

# UNISON

New Home Collection



# BUILDING THE FUTURE

BASED IN UPSTATE NEW YORK, UNISON IS A REAL ESTATE DEVELOPMENT AND CONSTRUCTION FIRM DEDICATED TO BUILDING HARMONIOUS, ENERGY-EFFICIENT HOMES OF EXCEPTIONAL QUALITY AND VALUE.

We take inspiration from traditional design principles to create homes in harmony with their surroundings and owner. A sense of calm imbues when you enter a Unison home. The home is seen as a place to support and inspire its owner, while connecting you to your family and the environment. Some designs are inspired by traditions from the Tang dynasty when classical Chinese arts and architecture reached a high point of aesthetic excellence.

Whether you want a grand residence of stature or a modest family home to live in, our range of New Homes Designs offer great variety in choosing a space that matches your needs, and we are happy to further customize any of our New Home Designs to make your home truly your own.

Our homes, while inspired from an ancient way, incorporate the most cutting-edge efficiencies and technology to harmonize the harsh weather conditions and high home-running costs in New

York state. Our Net Zero homes create more energy than they use, leaving you in some cases with a zero-dollar annual heating and electricity bill. Our expert Net Zero consultant has built over one hundred certified Net Zero homes with one goal in mind – affordability. With this vast experience behind us, we can offer cutting-edge Net Zero packages at the best prices integrated with our beautiful home designs.

Unison brings with it over 35 years combined experience in the development and construction industry with over 165 homes successfully delivered to our clients. That experience and time in the industry translates to giving you a high-quality home, delivered on time, and at an exceptional price.

Put your home in the hands of a company that has a strong record of delivering quality homes.

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# THE UNISON DIFFERENCE

Our number one focus is you, and creating your home. We take your trust in us to build your home very seriously, and we will look after you every step of the way. Our client experience is built upon the following 3 core principles:

## INTEGRITY

We do what we say we will. Period.

## COMMUNICATION

We focus on being clear and clearly understanding your needs.

## PERSISTENCE

We pride ourselves on overcoming challenges in a positive and effective manner.



## 35+ YEARS EXPERIENCE

With combined experience of over 35 years, our team has developed and built over 165 homes. That's hard earned experience and translates into better designs, a better experience, and better value for you.



## 10-YEAR STRUCTURAL WARRANTY

At Unison, we are confident our homes will stand the test of time, which is why every home comes with a 10-Year Structural Warranty. This Warranty is backed by the 2-10 HBW, the nation's leader in home warranties. This protects your investment for many years to come.



## TANG-INSPIRED

Harmony, Balance, Unity. The eye can sense when a form is in perfect harmony; it has an effect on the soul. Our designs draw from the Great Tang culture, said to be the pinnacle of histories cultural arts.



## ENERGY STAR REGISTERED

Unison is a registered EPA Energy Star Builder-Partner. Our Net Zero building system has been perfected from over 100 certified Net Zero homes built; this delivers to you cutting-edge efficiency at an excellent price\*.



## INTEGRATED SELECTIONS

Would you like a full set of selections and finishes crafted in perfect harmony by a professional interior designer? Everything from paint colors to rugs, countertops, cabinetry, tiles, flooring, vanities, mirrors, etc. It's already done. Choose from our Natural or Chic scheme.



