



*Presents*

# *Lantana Station*



***55 and Better Adult Home Community***

**Located off Kirk Road in the Town of Greece**



*About the Builder*  
**Joseph D. Sciortino**

Joseph D. Sciortino has been in the construction business since 1980. He began his construction career as a masonry contractor. After establishing his masonry company, known as Masonry Concepts, Inc., the company completed a wide variety of projects such as small industrial, shopping centers and retail projects.

In 1990 with the desire, experience and expertise necessary to build single family homes, Joe's company developed into a full-service general contractor and became known as Fairview Development Corp. With several years of experience in the construction industry, this provided Joe with the skills necessary to efficiently and effectively design and construct residential projects in a manner which has proven its success and satisfaction in the product of the project itself, and the testimony of those clients who have done business with him.

The company has a well developed portfolio of house plans for clients to choose from that are ready for construction. In addition, when the client prefers to work with an architect, Joe is well versed in facilitating the relationship between the client and architect. In conclusion, Joe's experience and skill in the construction industry combined with his integrity and professionalism, provide the necessary ingredients for overall success. This is essential for the client to have a pleasant and satisfying experience with building their new home!

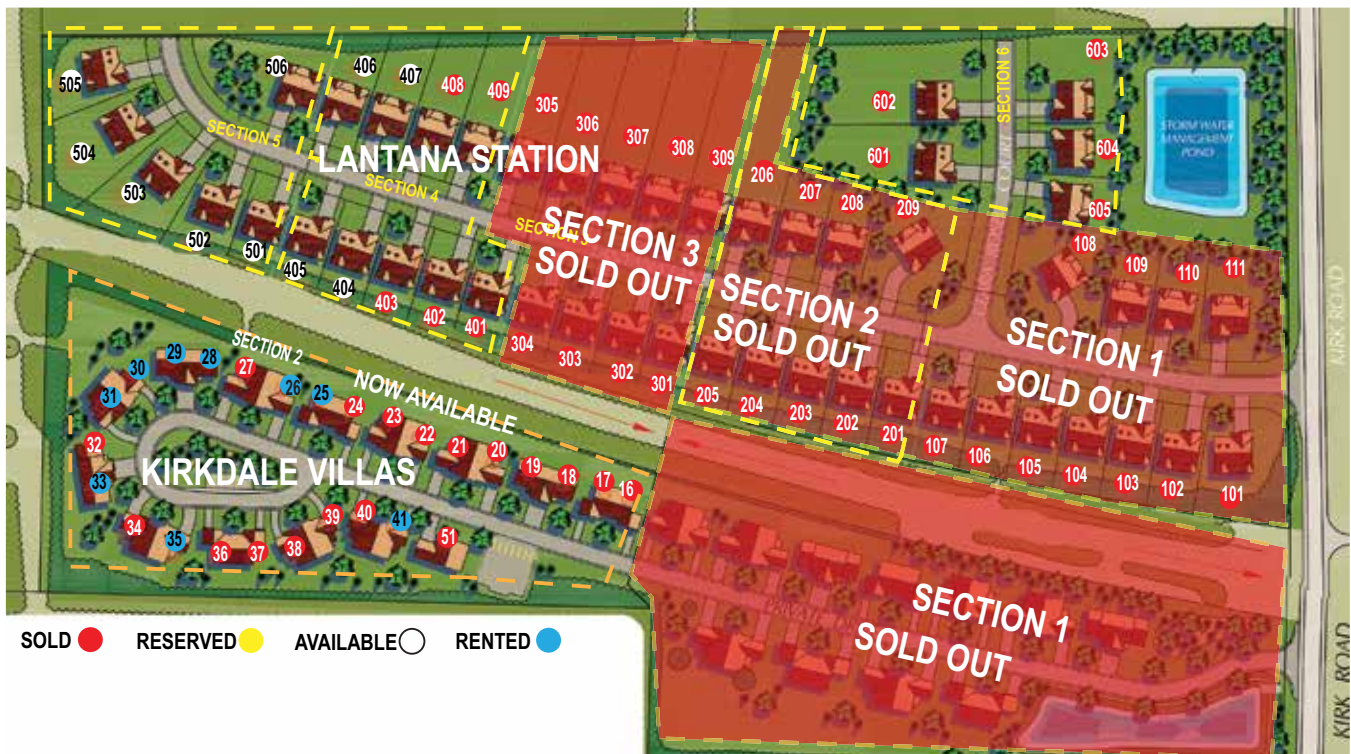


4 Gursslin Lane, Hilton, NY 14468  
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# Welcome to Lantana Station

Kirkdale Villas and Lantana Station are back to back sub-divisions being developed and offered for sale by Sciortino Homes LLC. Unique in their size and no thru-traffic patterns, also separated by a 60ft forever-wild, utility easement, offering privacy for both.

