



New Luxury Homes

in close proximity to the Raleigh Hotel

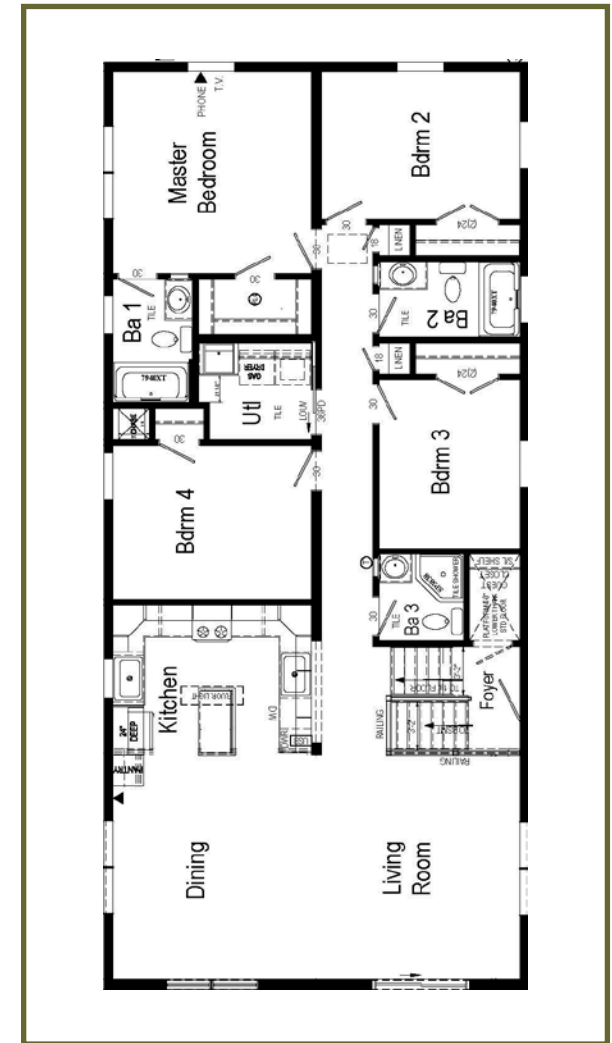
Heiden Road, South Fallsburg, NY

For more information
or for group sales:

718-871-1800

info@venetianvillas.nyc

Venetian Villas Options



The appliance package is available in 3 colors, black, white or stainless steel.

Black or White \$3000.00

Stainless steel (featured color) is \$3,850.00

Includes fridge, gas range, dishwasher and OTR microwave.

PRICES INCLUDE INSTALLATION

Please note, should you choose not to purchase the appliance package, you may be required to arrange for appliance delivery and installation prior to closing, in order to obtain a C_{of}O.



Whirlpool Refrigerator 25 cu.ft.

Model #: WRS325FDA
36" side by side fridge and freezer.

SpillGuard™ Glass Shelves

LED Interior Lighting

External Ice and Water Dispenser with filter



Whirlpool Freestanding gas range

Model #: WFG515S0E

SpeedHeat™ Burner

Full-Width Cast Iron Grates

AccuSimmer® Burner

EasyView™ Large Oven Window

High-Heat Self-Cleaning System



Whirlpool Dishwasher

Model #: WDF520PAD

1-Hour Wash Cycle

Cycle Memory

Soil Sensor

In-Door Silverware Basket

Sani Rinse Option

Heavy Cycle

High Temperature Wash Option

Heated Dry Option



Whirlpool 1.7 CF Microwave

Model # WMH31017F

Microwave Presets

Electronic Touch Controls

Dishwasher-Safe Turntable Plate

2-Speed, 300 CFM Vent Fan

Adjustable Cooktop Lighting

A rich hardwood flooring engineered in 5/8" thickness to uphold against the typical shorfalls of wood flooring.

Manufactured with three layers of reversed grain and an alumin oxide urethane finish for added scratch resistance. Engineered to resist humidity, water, and drastic climate change, thereby reducing the likelihood of buckeling and warping.

Manufacturer's warranty 25 years against finish and lifetime for structure and moisture.

Available in 5 colors

Kitchen, D/R, L/R, Hallway, Entrance *\$4,400*

All 4 bedrooms *\$4,600*

Prices includes installation

For color accuracy we encourage all customers to view the actual samples available at Mr. Germans Office.



