

**LOT 12 GAIL CIRCLE**

12 ROCKY POINT YAPHANK RD, ROCKY POINT, NY 11778

**\$780,000**

*150 Years*

**JOHN D WOOD & CO.**

London, Country & International Property

## LOT 12 GAIL CIRCLE

12 ROCKY POINT YAPHANK RD, ROCKY POINT, NY 11778

New Construction - To Be Built - The Terra Collection at The Estates at Rocky Point Welcome to The Terra Birmingham, an exceptional new construction colonial by Long Island's premier builder, Terra Construction Group, located in the prestigious Estates at Rocky Point. This beautifully designed home offers approximately 2487 square feet of thoughtfully crafted living space, featuring 4 bedrooms, 2.5 bathrooms, a full basement with outside entrance, and a 2-car garage. The open and inviting floor plan showcases 9-foot ceilings on the first floor, elegant 4" red oak or 7" engineered white oak flooring, custom interior moldings, and a gas fireplace with mantel and tile surround.

**Garage Count: 2 Car Garage,**  
**Appliances: Refrigerator,**  
**Flooring: Hardwood,**  
**Appliances: Microwave,**  
**Appliances: Dishwasher,**  
**Interior: Walk-in Closet**

**\$780,000**

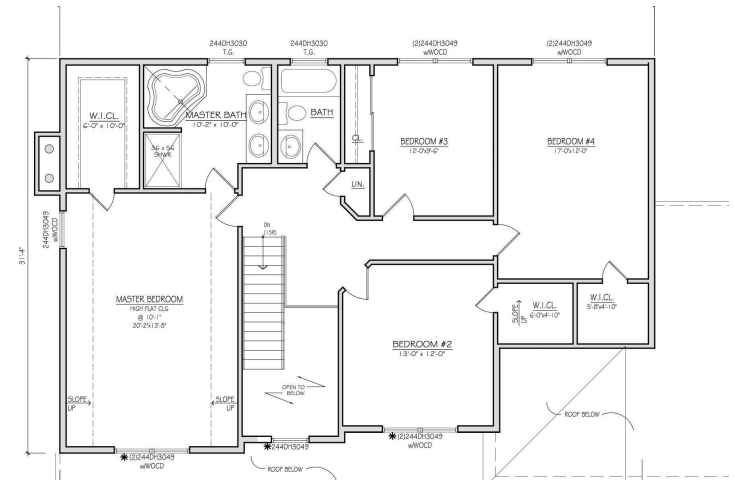


A formal dining room and spacious living areas create the perfect setting for entertaining and everyday living. The designer kitchen is equipped with shaker-style maple cabinetry with 42" wall cabinets, quartz countertops, ceramic tile backsplash, stainless steel sink with Kohler or Delta pull-out faucet, and a premium appliance package including a 36" refrigerator with ice and water, 30" gas range with stainless canopy hood, built-in microwave, and stainless dishwasher. The luxurious primary suite features a custom tiled shower with glass door, soaking tub, ceramic tile floors, and a custom maple vanity with granite or quartz countertop and Kohler/Delta fixtures. Additional bedrooms include plush carpeting and abundant closet space with melamine shelving systems. Built with quality and efficiency in mind, the home includes two-zone central air conditioning, two-zone water coil heating with tankless hot water system, PEX plumbing, and a full security system. Exterior features include maintenance-free vinyl siding, 30-year architectural roof shingles, vinyl double-hung windows, asphalt driveway with paver border and walkway, underground utilities, in-ground sprinkler system (up to 10 zones), and seeded lawn. The home is also solar ready for future energy efficiency.



Experience the opportunity to build your dream home with Terra Construction Group, known for exceptional craftsmanship and attention to detail, in one of Rocky Point's most exciting new communities.