Kirkdale Villas are duplex style town homes with a very private cul-de-sac total build out of 49 homes. Lantana Station is individual ranch-style homes with a completed build out of 48 homes. Sections 4&5 at Lantana Station have lots available for reservation. Check for availability of rentals in Kirkdale Villas. Both sub divisions are 55 and over offering maintenance-free living for all. Joe Sciortino welcomes you to tour both Kirkdale Villas and Lantana Station.



**SCIORTINO**  
HOMES, LLC

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*All information pertaining to property described herein is derived from sources believed to be accurate, but no representation, expressed or implied, shall be drawn from any information herein.*

# Lantana Station

## **Patio Home Standard Construction Features**

### **Foundation**

- 11 course basement
- In Wall Piers filled solid with concrete and rebar
- Glass Blocks windows
- Gray Wall Water Proofing
- Egress Window

### **Framing**

- 2x10 Floor Joist
- 5/8" Dry Guard Tongue & Groove Subflooring
- 1/2" Sheeting for roof and sidewalls
- Barricade house wrap for superior wind barrier

### **Roofing & Insulation**

- 30 Year Architectural style shingles
- R46 Fiberglass Ceiling Insulation
- R21 Fiberglass for exterior walls
- Basement walls per State Code

### **Exterior**

- Vinyl Siding - choice of colors
- Vinyl Soffits - rakes wrapped in pre-finished Aluminum
- Steel Insulated six-panel exterior door
- Low-E Single-Hung windows with screens
- 16-Foot wide binder driveway
- Sidewalks from front-door to driveway
- Complete landscape & hydroseeding package

### **Plumbing & Heating**

- 40 Gallon State Electric Hot Water Heater
- 92% Energy Efficient Forced Air Furnace
- Programmable Thermostat
- Frost Free Hose Bibs Front & Rear of Home

### **Kitchen & Baths**

- Oak raised panel cabinets offered in 4 colors
- Double bowl stainless steel sink
- Moen single lever faucets
- Garbage disposal
- Dishwasher
- White china self rimming sinks in bathrooms
- One piece fiberglass tub/shower modules
- Full vanity plate glass mirrors

### **Electrical**

- \$500 Lighting fixture allowance
- 150 Amp service
- 2 Phone 2 cable
- 220 Electric or gas for appliances
- Ground fault interrupt per code
- Electric garage door opener with 2 remotes

### **Interior Finish & Detail**

- Vaulted ceilings per plan
- Colonial style six-panel *masonite* doors
- Walk-in closets in master bedroom
- First floor laundry with 2' strip lighting
- Choice of no-wax vinyl flooring
- Plush wall-to-wall carpeting
- Ventilated wire shelving in all closets, pantry, and above washer & dryer
- Two colors of paint offered
- Trim painted in Semi-gloss
- Walls 2 coats satin paint
- Quick set Interior lock sets

### **HOA Fee per-month includes**

- Lawn fertilizing
- Lawn mowing
- Landscape mulching & trimming
- Snow removal on driveways
- Refuse removal

