



Fox Run
ESTATES
AT EAST ISLIP

QUALITY,
VALUE,
STYLE,



SOPHISTICATION...

THE HALLMARKS OF EVERY
CALVOSA ORGANIZATION HOME.

The Calvosa Organization is known for blending creative ideas,
old world craftsmanship, and innovative technology
to create beautiful, functional homes.

But what truly defines us is our steadfast commitment
to building homes in which every element is
carefully considered, and every feature
sparkles like our reputation.



About THE BUILDER



At The Calvosa Organization, we understand and believe in the importance of home, family and communities in the lives of our homeowners. We are committed to building finely crafted custom homes and residential neighborhoods that are complemented by exceptional lifestyle amenities, which enrich the lives and wellbeing of our homeowners in every possible way. We pursue this goal – everyday – with sincerity and integrity. Our mission... Deliver a quality built home and an exceptional way of life.

As our president, Vincent Calvosa leads The Calvosa Organization's commitment to superior design, construction and customer service in each of the homes and communities we build. His impressive reputation for quality, value and experience has been formed over more than two decades, and is a testament to the exceptional building practices of The Calvosa Organization.

The Long Island Builders Institute has named us "Builder of the Year" in its Luxury Custom Home Building category for many years, and has awarded us their "Beam Award", which recognizes the organization that uses the finest associates and trades for building their homes.

The Calvosa Organization has assembled an outstanding team of professionals. Our dedicated and committed in-house staff, along with professional engineers, architects, land planners and craftsmen, ensure that our homes and neighborhoods maintain the tradition of exceptional quality and service we're known for.

In our Fox Run Estates community, we are committed to giving you a superbly built home with outstanding amenities, within a naturally beautiful environment.

The Calvosa Organization is the name you trust for exceptional homes and extraordinary lifestyles. We are a proud member of the Long Island Builders Institute, New York State Builders Association, National Association of Home Builders and the Long Island Housing Partnership.

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Why buy new?

NEW IS ALL YOU.

Your home should reflect your life, your style, your choices. When you buy a brand new custom Calvosa home, you always get what you want – including peace-of-mind. Why settle for somebody else's version of your dream home?

HAVE IT YOUR WAY. One of the most appreciated benefits of building a new Calvosa home is customization. You have a say in the cabinets, flooring, carpets, light fixtures, etc. With new construction, your home can be custom tailored to your style. In older used homes, this isn't the case. You have to renovate – or get used to what's already there.

ALL NEW AND UNDER WARRANTY. Another pro to building a new Calvosa home is that it is far less likely to need repairs. And, if or when there is an issue, there's no need to get upset since the home is under warranties that will cover you for years. Now, if this were a previously owned home, there's a strong possibility that you would be responsible for 100% of the repairs.

UP-TO-DATE TECHNOLOGY & BUILDING CODES.

A new custom Calvosa home is built to the current building codes and includes the latest, safest components. It also includes Smart Home technology, so you and your family will feel safer and not need to worry about updating your systems any time soon.

STYLE & STORAGE. A new Calvosa home offers floor plans designed to fit the way you live, with convenient features like walk-in closets, kitchen pantries, spacious garages, and flexible spaces that provide plenty of room for growth. With resale homes, especially older models, you may find that the storage space is limited or has been customized to someone else's preferences.

THE GREEN FACTOR. New homes offer better insulation, low-E windows, energy efficient appliances, and high-quality heating and cooling systems. Calvosa homes also include a state-of-the-art solar-energy package. If you buy a resale home, keep in mind that you could end up with poor insulation, drafty windows or an old furnace, all of which will drive up your utility bills.

MAINTENANCE ISSUES. A new Calvosa home is practically maintenance-free! The cost of maintaining an older home is something many homebuyers overlook, but it should be a prime consideration when establishing your buying budget. Roof replacement, plumbing renovations and other emergency repairs add up quickly!

PRIDE IN HOMEOWNERSHIP. Building a custom home is a very special and unique experience. It gives you a special sense of pride. After all, you've been here since day one, had your style incorporated into the home, and made it yours every day since then. It really is YOUR home.

