



Lot 1 FB
Riverlake Colony

Colonial Homecrafters, Ltd.

2026

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Lot 1 FB Riverlake Colony

\$ 1,845,00

Engineered Footings with Soil Analysis
Approx. 4,559 sq. Ft. Finished Area

Square footage breakdown:

Ceiling Height:

Finish Schedule:

Interior Living Spaces

Basement	939	10'-0"	Finish
First Floor	1,810	10'-0"	Finish
Second Floor	1,810	9'-0"	Finish
Third Floor	862	8'-0"	Unfinished

Exterior Living Spaces

Garage	836
Patio	640
Loggia/Deck	320

Exterior Living:

- Andersen, 200 Series, Low E, Vinyl Tilt-In Insulated Windows (white)
- Anderson four panel sliding doors
- Front Door, Thermatru Door with Glass Panes
- Brick Veneer, All Sides
- Front Porch with Bluestone Paving and treads
- Black Aggregate walk and patio
- Broen Aggregate Driveway
- Loggia, TREX decking and Aluminum Rails
- Black Aggregate Concrete Patio Under and Deck with Sidewalk Connecting Drive
- Grad Manor Roof, Colonial Slate
- Sod and Irrigation Front, Rear and Side Yard
- Three Car Garage: Electric Garage Door Openers
- Lot can accommodate a pool

Interior Living:

- 4 Bedrooms, 3 Full Baths and 2 Half Baths
- First Floor office, can be converted into first floor bedroom
- Open floor plan
- Walk out Basement
- Open Front Staircase
- Solid Oak Hardwood Random Width Flooring in Foyer, Dining Room, Library, Family Room, Half Bath, Kitchen, & Upstairs Hallway
- Direct Vent Fireplace with Gas Logs in Family Room
- Bedrooms Carpet and walk in closets
- Laundry Room, Second Floor

Basement Level:

- Large Recreation Room, LVT Floor
- Drop Zone with Lockers/Closet and LVT Floor
- Wet Bar: Kraftmaid Painted flat panel doors
Quartz Countertops, Level 2, Stainless Steel Undermount Sink
GE Spacemaker Compact Refrigerator GCE06GSHSB
- Bath: Kraftmaid Vanity with Quartz Top, Level 1, Moen Voss Fixture, Toto Toilet
- 3 Car Garage, Oversized

Kitchen:

- Custom Kitchen cabinets, Painted, Shaker Flat Panel Cabinets, Dove White with soft close doors and drawers,
- Quartz Countertops, Level 2, with 18 gauge Stainless Steel Undermount Sink, Elkay, Align, Moen, Stainless
- Kitchen Island with Breakfast Bar Overhang
- Walk in Pantry
- Appliance Package: CL4250UFD/S/T SUB ZERO 42" FRENCH DOOR BOTTOM FREEZER
CG365P/S Wolf 36" Pro Gas Cooktop
AK9234BS Zephyr 36" Liner Hood
SO30TE/S/TH Wolf 30" E Series Convection Wall Oven
MDD30TE/S/TH Wolf 30" E Series Built In Microwave
G5056SCVISFP Miele Futura Classic Dishwasher front Controls 3rd Rack
Disposal Insinkerator ½ Horsepower

Butler's Pantry:

- Custom Kitchen cabinets, Painted, Shaker Flat Panel Cabinets, Dove White with soft close doors and drawers
- Quartz Countertops, Level 2

Walk in Pantry:

- Stained wood countertop
- Open Shelves

Primary Suite:

- Carpet
- Crown Moulding

Primary Bath:

- Kraftmaid Painted Flat Panel Cabinets Vanity with Quartz Tops, Moen Voss Fixture
- His and Hers Walk in Closet
- Bath, Ceramic Tile, Kraftmaid, Painted, Shaker Flat Panel Cabinets, Dove White Quartz Level 2 Top,
- Voss, Moen, Brushed Nickel, Chrome, Matte Black
- Freestanding tub, Water Closet, Large Tile Shower, Ceramic Floors

Half Bath, first floor:

- Vanity with Quartz Top, Moen Voss Fixture, Toto Toilet

Baths:

- Moen Voss Bath Fixtures and TOTO toilets
- Bathroom Vanities, painted cabinets with Quartz Countertop, Ceramic Tile Floor
- Tiled Shower with Clear Glass Shower Door
- Tub with Surround and Curved Shower Rod

Hardware:

- Schlage Latitude Door Hardware, Brushed Nickel, Chrome, Oil Rub Bronze, Matte Black
- Towel Bars and Toilet Papers in ½ Bath, Full Baths and Primary Bath, Moen to match Bath Fixtures

Moulding:

- 1x8, first floor, 1x6 second floor, Base Molding
- 1x4 with 1x6 header and decorative piece casing
- Panel molding and Coffered Ceiling in Dining Room
- Two Member Cornice Molding Foyer, Dining Room, Kitchen, Family Room, Primary Bedroom and Upstairs Hall
- MDF Closet Shelving and Fir Closet Rods
- Doors, Raised 2 Panel, Solid Core

Energy Standards:

- Andersen, 200 Series, Low E
- Energy Efficient Insulation Package, Blown Cellulose/Fiberglass in Walls and Ceilings
- Primary Bath, Laundry Room, Half Bath and Pipes Insulated for Quietness
- 2 Zone Dual Fuel Heat and Air Conditioning with Separate Zones Controlled by Thermostats
- Tankless Gas Hot Water Heater

Technology:

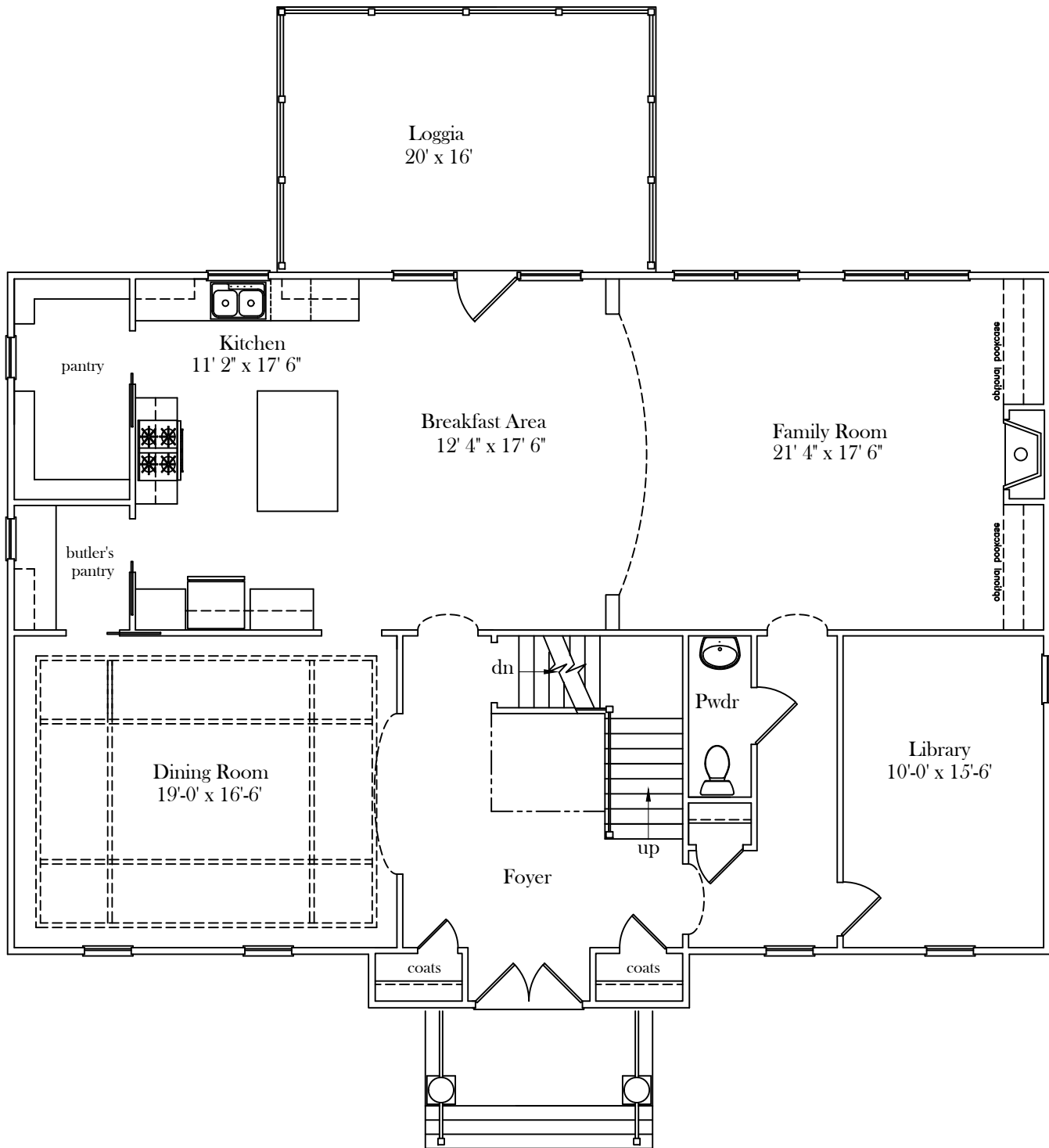
- Structured Cables Package 8 with Media Center and Input Feeds
- 1-Structured Cable Enclosure 8 Locations of CAT5e or RG6
- 1-CAT6 and 1-RG6 Input Feeds CAT5e Wire and Hardware, 2-Wireless Access Point