*\*Standard features are subject to change without written notice*



# Lantana Station

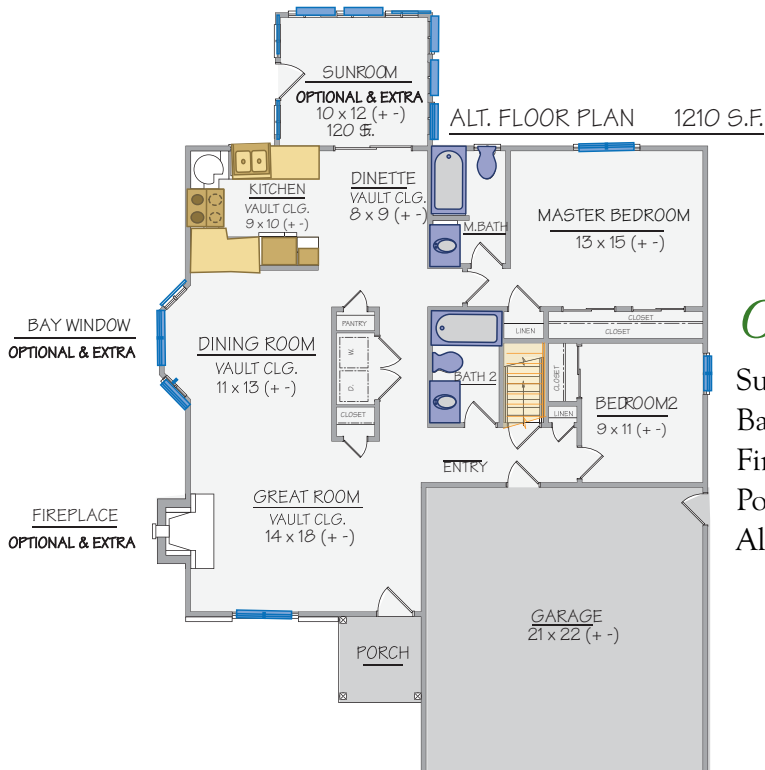
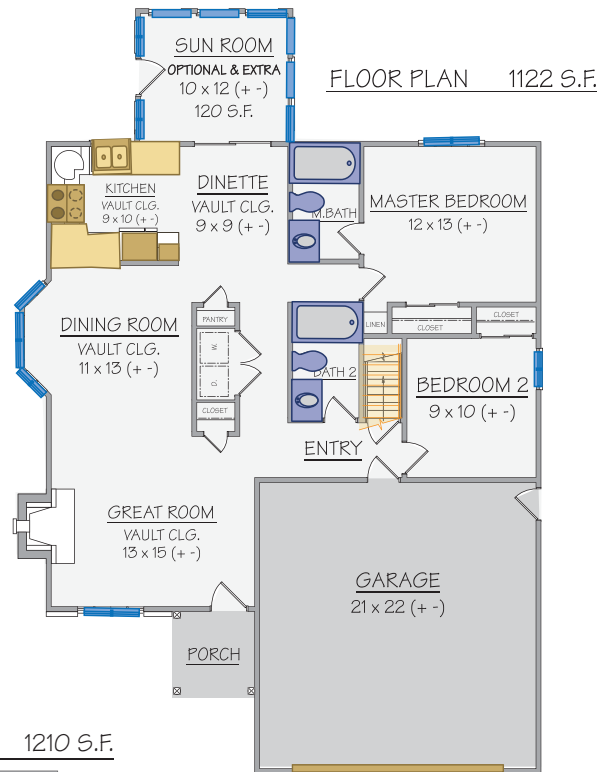


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## Desiree

Plan #1122

2 Bdrms, 2 Baths, 2 Car Garage



## Optional

- Sun Room/Study (10x12)
- Bay Window
- Fireplace
- Poured Foundation
- Alt. Floorplan



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## Joseph

Plan #1145

2 Bdrms, 2Baths, 2 Car Garage

## Optional

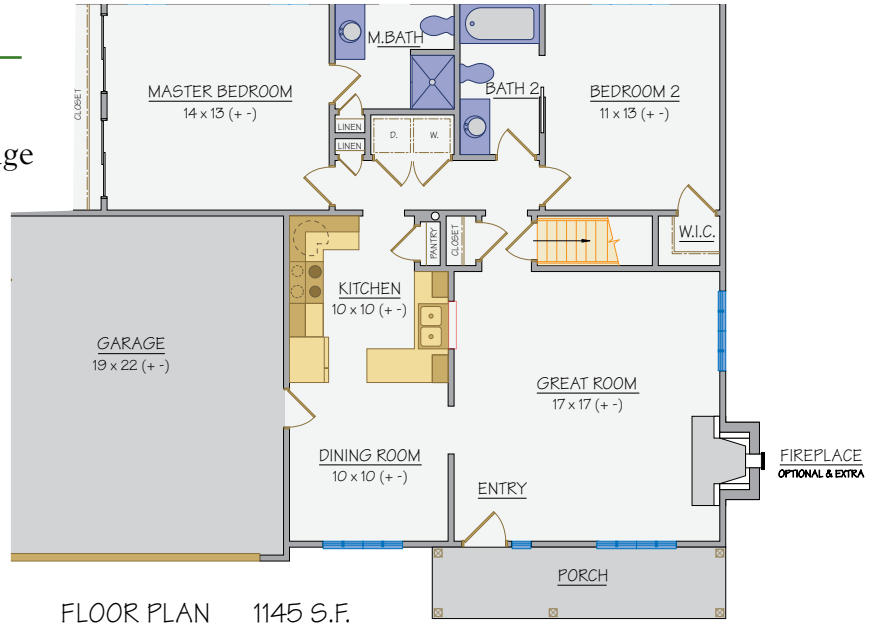
Sun Room (10x12)

