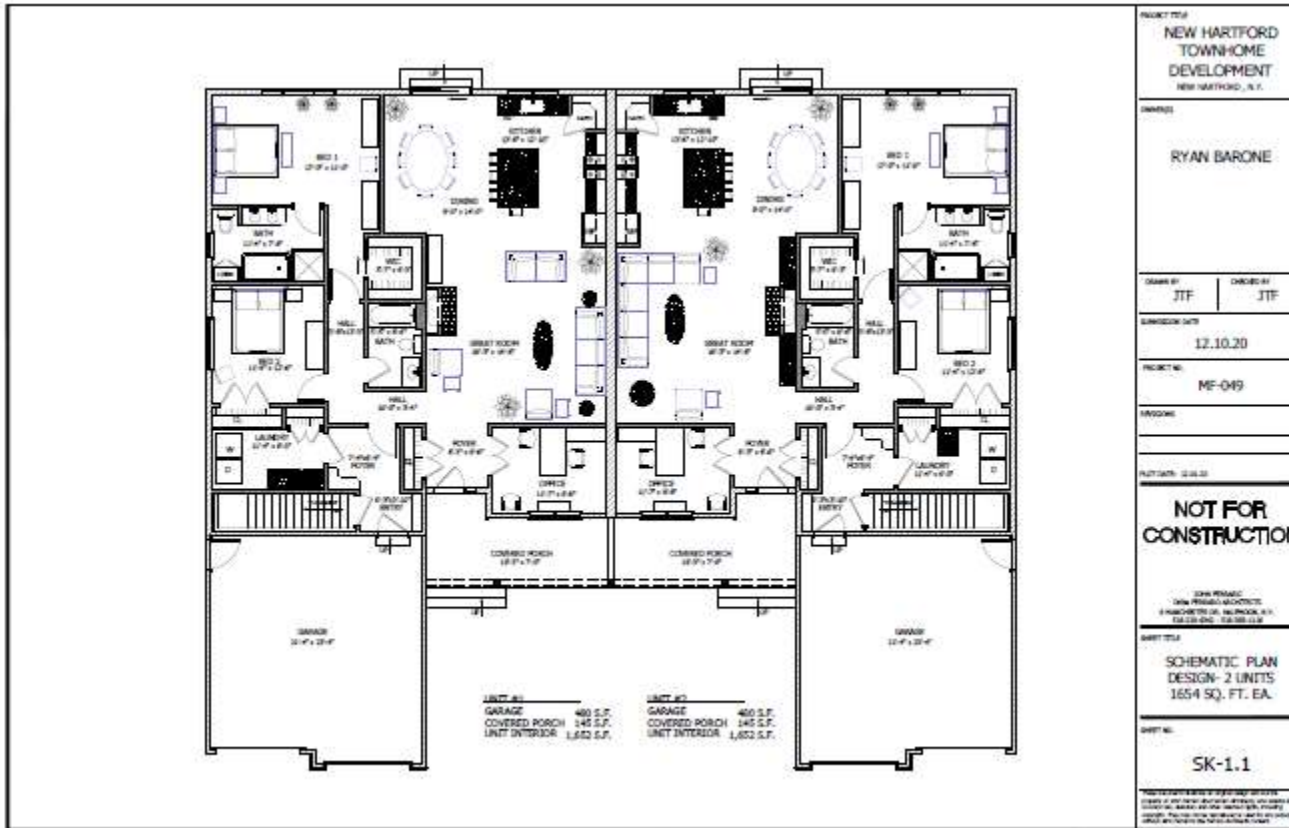
The Homes: Front Elevation



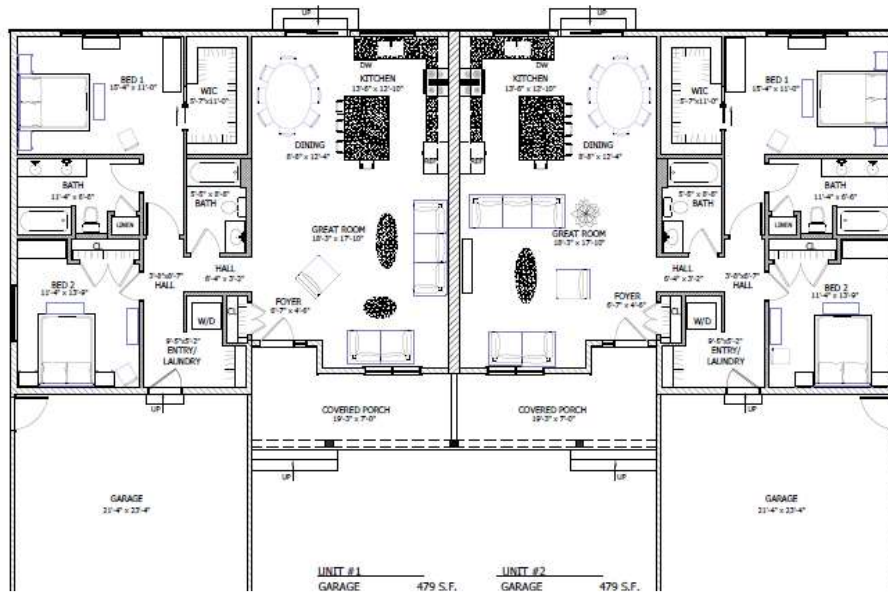
The Home: Side Elevation



The Home: Rear Elevation:

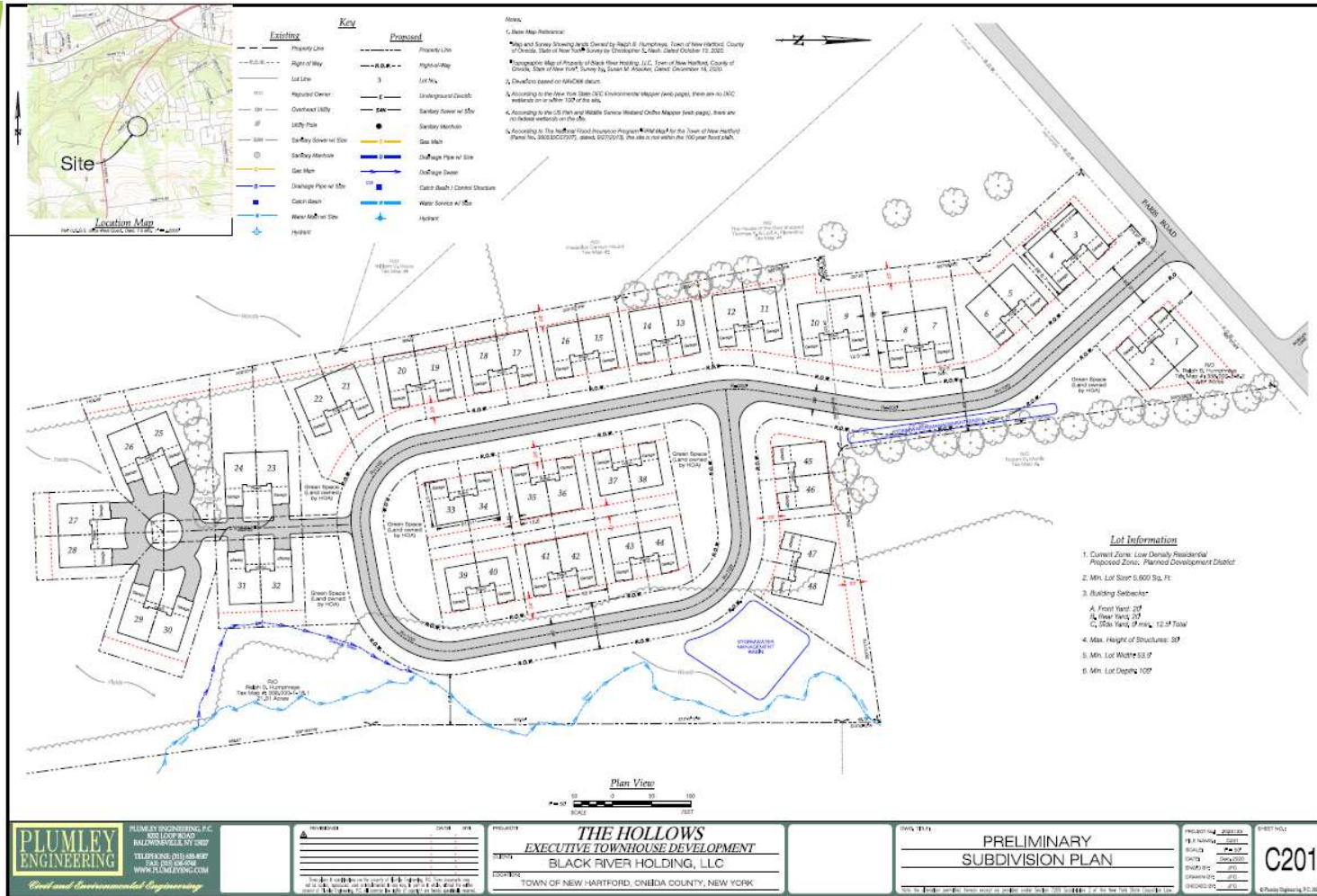


The Home Plans: 1650 Sq. Ft.



PROJECT TITLE	
NEW HARTFORD TOWNHOME DEVELOPMENT NEW HARTFORD, N.Y.	
OWNER(S)	
RYAN BARONE	
DRAWN BY	CHECKED BY
JTF	JTF
SUBMISSION DATE	
12.10.20	
PROJECT NO.	
MF-049	
REVISIONS	
PLP DATE: 12.01.20	
NOT FOR CONSTRUCTION	

The Home Plans: 1250 Sq. Ft.



Proposed Development