**ON LOCATIONS: THE TERRA COLLECTION AT THE LOTUS AT HOUSTON POINT**

**OVERVIEW FEATURES:**

- MASONITE FIBERGLASS FRONT ENTRY DOOR WITH TWO 12" SIDELIGHTS
- FOUR-INCH-WIDE #1 RED OAK OR 7" ENGINEERED WHITE OAK ON THE FIRST FLOOR, INCLUDING KITCHEN AND UPPER HALLWAY
- OAK STEPS WITH PAINTED RISERS ON MAIN STAIRS WITH OAK HANDRAILS AND CHOICE OF WOOD OR METAL SPINDLES
- CERAMIC TILE BATHS
- NINE-FOOT CEILINGS ON THE FIRST FLOOR
- EIGHT-FOOT CEILINGS IN THE BASEMENT AND ON THE SECOND FLOOR
- FORMAL DINING ROOM (PER PLANS)
- SECURITY SYSTEM
- FIREPLACE WITH MANTEL AND TILE SURROUND
- PLUSH WALL-TO-WALL CARPETING IN UPSTAIRS BEDROOMS
- ALL PLUMBING FIXTURES BY DELTA OR KOHLER
- INSULATION PER ENERGY CODE
- PEX WATER LINES
- TWO-ZONE CENTRAL AIR CONDITIONING SYSTEM
- TWO-ZONE WATER COIL HEATING WITH AN INDIRECT HOT WATER BOILER (TANKLESS)
- ABUNDANT CLOSETS WITH MELAMINE SHELVING AND STEEL RODS
- CUSTOM-QUALITY INTERIOR MOLDING AND TRIM
- SOLID-CORE COLONIAL OR SHAKER INTERIOR DOORS WITH LEVER HARDWARE
- TWO COATS OF CUSTOM PAINT THROUGHOUT FOYER AND LIVING AREAS
- ONE- OR TWO-CAR GARAGE WITH INSULATED STEEL DOORS, AUTOMATIC GARAGE DOOR OPENERS, ONE OR TWO REMOTES, KEYPAD, AND CONVENIENT INTERIOR ACCESS

**KITCHEN:**

- SHAKER PANEL MAPLE DOORS WITH 42" WALL CABINETS
- QUARTZ COUNTERTOP (builder selection)
- CERAMIC TILE BACKSPLASH
- STAINLESS STEEL SINK WITH KOHLER OR DELTA PULL OUT FAUCET

**APPLIANCES:**

- 36" REFRIGERATOR/FREEZER WITH ICE AND WATER
- 30" GAS RANGE WITH CANOPY WALL-MOUNTED STAINLESS RANGE HOOD
- 24" BUILT IN MICROWAVE WITH TRIM KIT
- 24" STAINLESS DISHWASHER

**LAUNDRY ROOM (if applicable per plans):**

- FRONT-LOAD WASHER
- FRONT-LOAD DRYER
- CERAMIC TILE FLOOR
- FLOOR DRAIN

**PRIMARY BATHROOM:**

- CUSTOM SHOWER WITH GLASS DOOR AND CERAMIC TILE BASE AND WALLS
- CERAMIC TILE FLOOR AND BASE SEPARATE SOAKING TUB WITH KOHLER TUB FILLER (per plans)
- CUSTOM MAPLE DOOR VANITY GRANITE OR QUARTZ COUNTERTOP
- 20" CERAMIC UNDERMOUNT SINK WITH KOHLER OR DELTA FAUCET
- CHOICE OF KOHLER OR DELTA SHOWER FIXTURES
- CHOICE OF KOHLER OR DELTA VANITY FIXTURES AND TOILET

**MAIN BATHROOM:**

- CERAMIC TILE FLOOR AND TUB WALL SURROUNDS
- CUSTOM MAPLE DOOR VANITY
- GRANITE OR QUARTZ VANITY COUNTERTOP
- CHOICE OF KOHLER OR DELTA PLUMBING FIXTURES AND TOILET

**POWDER ROOM (if applicable per plans):**

- CERAMIC TILE FLOOR AND BASE
- KOHLER DEVONSHIRE PEDESTAL SINK
- CHOICE OF KOHLER OR DELTA PLUMBING FIXTURES AND TOILET

**ELECTRICAL:**

- 200 AMP ELECTRIC SERVICE TO CODE
- ALL COPPER WIRING
- 25 RECESSED LIGHTS
- DECORATOR WHITE SWITCHES AND RECEPTICLES
- 5 PREWIRED CABLE JACKS
- TV RECEPTICLE & HDMI IN PRIMARY BEDROOM & LIVING ROOM
- SMOKE DETECTORS PER CODE
- CARBON MONOXIDE DETECTORS PER CODE
- DOOR CHIME SYSTEM

**EXTERIOR:**

- MAINTENANCE-FREE VINYL SIDING AND SOFFITS
- 30-YEAR ARCHITECTURAL ROOF SHINGLES
- SEAMLESS LEADERS AND GUTTERS
- VINYL DOUBLE GLAZED DOUBLE HUNG WINDOWS WITH SCREENS
- ASPHALT DRIVEWAY WITH PAVER BORDER PAVER WALKWAY TO FRONT ENTRANCE
- ALL UNDERGROUND UTILITIES
- PUBLIC WATER
- TWO HOSE BIB CONNECTIONS
- TWO WEATHERPROOF RECEPTICLES
- SEEDED FRONT, SIDE AND REAR YARD
- LAWN SPRINKLER SYSTEM, WHOLE YARD (UP TO 10 ZONES)
- EXTERIOR LIGHTS AT EACH OUTSIDE ENTRANCE
- SOLAR READY HOME