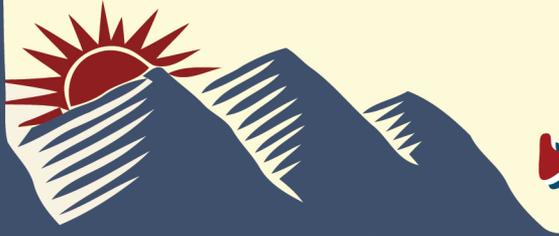


Rockland Heights



www.SavoyHome.com

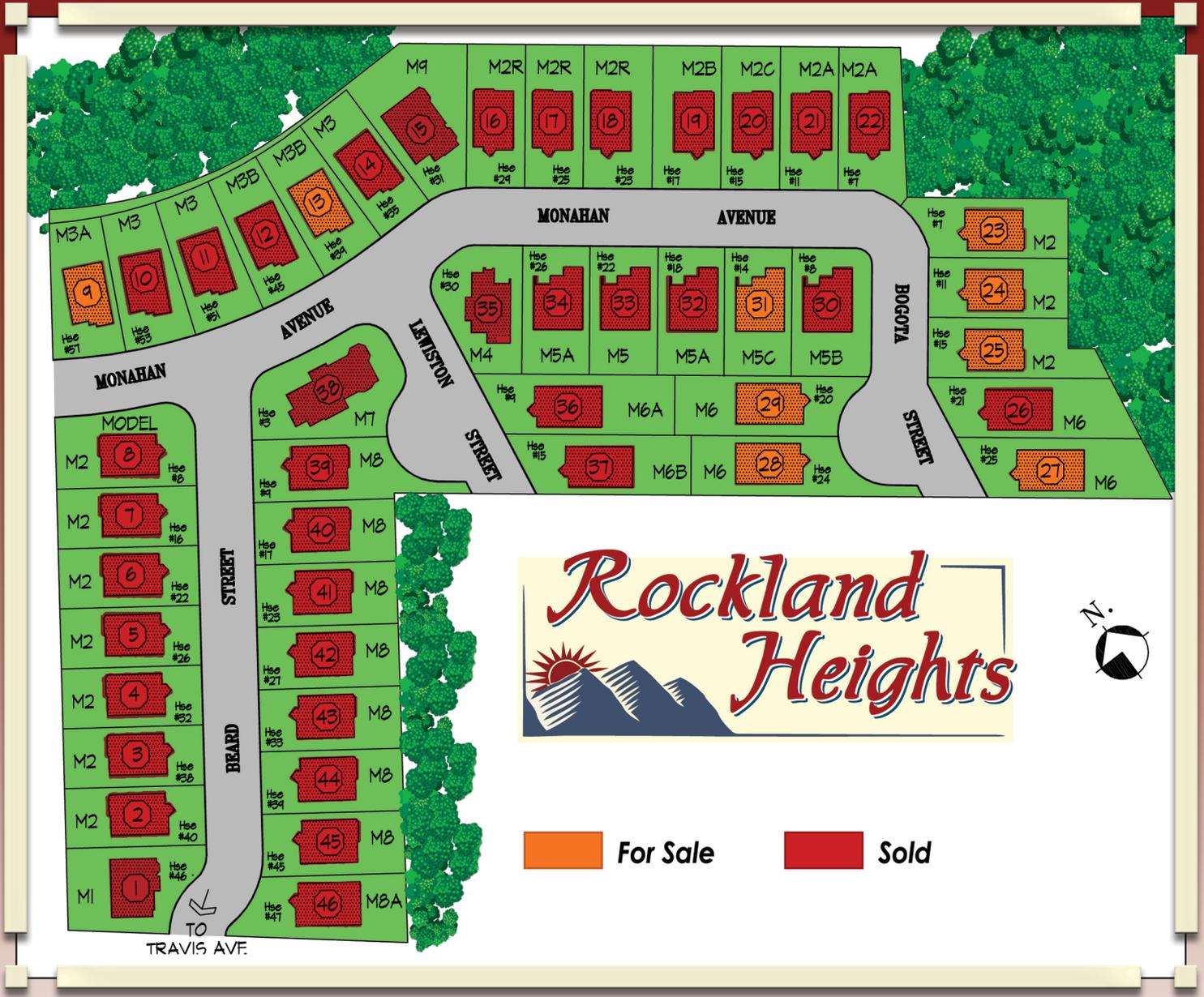
Standard Features for Rockland Heights

Average lot size is approx. 40ft. x 100ft.