Third Floor:

- Unfinished
- Plumbing and electrical roughed in

***All Information Deemed Reliable but Not Guaranteed
Pricing and Specifications May Change Without Notice***

Tuckahoe III



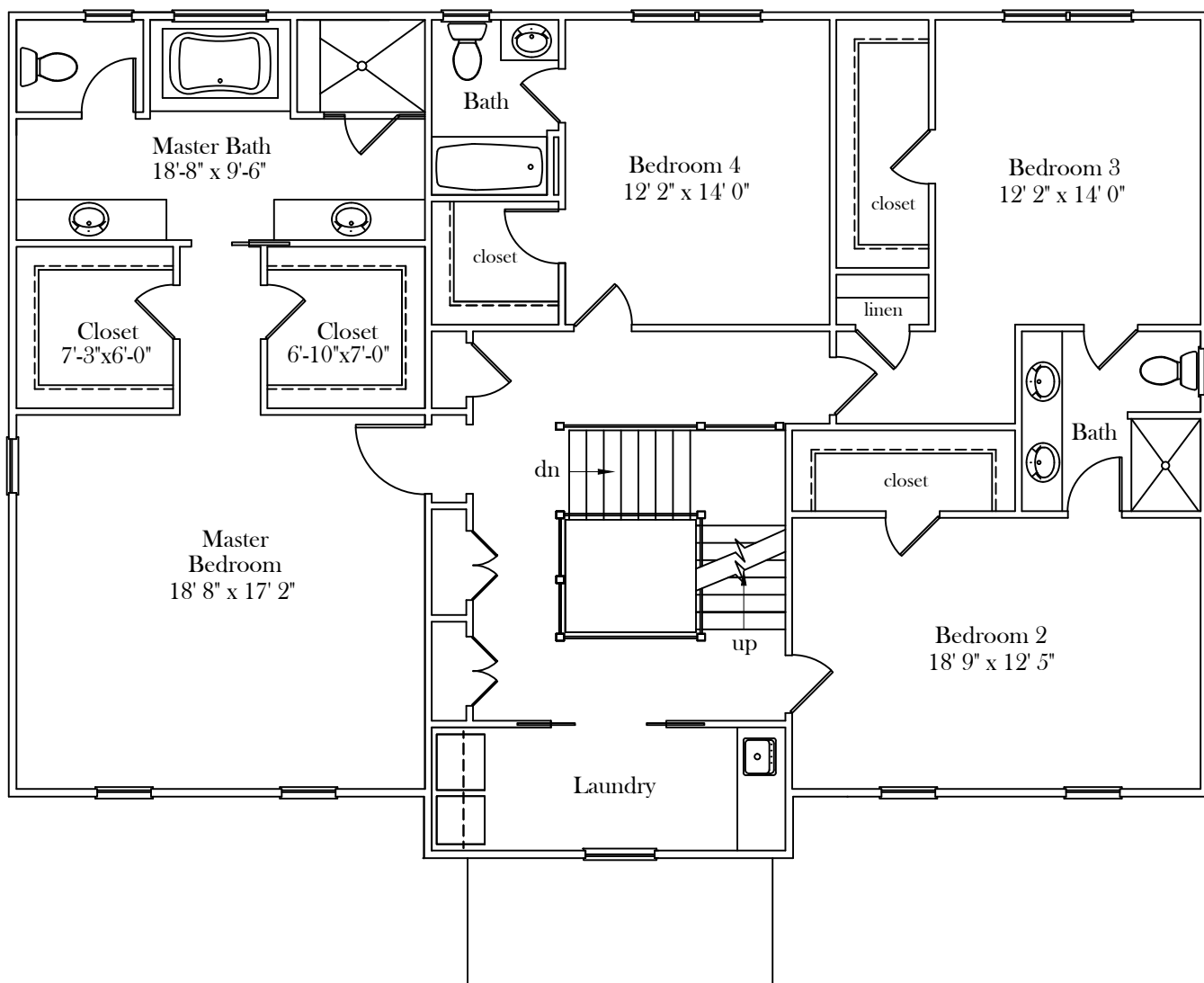
SQUARE FOOTAGE
FIRST FLOOR 1,810

First Floor Plan

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HOMECRAFTERS
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*Plans and details are approximate and
subject to change. Illustrations may
not represent finished construction details.*