Bay Window

Fireplace

Poured Foundation

Alt. Floorplan



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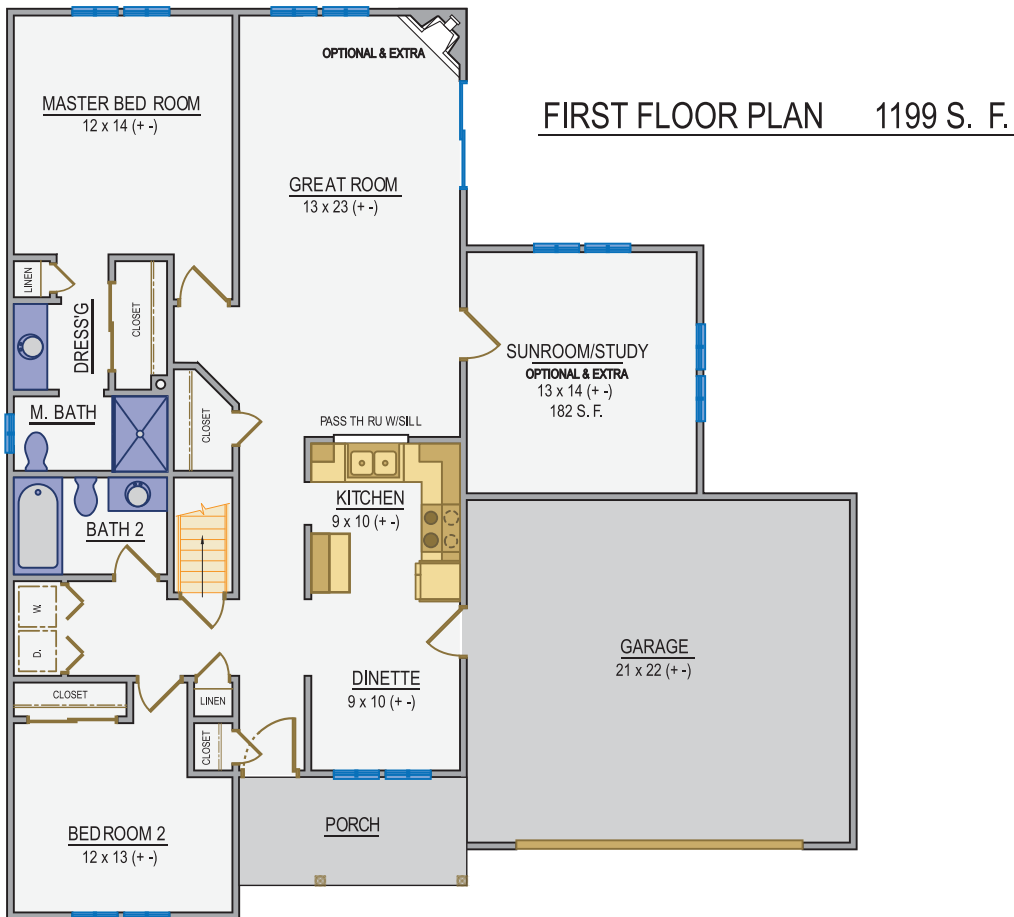
## Tricia II

Plan #1199

2 Bdrms, 2 Baths, 2 Car Garage

## Optional

Sun Room (13x14)  
Bay Window  
Fireplace  
Poured Foundation





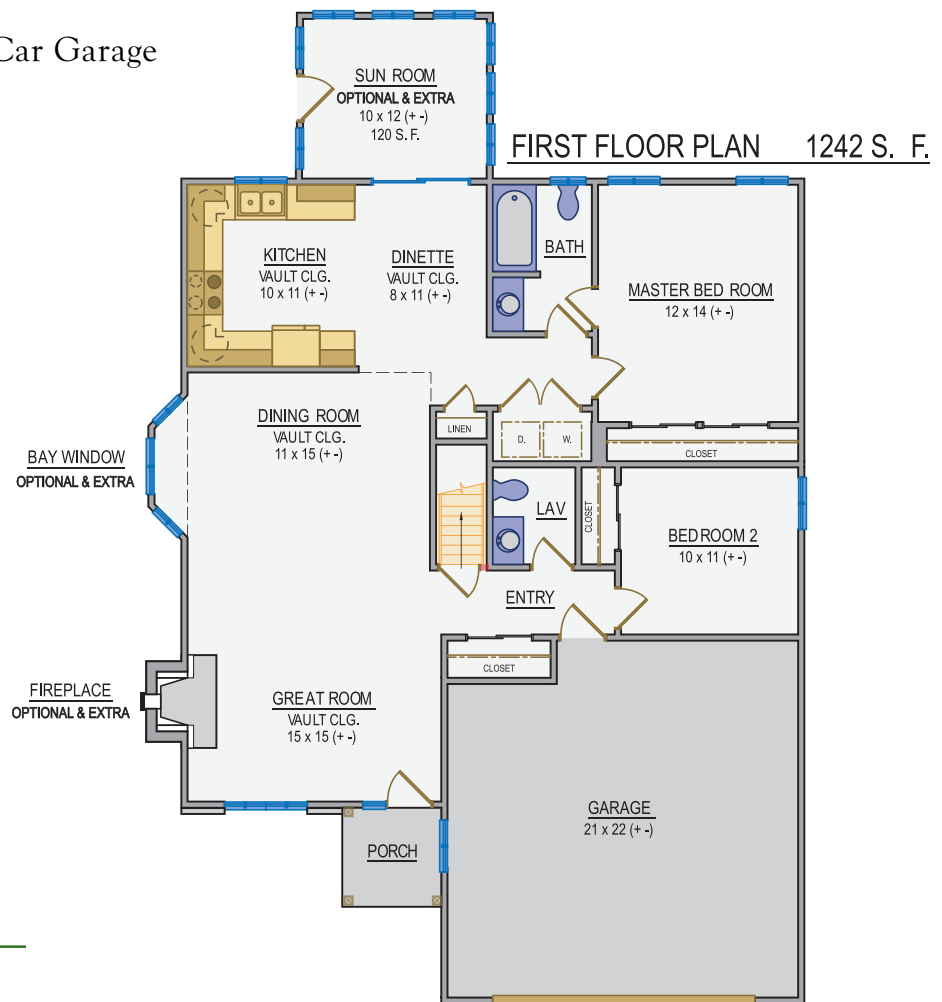
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## Vicki