- Pella windows throughout (except where noted)
- Private Back Yard
- Front Brick & Stucco facades
- An abundance of closets with vinyl covered wire shelving
- Four (4) high hats in kitchen
- Overhead lighting & fixtures in all bedrooms, kitchen, dinette, dining room & family room
- Quality Kohler faucets (from builders samples)
- #2 oak floors throughout home
- *Ceramic tile in kitchen dinette and entrance area
- One (1) car garage
- Basement area
- Comfortable walk-in washer/dryer areas
- Large country kitchen with separate dinette area
- Elegant double height living room and foyer entrance
- Formal dining room
- Grand family room with wood burning fireplace
- Opulent master bath with fiberglass whirlpool tub & separate stall shower
- Expansive master bedroom suite including cathedral ceilings & large walk-in-closets
- Vitreous china plumbing sinks (except kitchen sink, tubs & master bathtub which are fiberglass)
- Four (4) spacious bedrooms

Community Features

- Walking distance to Latourette Golf Course
- Winding cul-de-sac roads in a beautiful private development.
 - Easy commute to Manhattan.
 - Excellent schools
- Minutes away from Staten Island Mall & other major shopping centers



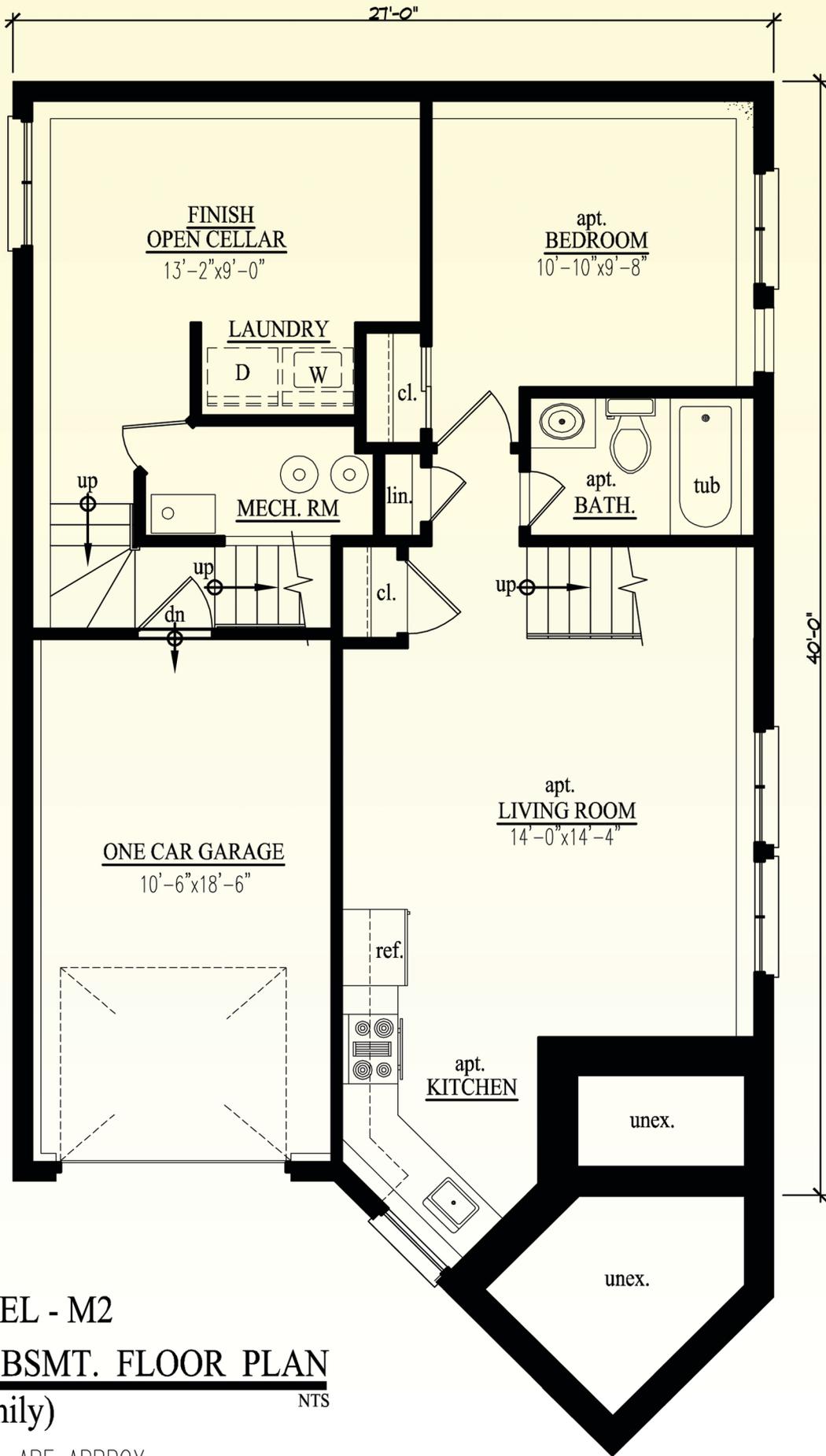
For Sale
 Sold

Directions to Rockland Heights

- 278 west to Richmond Avenue Exit 7. Once on Richmond Avenue make a left at Rockland Avenue, at light make a right onto Kelly Boulevard to Travis and make left, travel on Travis Avenue until you come upon Beard Street and make a left. Proceed to Model.