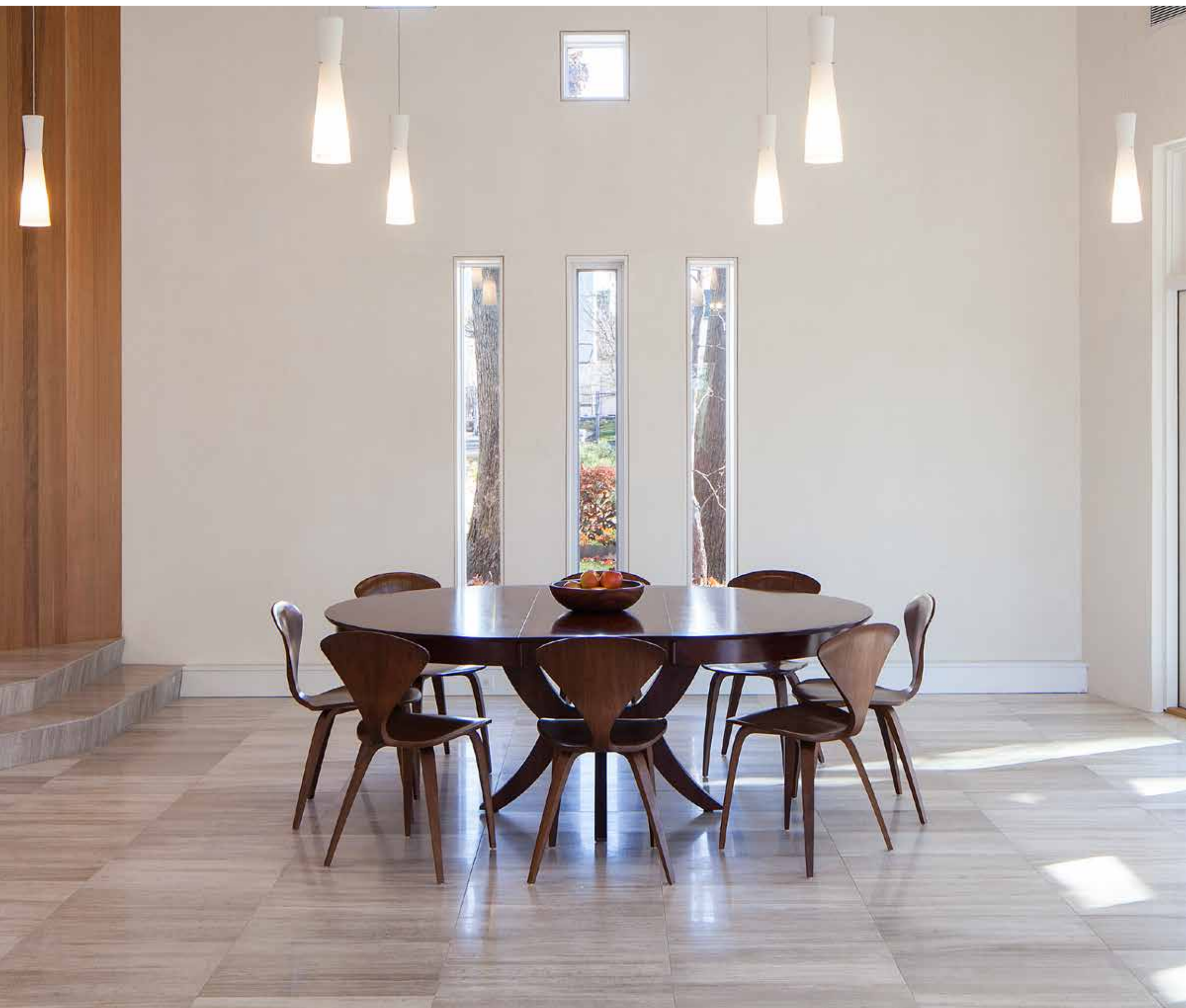
## 6-STEP PROCESS

We truly want this to be a hassle-free and simple experience for you, so you can focus on what matters most to you. Over years of experience, we have fine-tuned and developed our simple 6-step process to get you up and building before you know it.









# 6 SIMPLE STEPS

OUR EXTENSIVE EXPERIENCE AND DETAILED SYSTEMS AND PROCEDURES MAKE THE NEW HOME EXPERIENCE SMOOTH AND ENJOYABLE. OUR 6-STEP SYSTEM TAKES THE GUESS WORK AND CONFUSION OUT OF THE NEW HOME BUILDING PROCESS.

- 1

SELECT HOME

Select your New Home from our collection. Choose a home that suits your current living situation but also allows for further growth as required. You want your new home to serve you long into the future.
- 2

MODIFICATIONS

Make plan modifications to customize your home to your style and needs or use it as is. We include a number of useful suggestions for customizing your home for each different plan.
- 3

FINISHES AND SELECTIONS

Select one of our fully integrated selection and finishes schemes put together by our professional New York interior designer. Natural for more earthy muted tones and Chic if you like something modern and clean.