Plan #1242  
 2 Bdrms, 2 Baths, 2 Car Garage



## Optional

- Sun Room (10x12)
- Bay Window
- Fireplace
- Poured Foundation







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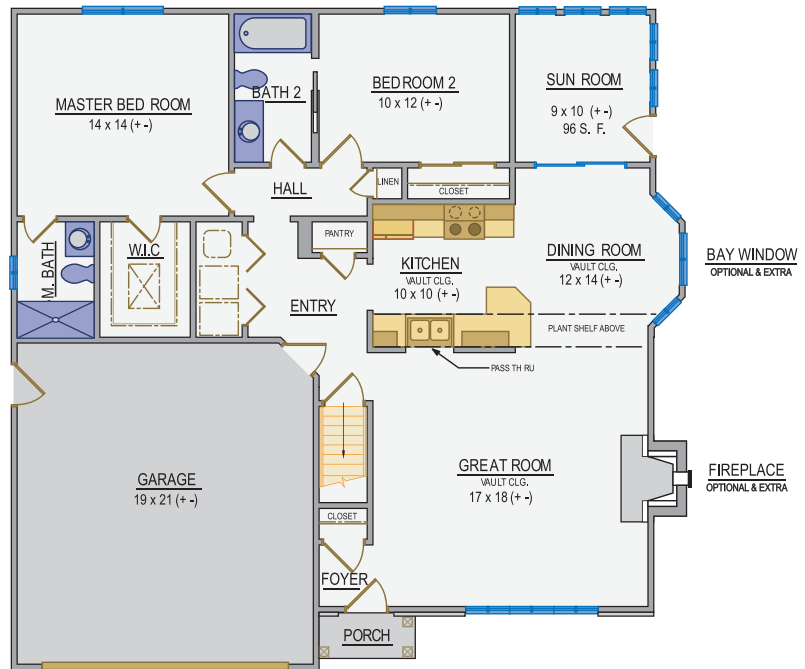
## Patricia

Plan #1336  
 2 Bdrms, Sunroom, 2 Baths,  
 2 Car Garage

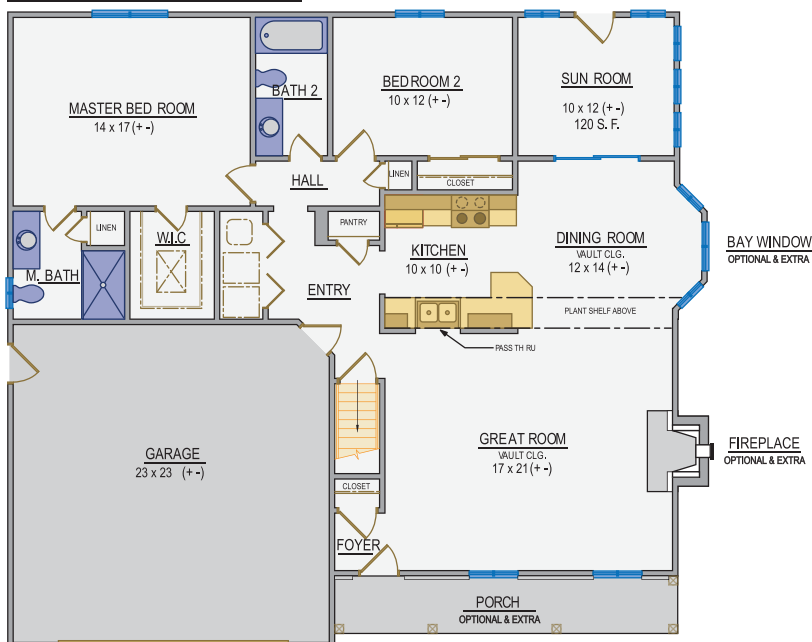
## Optional

Bay Window  
 Fireplace  
 Poured Foundation  
 Alt. Floorplan  
 Full Porch

FLOOR PLAN 1336 S. F.