From Concept To Completion
www.SavoyHome.com

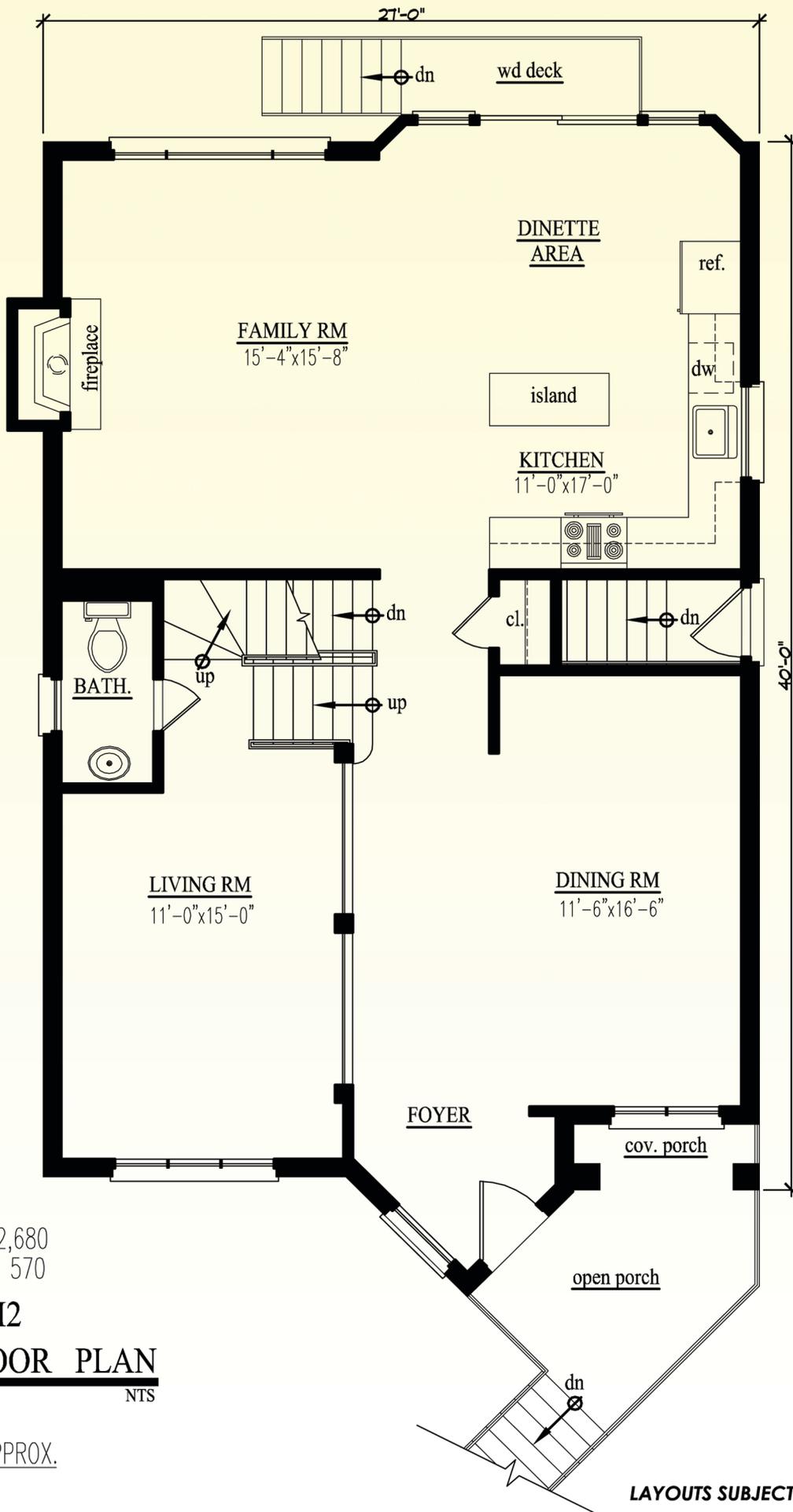


MODEL - M2

APT- BSMT. FLOOR PLAN
(2-family) NTS

ALL DIM. ARE APPROX

LAYOUTS SUBJECT TO CHANGE WITH GRADES



HSE SQ. FT. = 2,680
 APT. SQ. FT. = 570

MODEL - M2