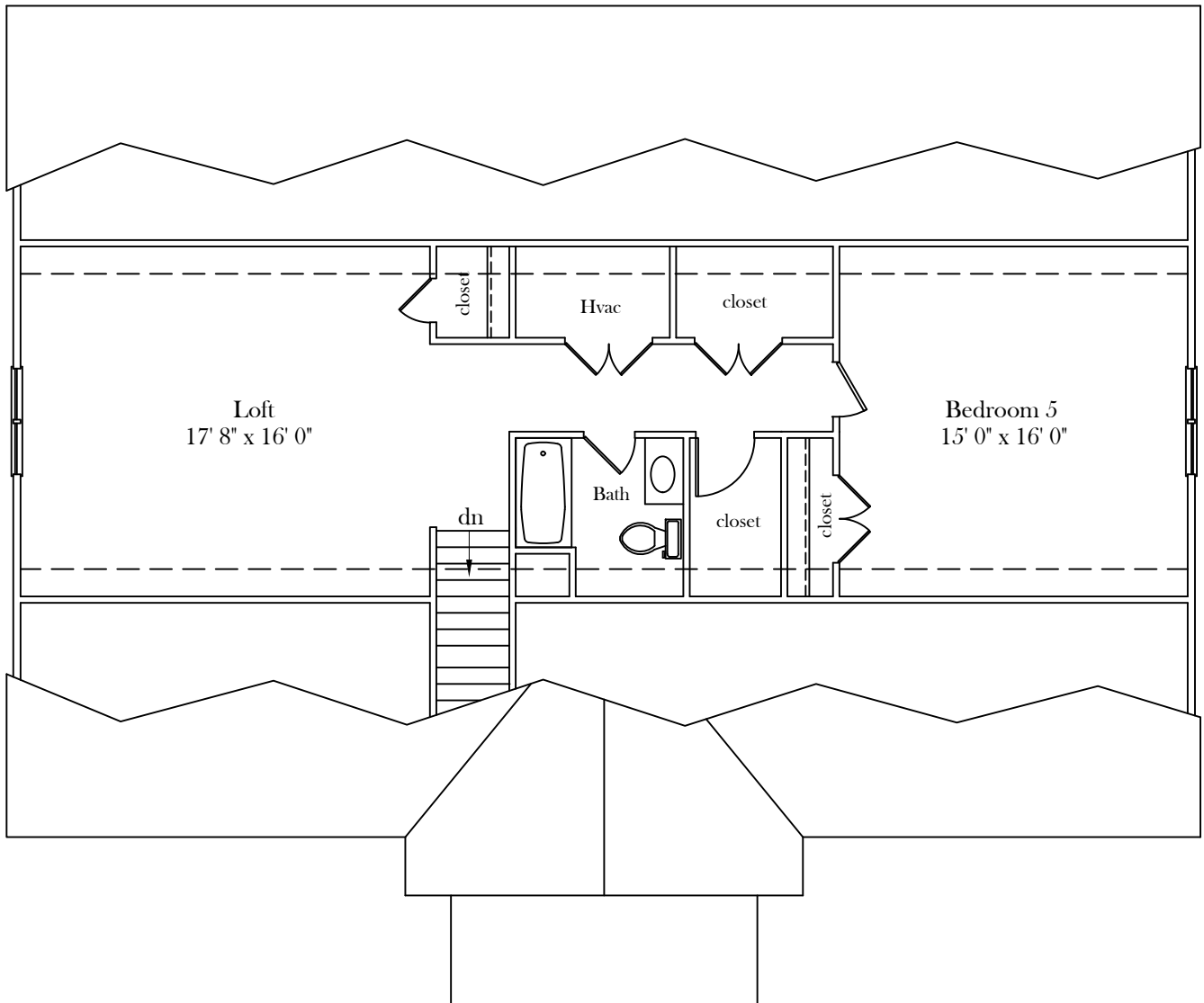
Tuckahoe III



Second Floor Plan

SQUARE FOOTAGE
SECOND FLOOR 1,810

Tuckahoe III

