

LOT 39 GAIL DRIVE

39 LOCUST DRIVE, ROCKY POINT, NY 11778

\$799,999

150 Years

JOHN D WOOD & CO.

London, Country & International Property

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11778

New Construction - To Be Built - The Terra Collection at The Estates at Rocky Point Welcome to The Terra Hudson Ranch, a beautifully designed one-level ranch home by Long Island's premier builder, Terra Construction Group, located in the desirable Estates at Rocky Point. This thoughtfully crafted home offers approximately 1,428 square feet of comfortable living space, featuring 3 bedrooms, 2 full bathrooms, a 2-car garage, full basement, mudroom/laundry room, and soaring ceilings that enhance the open feel of the home. The bright and inviting layout showcases a dramatic living room with 14-foot ceilings, creating a spacious and airy focal point for the home.

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

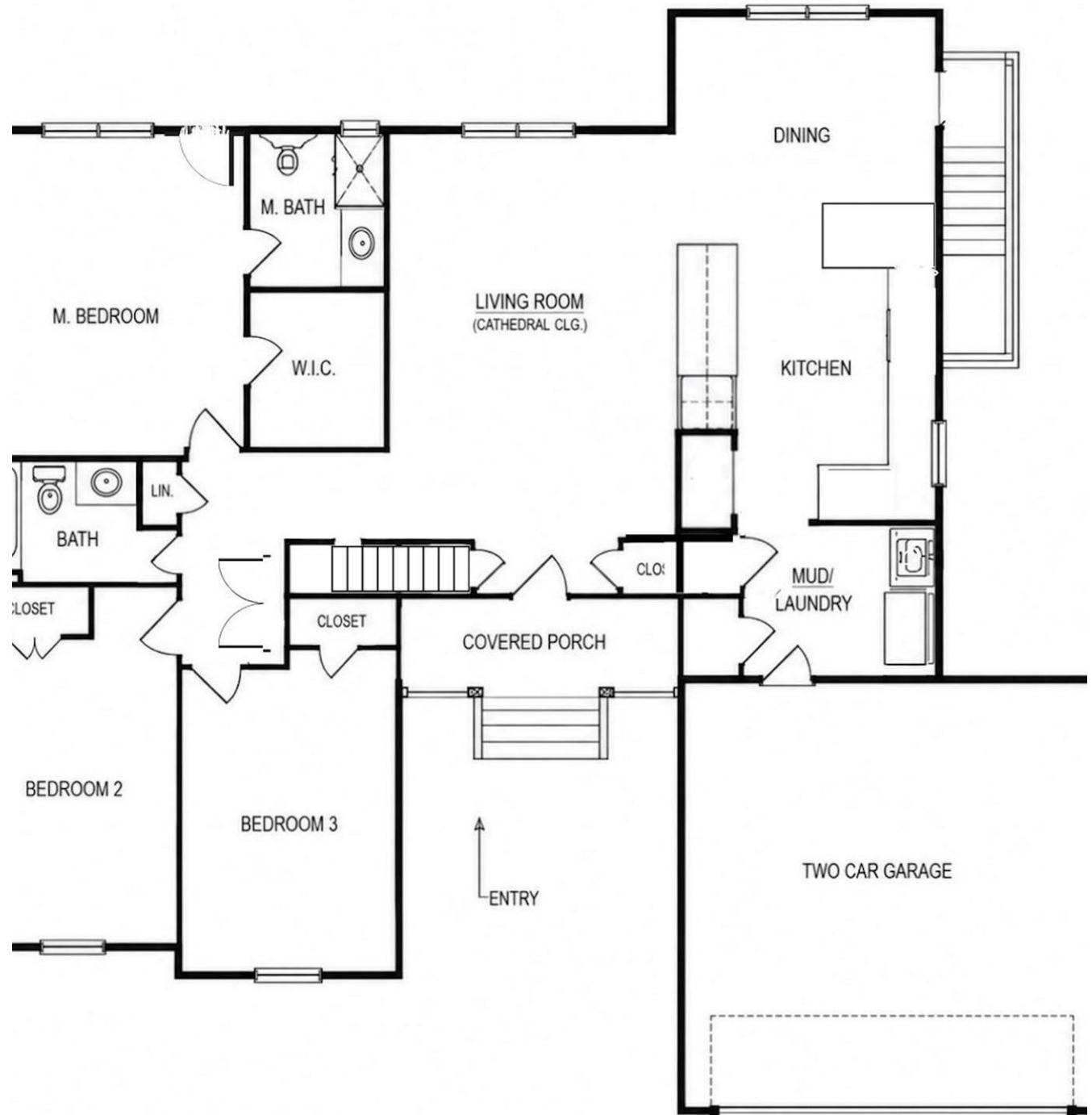
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Elegant red oak or engineered white oak flooring, custom interior moldings, and an open-concept design seamlessly connect the living room, dining area, and kitchen—perfect for both everyday living and entertaining. The designer kitchen features shaker-style maple cabinetry with 42" wall cabinets, quartz countertops, ceramic tile backsplash, stainless steel sink with Kohler or Delta pull-out faucet, and a premium stainless appliance package including a 36" refrigerator with ice and water, 30" gas range with stainless canopy hood, built-in microwave, and stainless dishwasher. The primary suite offers a private retreat featuring a custom tiled shower with glass door, ceramic tile floors, custom maple vanity with granite or quartz countertop, and Kohler or Delta fixtures. Two additional bedrooms provide comfortable space for guests, or a home office. Additional conveniences include a dedicated mudroom with laundry area, providing practical everyday functionality directly off the garage. Built with quality and efficiency in mind, the home includes central air conditioning, energy-efficient insulation, PEX plumbing, and high-quality construction throughout.



