

WELCOME



*Sip coffee every morning as you
take in one of the country's most
beautiful landscapes.*

*Located in the Great Northern
Catskills...*

*Come & Discover
Windham Heights.*

WINDHAM HEIGHTS WHO WE ARE...

WELCOME



Windham Heights is an exclusive community of custom built homes. Located in the Great Northern Catskills & just a short two and a half hour drive from New York City.

Windham Heights offers a select number of one-of-a-kind homes with unparalleled luxury and design.

What makes our custom built homes unique is our incomparable views, construction, charm & luxury that ONLY Windham Heights can offer. Peruse this brochure to view how we present ... your next home.



Activities



Windham, NY is a four-season destination spot full of fun & adventure. There is something for everyone here.

With the winter comes Skiing! Snowboarding! Snow tubing! Then enters the summer with fishing, horseback riding, golfing, paintball and more....

Visit historic venues, museums or the water park. If you would like to fly into the area there are two local airports.

From the slopes to the hiking trails & full service equestrian centers and golf courses. There is always something to do or see at Windham.

Trade the overcrowded Hamptons for all the pleasures of the great Northern Catskills.





A Thing of Beauty! Luxury in Nature!

- ☑ Mountain Views
- ☑ Forever Wild preserves
- ☑ Green Meadows

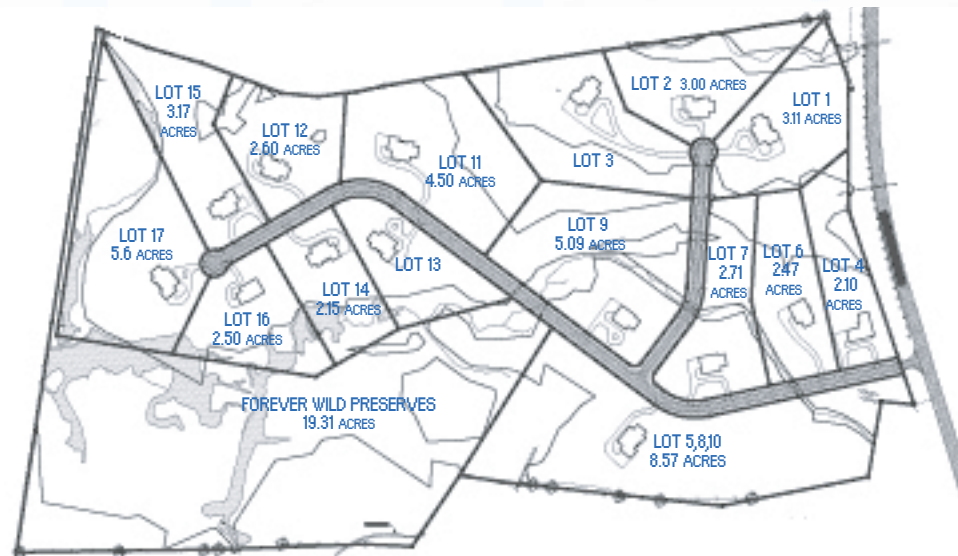
Windham Heights is located on 77 acres of beautiful terrain, with each home set on 2 to 6 acres each. This exclusive community of only 15 homes offers exceptional character and artistry.

Situated in the town Windham. Our location delivers stunning mountain views, bordered by charming ponds, Forever Wild preserves and green meadows.

Make your next home in Windham Heights, at home in nature.

Windham Heights

- 77 Acres
- 15 Lots 2-6 Acres Each
- 2.5 Hours from NYC



DESCRIPTION OF YOUR NEXT HOME



Strength, Efficiency *Luxury!*



Windham Heights breathes strength! Welcome to 5520 sq. ft. of living space. Built with gauge steel framing, and Stone exterior a dwelling that's fire resistant and termite proof!

Exterior walls are covered with your choice of stone from the local quarry. Your choice of handmade custom entry doors, crown, base, window & door molding.

Windham Heights construction springs from award winning architect, Shawn Hamlin AIA, acclaimed by the American Institute of Architects of Eastern NY. The strategy implemented makes these homes efficient, strong and virtually maintenance free. An investment you can confidently pass down from generation after generation.



Other Exterior Features:

- *Sprinkler system throughout.*
- *Man Made Slate roof shingles.*
- *Decks & Driveway equipped radiant snow melting systems. No shoveling required.*
- *Environment friendly energy efficient insulation system.*

Review the next few pages for a look inside these luxurious homes.