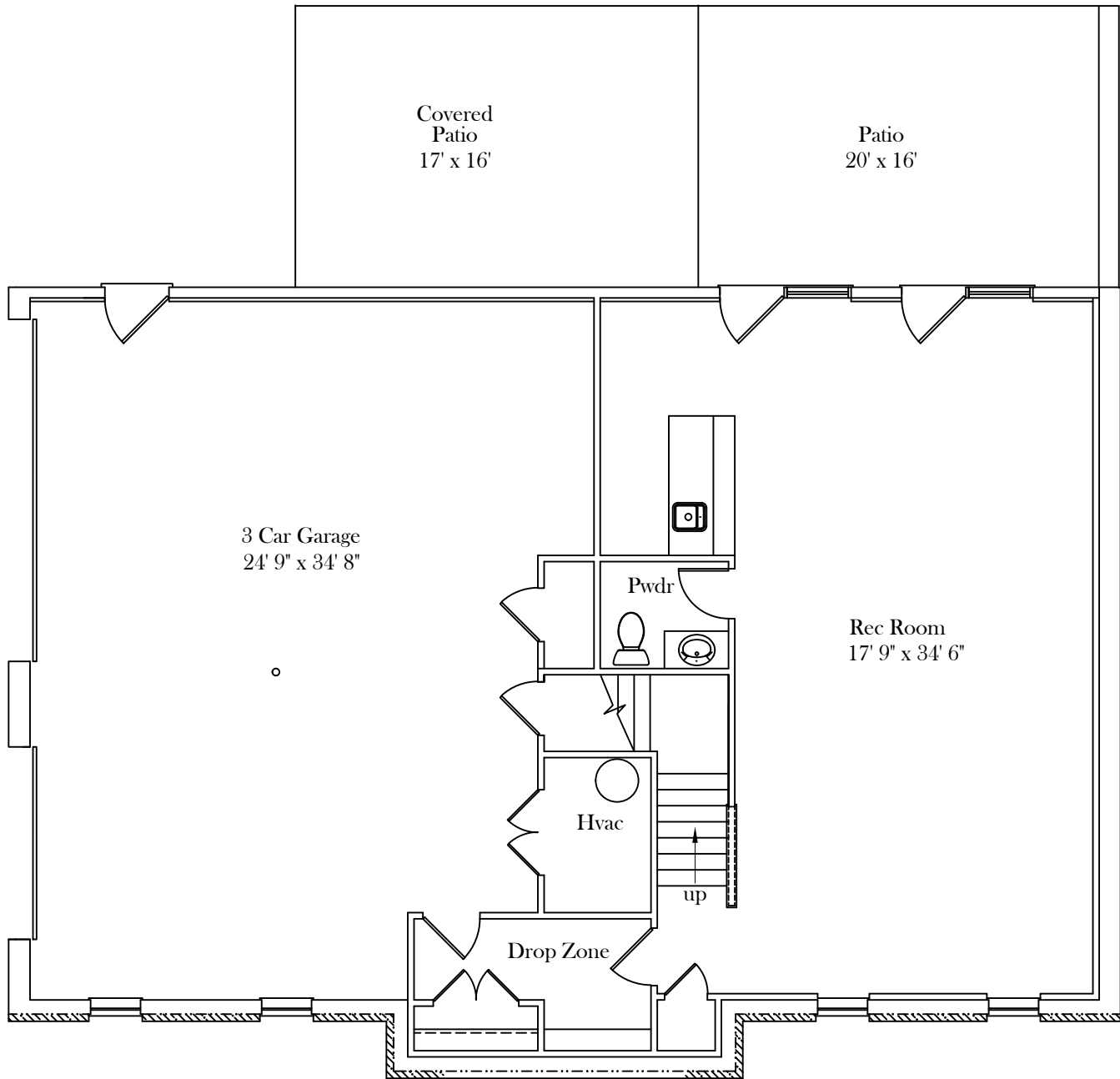


Attic Plan

SQUARE FOOTAGE
ATTIC LEVEL

862

Tuckahoe III



Basement Plan