ALT. FLOOR PLAN 1476 S. F.





# Lantana Station



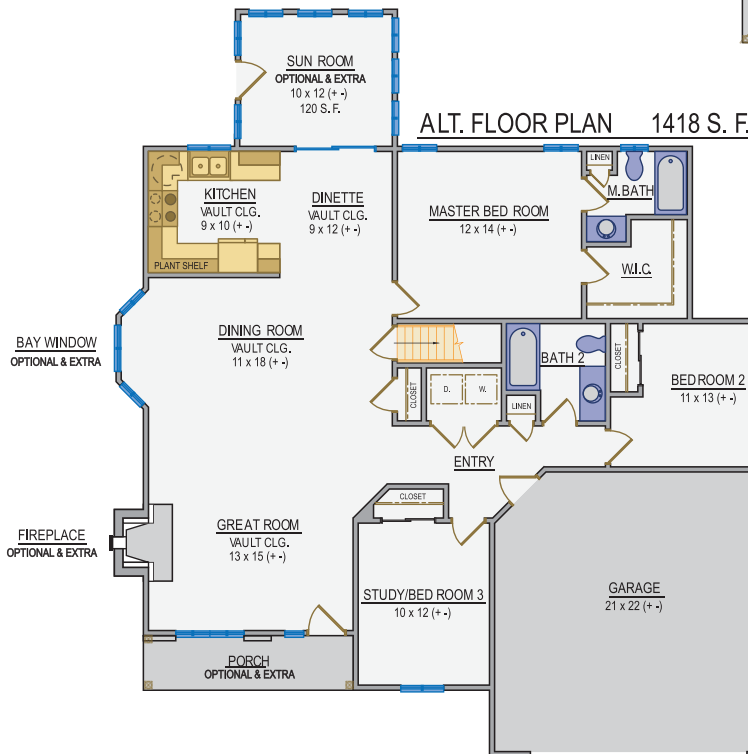
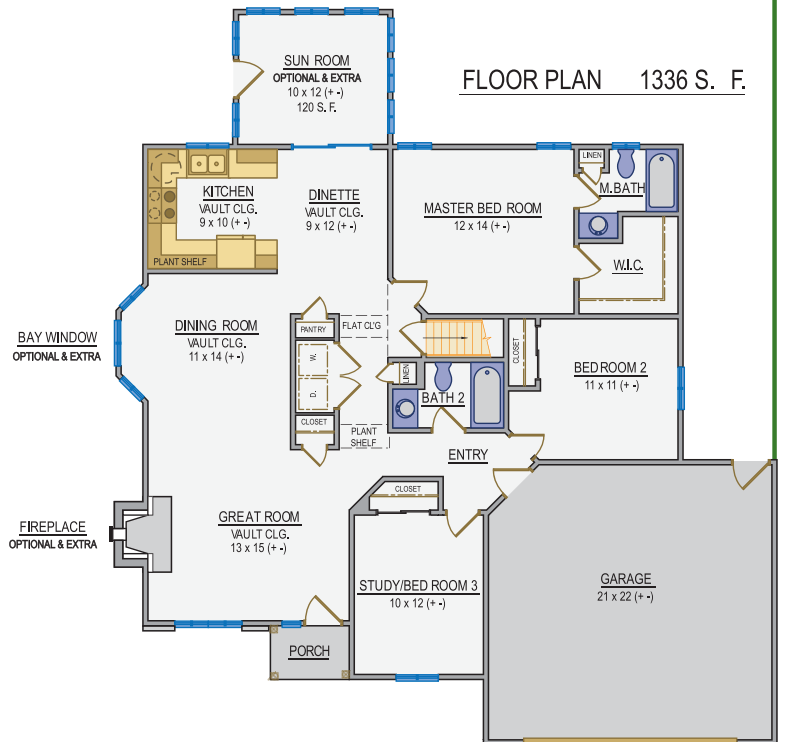
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## Cheryl