DESCRIPTION OF YOUR NEXT HOME

HOME



Floor Plans

Your Next Home

Each custom built home utilizes "smart design." Strategically laid out for the best in entertaining, comfort, technology, convenience & style. Come home to stunning entrances opening into 35ft. high breathe-taking foyers. Make a statement with your choice of spiraling staircase.

The standard fixtures and appointments in our homes comprise one of the best amenity packages in upstate New York. This includes the finest appliances, cabinetry of extraordinary quality. Elevators are standard in each home. Windham Heights has left out nothing in providing the finest in luxury, quality & beauty.

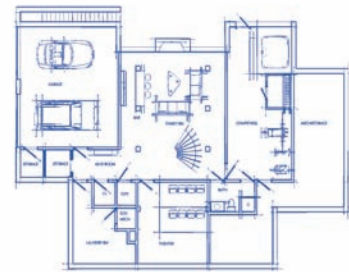
Energy saving technologies includes heated floors, remote temperature controls, remote security systems and more.

Other Interior features include:

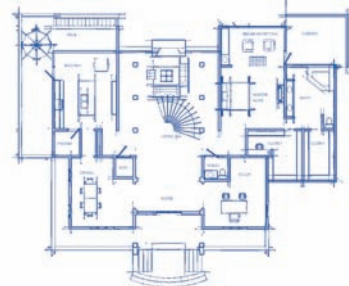
- Interior doors all solid 3 x 8 foot mahogany.
- Elevator for disabled & elderly access.
- Security systems equipped with remote access.
- All rooms wired for intercom & computer systems.
- Gas fireplaces throughout.
- Automatic Backup Generator.

(View Detailed Specs page for full list of features)

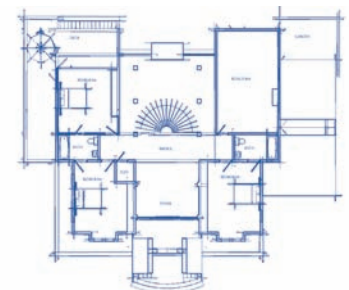
Ground Floor



First Floor



Second Floor



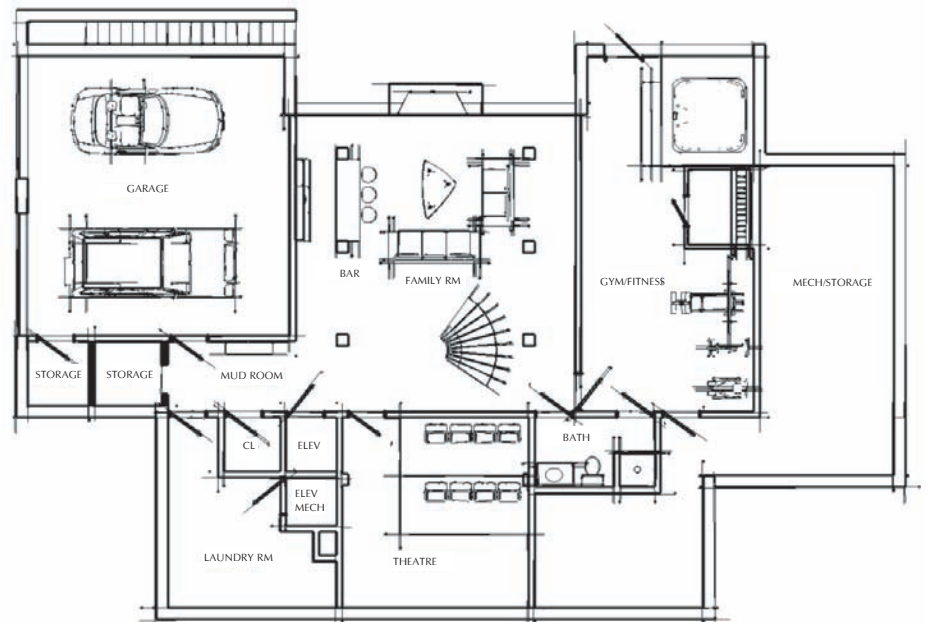
Floor Plans

GROUND FLOOR

Ground Floor Features:**

- 2 Car Garage
- Elevator Service
- Outside access to Hot Tub & Fitness .
- Sauna
- Full Bath with Shower
- Family Room with Fire Place
- Complete Laundry Facilities
- Multi-Media Theatre
- Storage Areas

Back



Front



Extras:

We seek to accommodate. Living in Windham Heights is a turnkey experience for our residents. Nearly every detail of your home can be customized to bring to life your vision of home. Internationally acclaimed artist, Ulla Darni along with professional interior designer's are on staff to offer guidance and any assistance you require in making your Windham Heights home ...yours!

