



Oriole Run

MODELS

CUSTOM HOMES • EAST MORICHES, NY



THE CARDINAL COLONIAL

\$1,180,000

4 Bedrooms, 2 ½ Baths,
approx. 3,000 Sq. Ft.



THE PLOVER COLONIAL

\$1,230,000

4 Bedrooms, 2 ½ Baths,
approx. 3,184 Sq. Ft.



THE BLUE JAY COLONIAL

\$1,280,000

4 Bedrooms, 2 ½ Baths,
approx. 3,400 Sq. Ft.



THE OSPREY COLONIAL

\$1,300,000

4 Bedrooms, 2 ½ Baths,
approx. 3,440 Sq. Ft.

EXPANDED OSPREY

\$1,350,000

3,600 Sq. Ft.



THE ROBIN COLONIAL

\$1,330,000

4 Bedrooms, 3 Baths,
approx. 3,417 Sq. Ft.



THE ORIOLE

\$1,380,000

4 Bedroom 2 ½ Baths,
approx. 3,550 Sq. Ft.

Ali Herzog
631.433.9993

THE LINDSTRAND TEAM

STOEBE & CO. REAL ESTATE

Dana Lindstrand
631.379.5833



Oriole Run

PREMIUM LOTS



SELECT LOTS INCLUDE A PREMIUM UPGRADE

+\$15,000
Premium

Lots
5, 6, 10 & 11

+\$10,000
Premium

Lots
7 & 9

+\$5,000
Premium

Lot
8

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MODELS

MODELS PREVIOUSLY BUILT

The Cardinal Colonial

28 Blackberry Lane Center Moriches

The Plover Colonial

24 Blackberry Lane Center Moriches

The Robin Colonial

New Model

The Osprey Colonial

26 & 33 Blackberry Lane Center Moriches

Expanded Osprey

30 Blackberry Lane Center Moriches

The Blue Jay Colonial

35 Blackberry Lane Center Moriches

The Oriole

38 Blackberry Lane Center Moriches

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STAGE PAYMENT SCHEDULE

\$	Variable Release of down payment once permit is issued
\$80,000.00	Commencement of framing
\$70,000.00	Windows are installed & roof is completed
\$50,000.00	Completion of roofing & siding