Plan #1336  
 3 Bdrms, 2 Baths, 2 Car Garage

## Optional

Sun Room (10x12)  
 Bay Window  
 Fireplace  
 Poured Foundation  
 Alt. Floorplan



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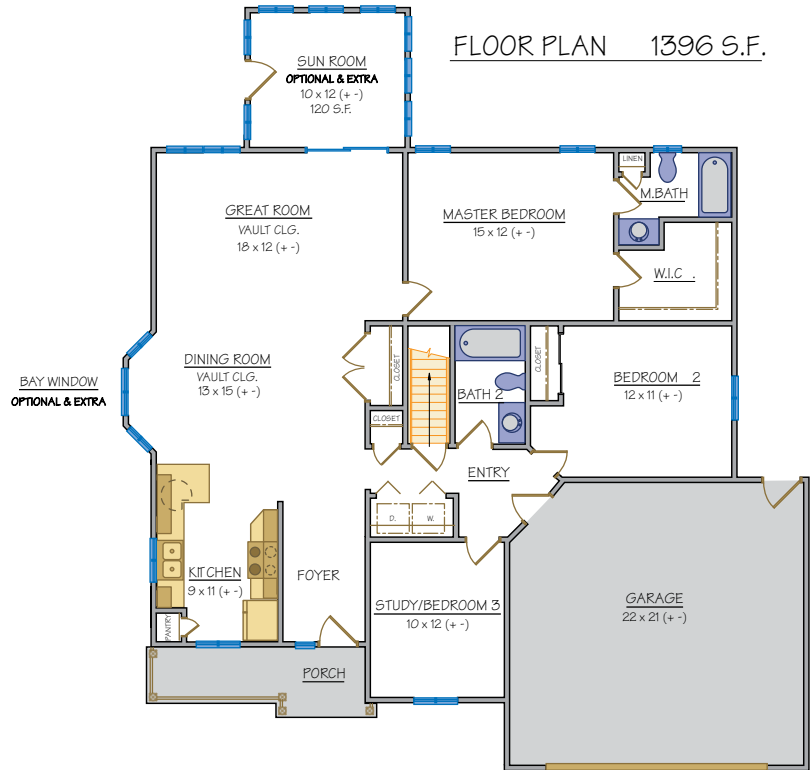


## Anna

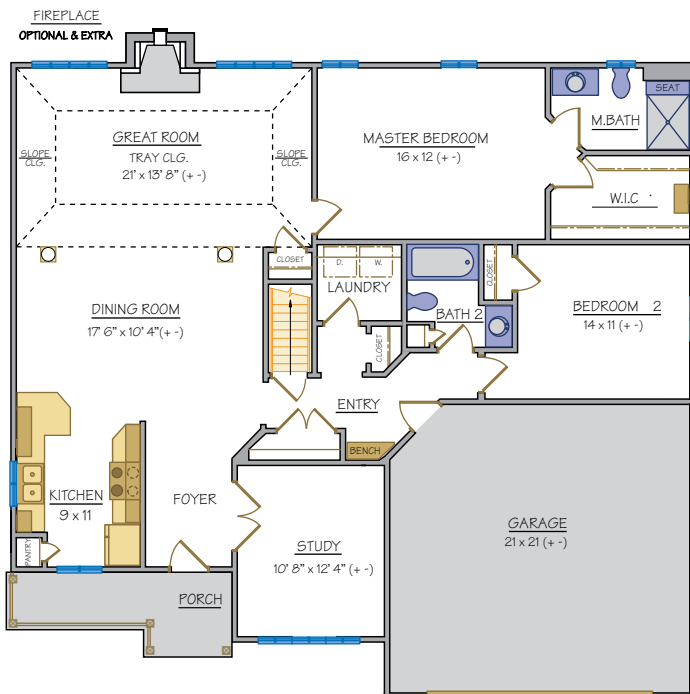
Plan #1396

2 Bdrms, Study, 2 Baths,  
 2 Car Garage

FLOOR PLAN 1396 S.F.



ALT. FLOOR PLAN 1546 S.F.