If you prefer a custom scheme, meet with our Designer to create your individual masterpiece together.
- 4

UPGRADE

Select your upgrade packages such as Net Zero, Smart Home, and Custom Finishes. We have done the hard work to package up relevant upgrades that give your home an edge at a very affordable price.
- 5

DOCUMENTATION

Documentation prepared including your full home plan, site plan, specifications, permits, and construction contract. Be confident that we have covered all the bases with our detailed documents set.
- 6

CONSTRUCTION

Our team of skilled tradesmen will turn your New Home into a reality as construction begins! See your home go up stage by stage, site works, slab, framing, roof, windows, mechanicals, finishes, and fit out!

You and your family will now enjoy the benefits of a brand new home.

# THE NET ZERO HOME

SO YOU'VE HEARD THE BUZZ AROUND THE PHRASE "NET ZERO HOME." WHAT IS IT AND WHY SHOULD YOU BE INTERESTED IN IT?

Using the latest solar technology, robust insulation, efficient appliances, high-performance windows and doors, and smart air circulation, Net Zero homes generate more energy than they use and create an extremely clean, stable, and cost-saving environment—no matter the season.

Anyone who lives in New York state knows how expensive it is to maintain a comfortable temperature through the extreme summer heat and winter chill. With your Net Zero home, you will enjoy little to no electricity usage or heating charges, fresh air, and a constant temperature all year round.



## SOLAR PANELS

Convert sunlight into electricity.



## LIGHTING

LED lighting reduces electricity usage.



## HOT WATER

High-efficiency heat pump, converts heat in the air into heat in the water.



## APPLIANCES

High-efficiency household appliances reduce electricity usage.



## INSULATION

Super-insulated structure with double-framed walls, insulated floors and roof reduce thermal loss from house.



## WINDOWS

High-performance triple-pane windows and doors reduce heat loss and increase passive solar heating.





# HAVEN

INSPIRED BY THE ANCIENT WISDOM OF COURTYARD HOUSE DESIGN, THIS HOUSE ENCOURAGES A HEALTHY FAMILY LIFE.

A variety of living spaces, designed for all seasons, are centrally arranged and filled with natural light and fresh air. The inner dining and living spaces maintain a rich connection to the outdoors, while the outside offers a generous veranda to dine on, or simply sit out while the kids play or festivities fill the courtyard. All bedrooms enjoy a view out to nature, with the convenience of house facilities close at hand. The spacious Master suite complete with master bath and walk-in closet, opens out to the outdoors, connecting you with nature. Storage space is plentiful, with numerous closets conveniently located near the entry.

The captivating curb appeal of this home is accentuated by the traditional post and beam appearance\*. On encountering this home, a welcoming sense of calm and balance is invoked, which is a sign of true beauty.

This striking courtyard-style single level home offers so much presence, space, and functionality, at an affordable price.





# HAVEN 26

3 2 2 2

LIVING AREAS	
Living	18'5" x 20'
Dining	18'5" x 10'6"

BEDROOMS	
Master Suite	12'7" x 15'
Bed 2	10' x 12'9"
Bed 3	10' x 11'3"