Before you buy "used", come see us. For a lot less than you think, you can build the all-new, all-you Calvosa custom home of your dreams!



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OUR 14 STEP HOME BUILDING PROCESS

Welcome!

Building your dream home is so exciting. That's why **The Calvosa Organization** gets you involved in the building process.

We want to answer all of your questions, and let you see first hand the details that make your new custom home so special.

Isn't it time you started down the path to owning your new Calvosa home?

Call today to make an appointment to come see us.

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1 Conceptual meeting

2 Select home site

3 Meet with builder

4 Discuss financing options

5 Approve layout & design

6 Approve contract & pricing

7 Finalize financing

8 Pre-construction meeting

9 Meet with designer for selections

10 Construction begins



11 Mid-construction review

12 Pre-closing inspection

13 Closing & move in

14 Post-closing inspection

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Luxury INCLUDED FEATURES

EXTERIOR

- Therma-Tru Fiberglass Front Door System
- Insulated Carriage House-Style Garage Doors with Automatic Openers
- HardiePlank Fiber Cement Siding with Brick Front
- Andersen High Performance Low-E Insulated Glass Windows and Sliding Glass Doors
- IKO Architectural Roof, 30-Year Warranty
- Paved Driveway with Belgian Block Border
- Brick Paver Walkway
- Sod Front Yard
- Lawn Sprinklers

INTERIOR FINISHING

- 9-foot Ceiling on First Floor
- Elegant Oak Staircase with Colonial Oak Handrail
- Decorative Molding Package
- Raised Panel Arch Top Interior Doors
- Gas Fireplace with Decorative Surround
- 3½-inch White Oak Floors throughout Downstairs and Upstairs Hallway
- Porcelain and Marble Tiles in All Bathrooms
- Stone Countertops
- Stainless Steel Appliances
- Medallion Solid Wood Cabinets with Decorative Hardware
- Kohler Bathroom Fixtures
- Shower Stall and Freestanding Tub in Master Bathroom
- Tray Ceilings and Vaulted Ceiling throughout

COMFORT & CONVENIENCE

- Three Zones of Air Conditioning and Heating
- 75-Gallon Hot Water Heater
- 200-Amp Electrical Service
- Pre-Wired Phone, Cable and HDMI Wiring for all TV's
- Air Seal Package
- Duct Sealing
- Smart Energy Testing
- Smart Home Ready
- Generator Ready
- Solar Ready

OVERALL CONSTRUCTION

- 2x6 Exterior Walls
- Douglas Fir Framing with ½-inch Plywood Walls and Roof
- ¾-inch Advantec Engineered Subflooring, Glued and Nailed
- TJI Engineered Floor Joists and Paralam Girders
- 8-foot Height, Poured Concrete Foundation with Outside Entrance and Egress Windows
- Enhanced Fiberglass Insulation: R-38 in Ceiling and Floor, R-22 in Walls

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THE BARLOW



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THE BARLOW

FIRST FLOOR PLAN

Living Area: 2,295 Sq. Ft.

3-Car Garage: 842 Sq. Ft

Great Room, 1.5 Bath, Study and Covered Entrance



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THE BARLOW

SECOND FLOOR PLAN

Living Area: 1,855 Sq. Ft.

Bonus Space: 842 Sq. Ft (Unfinished)

4 Bedrooms and 3 Baths



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THE VICTORIA



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THE VICTORIA

FIRST FLOOR PLAN

Living Area: 2,035 Sq. Ft.

3-Car Garage: 852 Sq. Ft



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THE VICTORIA

SECOND FLOOR PLAN

Living Area: 1,870 Sq. Ft.

Bonus Space: 620 Sq. Ft. (Unfinished)



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THE CLAIREMONT



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THE CLAIREMONT

FIRST FLOOR PLAN

Living Area: 2,492 Sq. Ft.

3-Car Garage: 860 Sq. Ft.



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THE CLAIREMONT

SECOND FLOOR PLAN

Living Area: 2,010 Sq. Ft.

Bonus Space: 648 Sq. Ft. (Unfinished)



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SITEPLAN



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