## Optional

- Sun Room (10x12)
- Bay Window
- Fireplace
- Poured Foundation
- Alt. Floorplan





# Lantana Station



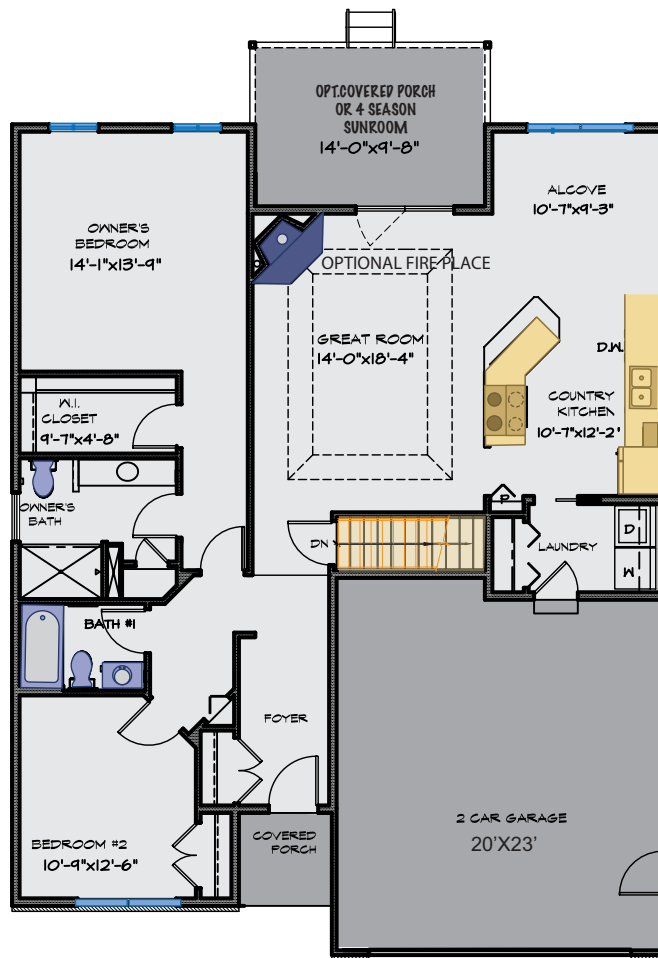
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## Nina

Plan #1414  
 2 Bdrms, 2 Baths, 2 Car Garage

## Optional

Covered Porch/SunRoom  
 Bay Window  
 Fireplace  
 Poured Foundation





# Lantana Station



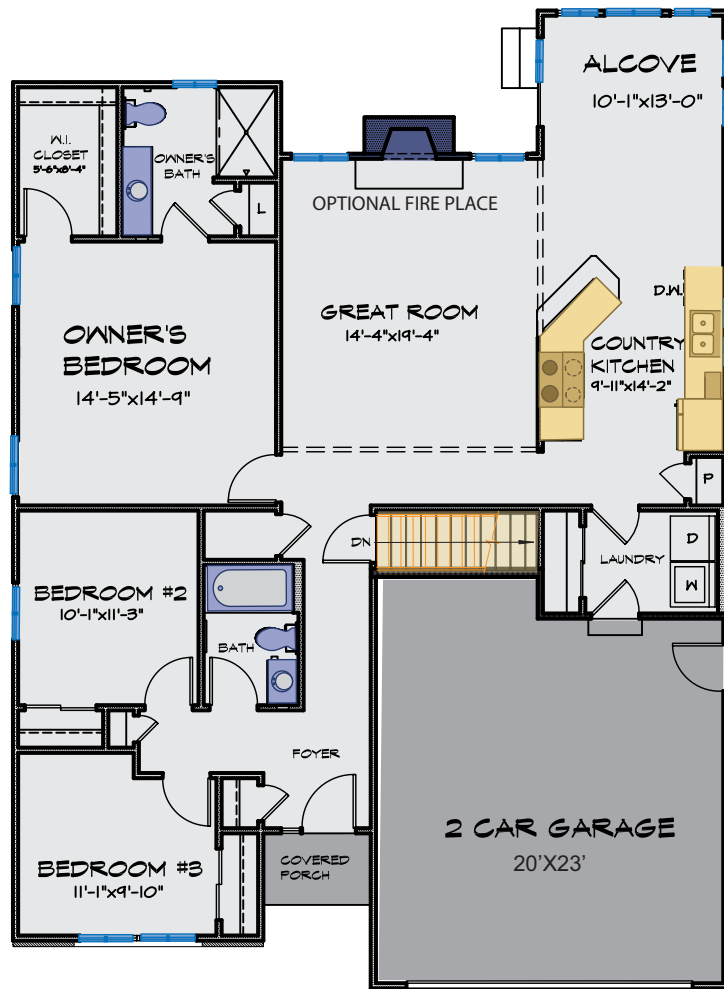
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## Angelina

Plan #1492

3 Bdrms, 2 Baths, 2 Car Garage

FLOOR PLAN 1492 S.F.



## Optional

- Bay Window
- Fireplace
- Poured Foundation
- Sunroom/Covered Porch





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## The Dutchess

Plan #10-1598

2 Bdrms, 2 Baths, 2 Car Garage

## Optional

- Bay Window
- Fireplace
- Poured Foundation
- Sunroom/Covered Porch  
(optional and extra)