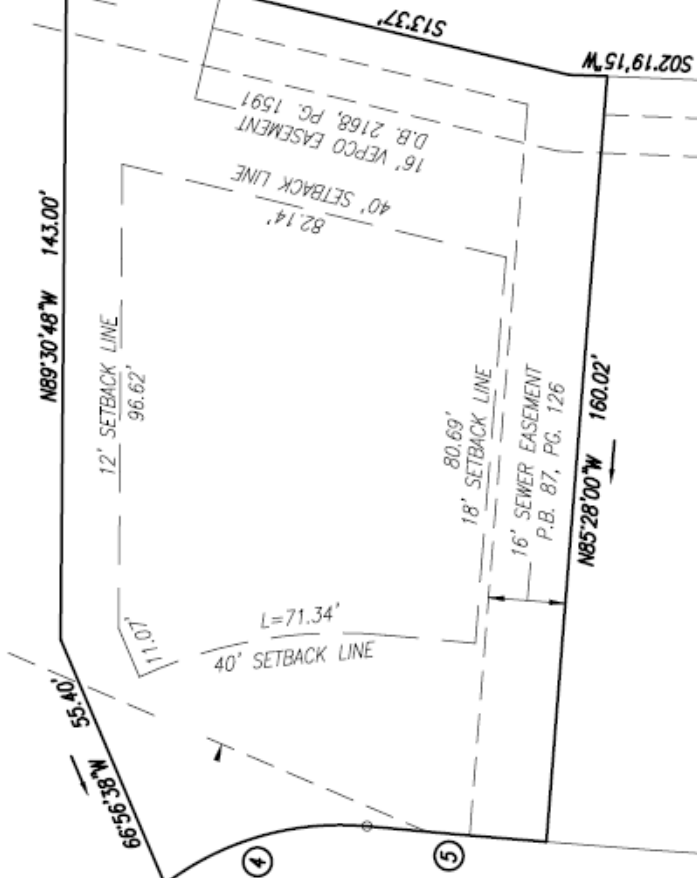
SQUARE FOOTAGE	
BASEMENT	939
GARAGE	836



47 FB

1FB

Colony Bluff Place



COLONY BLUFF PLACE

LOT 1
BLOCK F