***Note: Windham Heights is currently under town review with final approvals pending.*

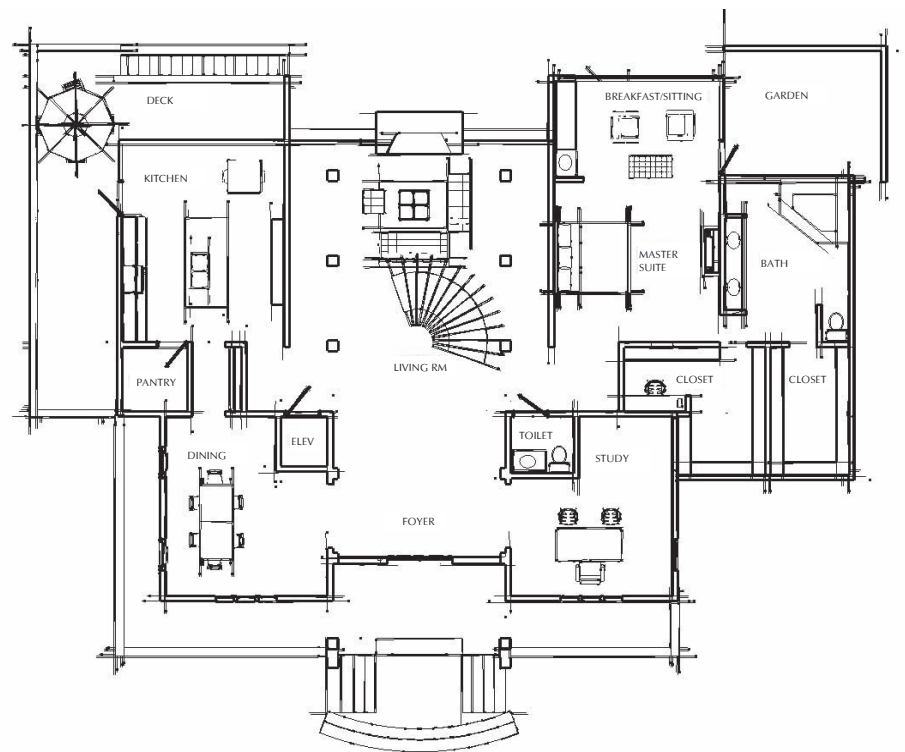
Floor Plans

FIRST FLOOR

First Floor Features:**

- Main Entrance
- 35 ft. high foyer & living room with fireplace.
- State-of-the-Art Kitchen
- Wrap around Deck
- Master Suite with Breakfast nook, master bath and access to private garden.
- Walk-in-closets with built in vanity, full length mirrors & cabinetry.
- Formal Dining Room
- Study

Back



Front



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DESCRIPTION OF YOUR NEXT HOME