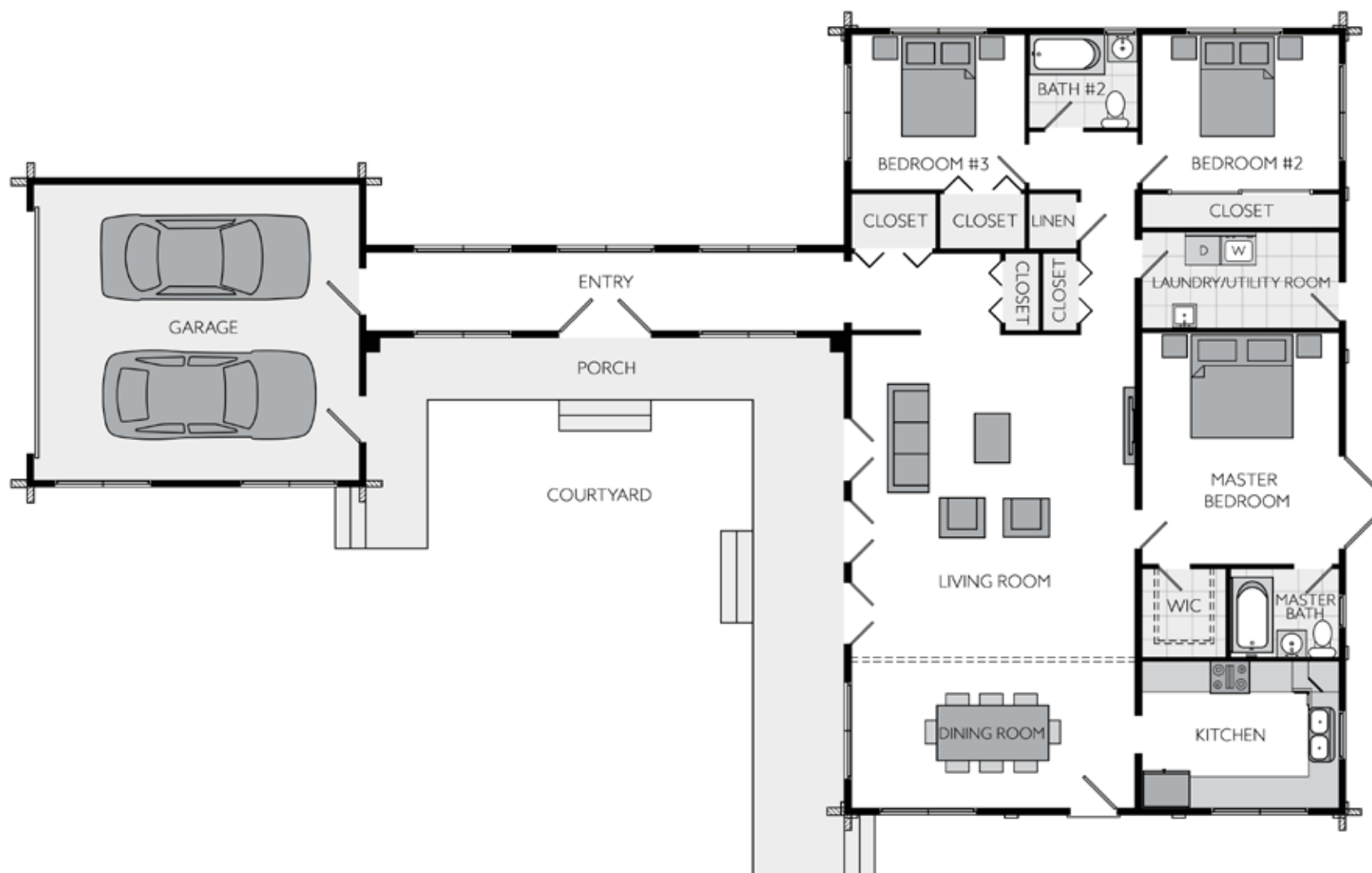
OUTDOOR	
Porch	70' x 5' ave

TOTAL AREAS	
House incl walkway	1,843 ft <sup>2</sup>
Garage	440 ft <sup>2</sup>
Porch	350 ft <sup>2</sup>
Total	2,633 ft <sup>2</sup>
	245 m <sup>2</sup>



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SQUARE FEET  
2,633



#### ADDITIONAL OPTIONS AVAILABLE

The Haven 26 also offers a wide range of design options, so you can customize your home just the way you want it.

Add bedroom and bathroom to garage wing to create separated guest suite and 4-bed, 3-bath home

Switch kitchen to living area to create open plan kitchen and living with separate dining room

Switch the main entry side to create a private rear courtyard space

Add a property wall to create an enclosed courtyard

Wrap the porch further around the house

Add extra car space to make 3 car garage

Add a basement

Western or Eastern Facade

Speak to your Sales Consultant for pricing and further details.