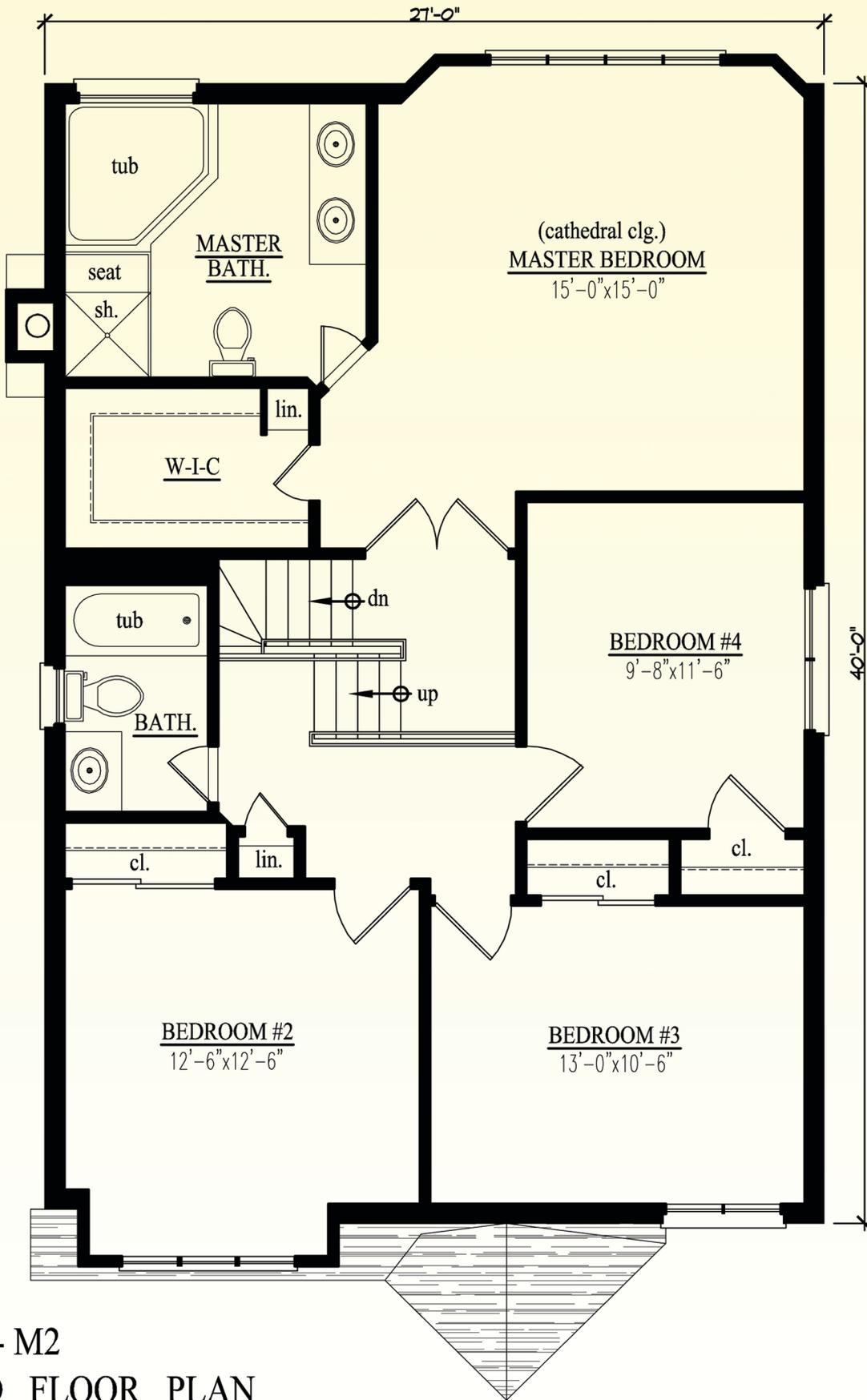
FIRST FLOOR PLAN

(2-family)

NTS

ALL DIM. ARE APPROX.

LAYOUTS SUBJECT TO CHANGE WITH GRADES



MODEL - M2
SECOND FLOOR PLAN
(2-family) NTS

ALL DIM. ARE APPROX.

LAYOUTS SUBJECT TO CHANGE WITH GRADES