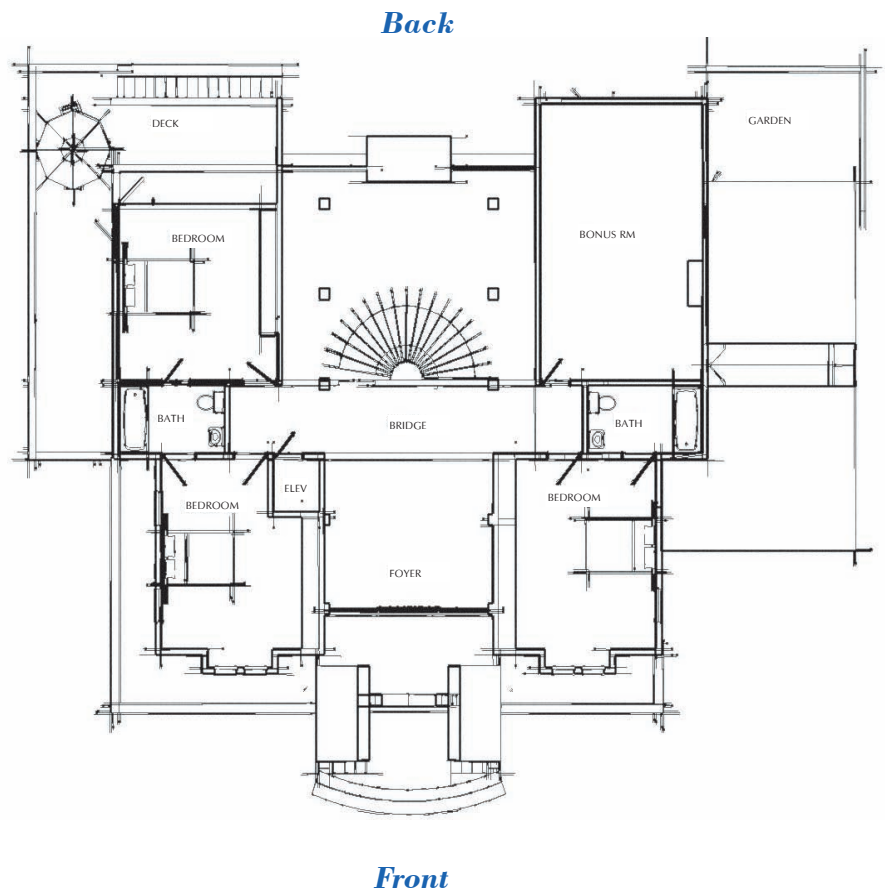
HOME

Floor Plans

SECOND FLOOR

Second Floor Features:**

- 3 Bedrooms
- 2 Full Baths
- Bridge overlooking the foyer & Living room
- Bonus Room



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Detailed Specs

The quality of construction at Windham Heights is unrivaled in the Catskills. Some of the features incorporated into the homes at Windham Heights are:

Living Space

- *Homes span up to 5520 square feet of living space.*
- *Up to four Bedrooms, 4.5 Baths, living room, foyer, study, dining room, kitchen, theatre, family room, gym/fitness room, elevator, bonus room two car garage.*
- *All ceiling heights (including the ground floor) will be 10 foot, 35 foot in living room and entrance foyer.*
- *Otis Residential elevator that makes the entire house and garage available to the elderly, disabled or wheelchair bound.*
- *Theatre room is state of the art.*
- *Gas fireplace in the family room, great room, master bedroom (selection of fireplace styles are available).*
- *Every room will be wired for voice & data (computer & telephone outlets) in addition to remote access capability for security & HVAC, sound, intercom systems.*

Master Bedroom

- *Breakfast nook with cabinetry, counter space, sink, espresso maker & small refrigerator.*
 - *Access to private walled in garden.*
 - *Gas fireplace.*
 - *Two walk-in closets with built in cabinetry and full-length mirrors.*
 - *Master Bath*
 - *Two person Jacuzzi*
 - *Separate shower*
 - *Double sink with roomy counter space*
- access capability for security & HVAC, sound, intercom systems.*

Exterior

- *The exterior wall will be covered with a full course of stone of your choice from local quarry.*
- *Each home has an independent well & septic system that the home owner controls.*
- *Custom built handmade entrance doors. (selections available)*
- *Custom crown, Base, Window & Door wood molding. (selections available)*
- *Sprinkler system*
- *Custom Windows*
- *All exterior decks and driveway up to the garage will have radiant snow melting system.*



Detailed Specs

CONTINUED

Construction

- *All interior an exterior walls, floors, ceilings and roof framings will be made of metal (Steel) "C" joist.*
- *This combined with concrete floors, fiber board, and Stone creates a dwelling that's fire resistant, termite proof, stronger, longer lasting, will not warp, rot, sag, bow or squeak.*
- *Kitchens will have custom mahogany cabinets & granite quartz or bluestone counter tops Viking appliances and a sub-zero refrigerator & freezer.*
- *All interior doors will be 3 feet wide by 8 feet high solid mahogany with custom hardware. (selections available)*
- *Man-made slate roof shingles.*
- *Handmade custom staircases and handrails made of wood, wrought iron, or a combination of both. (selections available)*
- *The best benefit to the use of these construction systems and materials is that these homes are virtually maintenance free and will be able to be passed down from generation to generation.*
- *Environment friendly energy efficient insulation system.*

Energy & Efficiencies

- *All floors feature custom radiant heat with separate zones for each floor and bedrooms.*
- *An automatic backup 150K propane generator connected to a 1000 lb. refillable propane tank that has the capacity to run your entire home.*
- *Each residence is equipped with a 10 ton AC unit.*