Red Oak
Natural



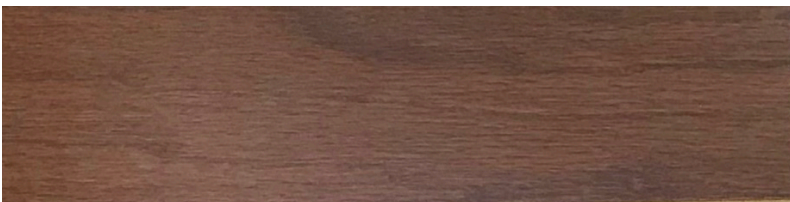
Golden
Oak



Atrium
Oak



Cherry
Oak



Oxford
Oak

A Luxury vinyl plank in a hardwood look featuring a floating floor with a tongue and groove interlocking system.

This luxury plank flooring is designed to withstand rugged use, yet maintains the elegance of the wood look.

It is available in a variety of 6 colors.

Prices including installation,

Kitchen, D/R, L/R, Hallway, Entrance \$3,300

All 4 bedrooms \$3,400

For color accuracy we encourage all customers to view the actual samples available at Mr. Germans Office.



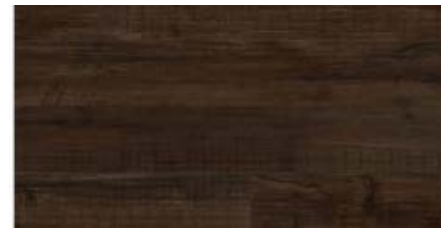
Roma Vinyl Plank



Geona Vinyl Plank



Costa Vinyl Plank



Parma Vinyl Plank



Venna Vinyl Plank



Malta Vinyl Plank



Sheet Vinyl Flooring
in a wood plank look

LX 245



Sheet Vinyl Flooring
in a wood plank look

LX 150

This color available
for bedrooms only



Carpet is a standard
for all bedrooms
and is available in the
color shown unless
the LX 150 is specified



Deep laundry utility sink
set in a 36" white vanity.

\$500.00



Atrium single
operable door

\$1,200.00



Atrium double
operable door

\$1,400.00



Huntington goose neck
pull down faucet

\$225

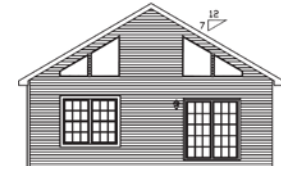


Standard Faucet

Vaulted Ceiling with 7/12 roof pitch.

Includes 2 trapezoid windows with grids, also available without grids (See inset Photo)

\$15,000.00

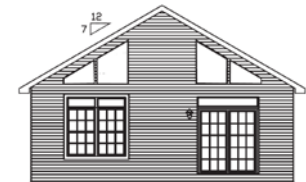
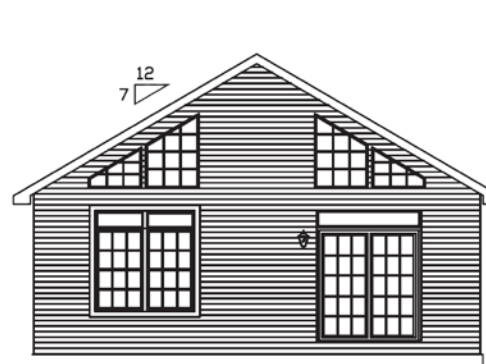


Trapezoid and vaulted ceiling

Vaulted Ceiling with 7/12 roof pitch and transoms

Transom cost is \$550 for a set of 2

Includes 2 trapezoid windows with grids

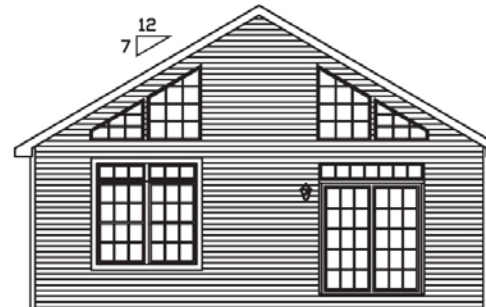


Also available without grids.

Shown with Transoms

Vaulted Ceiling with 7/12 roof pitch, transoms and grids

Transom cost is \$550 for a set of 2.
Grids are \$150



Shown with Transoms & Grids