Exterior highlights include maintenance-free vinyl siding, 30-year architectural roof shingles, vinyl double-hung windows, asphalt driveway with paver border and walkway, underground utilities, seeded lawn, and an in-ground sprinkler system (up to 10 zones). The home is also solar-ready for future energy efficiency. Enjoy the ease of one-floor living with dramatic ceiling heights, modern finishes, and quality craftsmanship in this exciting new community.





Specifications - Terra Collection at Rocky Point

OVERVIEW

- 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 SURROUNDS
- PLUSH WALL-TO-WALL CARPETING IN UPSTAIRS BEDROOMS
- ALL PLUMBING FIXTURES BY DELTA OR KHOLER
- INSULATION TO ENERGY CODE
- PEX PIPING WATER LINES
- 2 ZONE CENTRAL AIR CONDITIONING SYSTEM
- 2 ZONE WATER COIL HEATING WITH AN INDIRECT HOT WATER BOILER (TANKLESS)
- ABUNDANT CLOSETS WITH MELAMINE SHELVING AND STEEL ROD
- CUSTOM QUALITY INTERIOR MOLDING AND TRIM
- SOLID CORE COLONIAL OR SHAKER INTERIOR DOORS WITH LEVER HARDWARE
- TWO COATS OF CUSTOM PAINT THROUGH FOYER AND LIVING AREA
- ONE/TWO-CAR GARAGE WITH INSULATED STEEL DOORS, AUTOMATIC GARAGE DOOR OPENERS, ONE/TWO REMOTES, KEYPAD AND CONVENIENT INTERIOR ACCESS

CUSTOM KITCHEN

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

FRIGIDAIRE STAINLESS STEEL 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

ELEGANT PRIMARY BATH

- 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

Model pricing is subject to market changes. Renderings, floor plans and specifications are subject to changes.

Specifications - Terra Collection at Rocky Point

SECOND-FLOOR HALL BATH

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

POWDER ROOM (per plans)

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

ELECTRICAL FEATURES

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

EXTERIOR FEATURES

- 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 RECEPTACLES
- SEED FRONT (SEEDED SIDE YARDS AND REAR YARD)
- LAWN SPRINKLER SYSTEM, WHOLE YARD (UP TO 10 ZONES)
- EXTERIOR LIGHTS AT EACH OUTSIDE ENTRANCE
- A SOLAR READY HOME

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