



Belmont, NH

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**BERKSHIRE
HATHAWAY**
HomeServices

Verani Realty

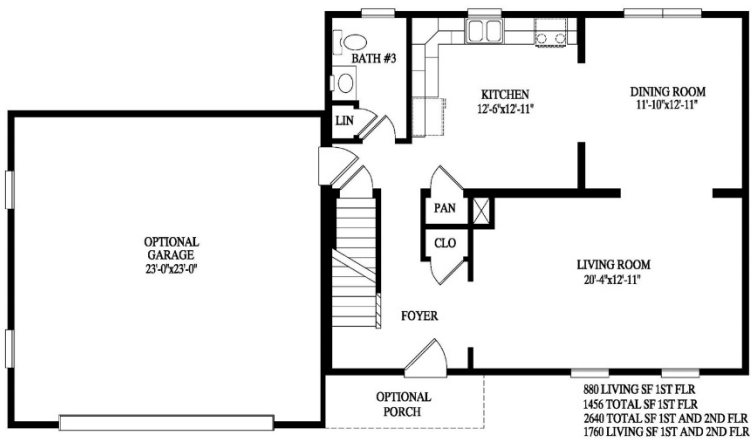


KTM Specializes In: Residential construction, property maintenance and condominium construction projects. We are certified in general building construction, framing, door and window replacement, siding installation, roofing, kitchen installations, bathroom remodels, floor covering, painting and more. KTM was established in 2004 as a family-owned and operated business by Charles Minasalli along with the help and support of his daughter Tara. The ownership has a combined total of over 40 years of experience. Our family has continuously and consistently provided residential construction services throughout New England. Our commitment to our clients has never changed with each new project: competitive pricing, exceptional quality work, personal and professional construction services. With our blend of skills and technology, the company is able to manage virtually any residential construction project. We have the capabilities to create quality work that meets or exceeds our client's expectations, regardless the requirements. Our position and strength enables the company to provide additional value to our clients and opportunities for our employees. At KTM we understand the core strengths of quality and strive to have customer service at the forefront of our operations. Year after year our experienced and dedicated employees continue to deliver well built, successful projection and create enduring relationships with our clients. Our people set us apart and represent our assurance that we will exceed your project expectations.

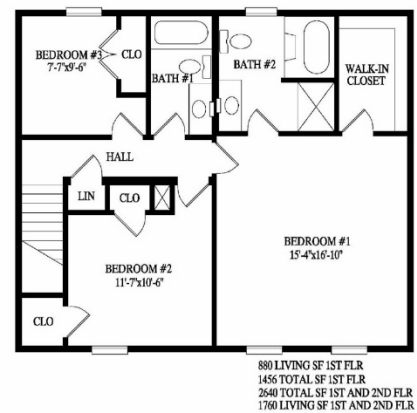


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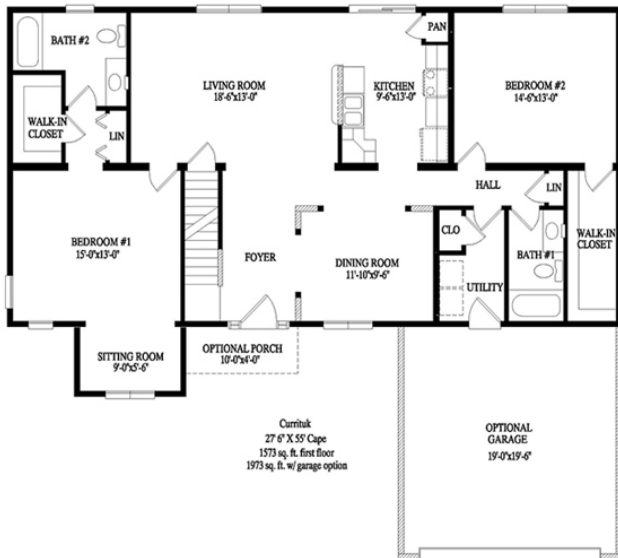
The Washington



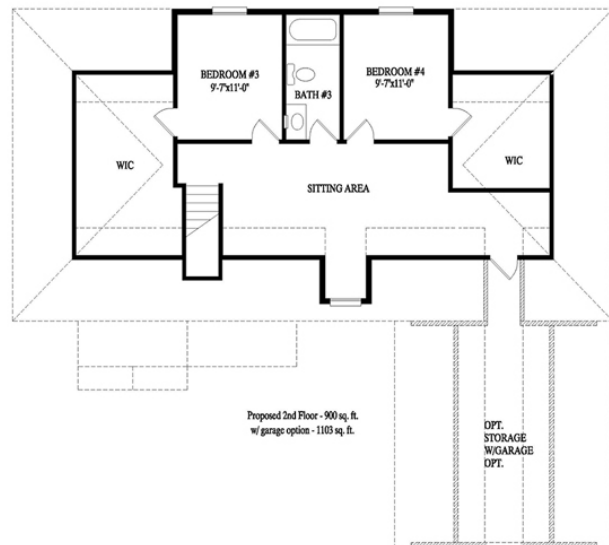


The Helena



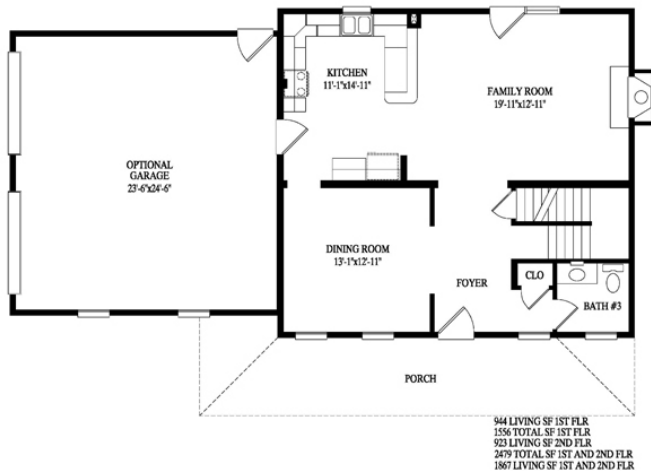


The Currituk

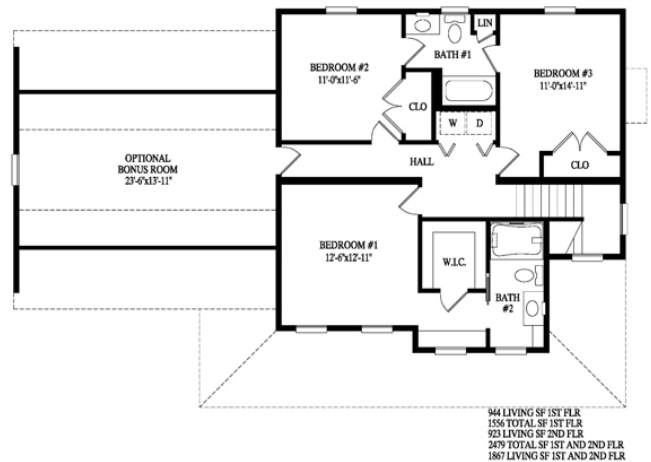


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The Holbrook



Builder Specifications

Exterior Siding:

- Certainteed Mainstreet Vinyl Siding
- House wrap underneath siding
- Soffits to be solid or vented vinyl

Roofing

- Tamko Heritage II Architectural Shingles – 30 year warranty
- Roof sheathing ½” plywood
- Ice and water shield on all eaves and gables
- Ridge vent
- Optional upgrade Owens Corning with limited life time labor and material

Windows and doors

- PlyGem - Double Hung tilt in Windows
- Removable screens
- ThermaTru Exterior Doors
- Insulated Garage Doors
- Optional upgrade - Anderson windows

Decking

- Pressure Treated Rear Deck
- Optional upgrade Azek or similar PVC decking

Interior:

- Merillat Classic Cabinets with crown molding
- Granite Countertops (optional upgrade)
- Samsung Appliances or equivalent
- Broan Exhaust Fans
- Smooth Ceilings
- 6 Panel Interior Doors
- Satin Nickel knobs and hinges
- Fiberglass Insulation in Walls, Ceiling, and Floors – High Density on Walls
- Washer/Dryer Hookups on First floor living space
- Walk out basement
- First floor master in Currituk Model only

Electrical:

- Brushed Nickel Lighting Package
- Recessed Lights in Kitchen & Living Room (optional upgrade)
- Ceiling Fans in Bedrooms (optional upgrade)
- TV, Phone and Internet jacks
- 200 Amp Electrical Service
- Smoke and CO detectors

Plumbing & Heating:

- 50 Gallon Electric Water Heater
- Sprinkler System
- Pex Tubing



- Warm air efficiency PVC vented Furnace with Air Conditioning with 2 zones - one on each floor (Central AC is an optional upgrade)
- Plumbed for Radon Vent
- Fiberglass tub/shower combo
- Moen Faucets
- Stainless steel double bowl sink
- Elongated Water Saver Toilets

Flooring:

- Shaw – Designer Mix Laminate Flooring (optional upgrade)
- Armstrong – Sheet Vinyl Flooring
- Shaw – 25oz carpet with 8 LB PAD 7/16"

Basement

- Poured concrete with foundation drains
- Foundation to be damp proofed
- Optional walk out basement with sliding glass doors and windows

Framing

- 2x6 pressure treated sill with sill seal
- Exterior walls 2x6
- Sub floor 3/4 tongue and groove
- Exterior walls 7/16 OSB

Insulation

- Exterior heated walls R-21
- Ceiling to have R-38 blown in
- Basement ceiling has R-30 Batts



Tioga Ridge Community Information

Events

Nascar - NH Motor Speedway
Lakes Region Fine Arts and Crafts Festival
Motorcycle Bike Week
Gunstock Mountain
Classic boat show
Sled Dog Race

Medical Facilities

Lakes Region General Hospital - Laconia
Clear Choice Urgent Care - Belmont
Concord Hospital - Concord
Spears Memorial - Plymouth

Golf Course

Lake View Golf Course - Belmont
Pheasant Ridge Country Club
Lochmere Country Club
Loudon Country Club

Recreation

Leslie Beach, Winnisquam - Belmont
Opechee Park, Weirs Beach - Laconia
Snowmobile and ATV trails

Gunstock Mountain
State Park - Laconia
State Park - Gilford
Winnepesaukee Railway
Meadow brook concerts
NH Motor Speedway
Fun Spot

Museums/Education

Belknap County 4H Fairgrounds
Lakes Region Community College
Laconia Historical Society
Antique Boat Museum - Laconia

Shopping

Belknap Mall
Tanger outlets - Tilton
Belmont Farmers Market

Transportation

Laconia Municipal Airport
Concord Airport
Manchester Airport
Concord Coach



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