# HAVEN 17

3 2 2

LIVING AREAS	
Living	18'5" x 20'
Dining	18'5" x 10'6"

BEDROOMS	
Master Suite	12'7" x 15'
Bed 2	10' x 12'9"
Bed 3	10' x 11'3"

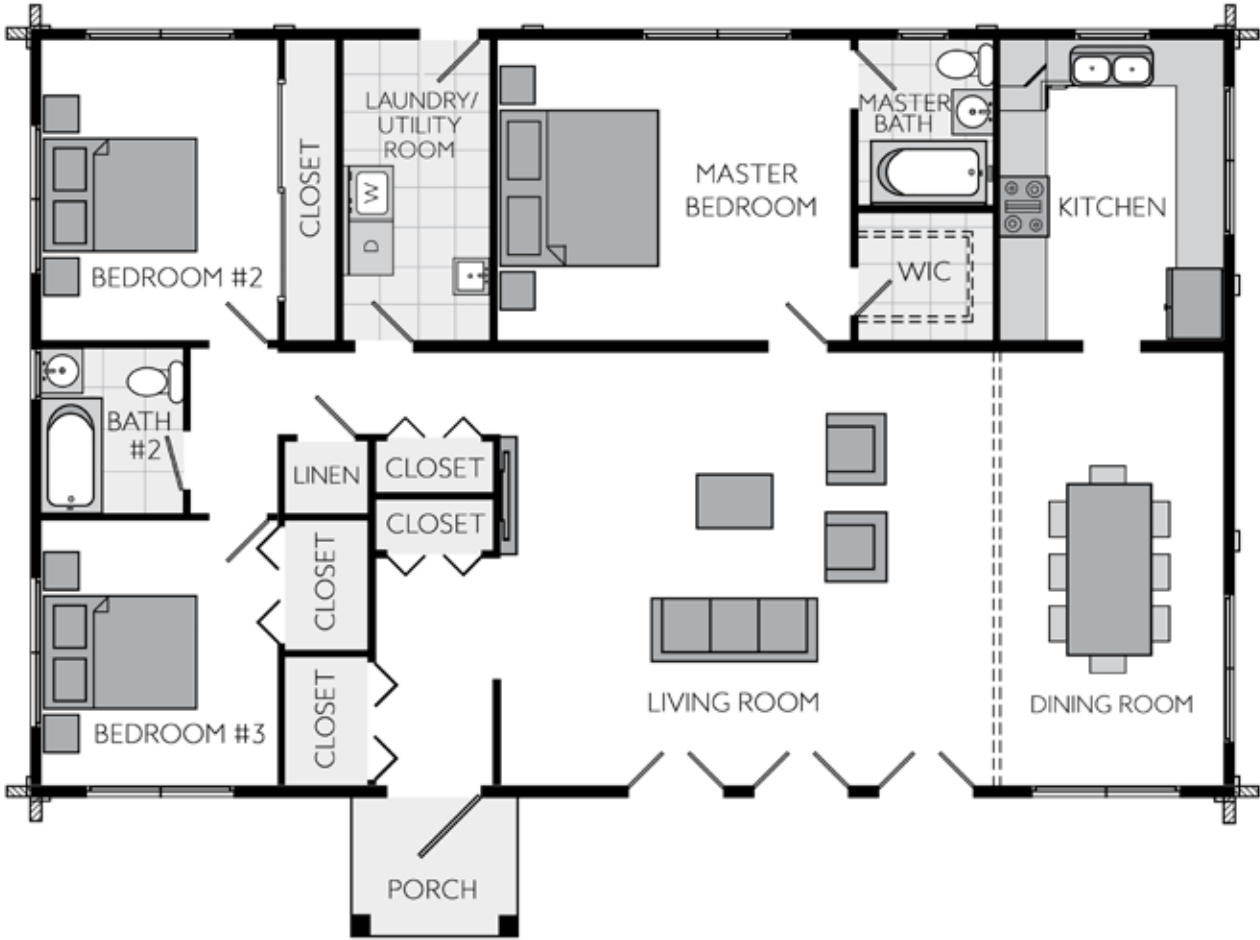
OUTDOOR	
Porch	7' x 7'

TOTAL AREAS	
House	1,658 ft <sup>2</sup>
Porch	49 ft <sup>2</sup>
Total	1,707 ft <sup>2</sup>
	158 m <sup>2</sup>



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SQUARE FEET  
1,707



ADDITIONAL OPTIONS AVAILABLE

The Haven 17 also offers a wide range of design options, so you can customize your home just the way you want it.

Switch kitchen to living area to create open plan kitchen and living with separate dining room

Switch the main entry side to orientate the living and dining to the rear of the home

Add a porch part or all the way around the home

Add doors to external from the master bedroom

Add single or double car porch or garage

Add a property wall to create an enclosed courtyard

Add a basement

Western or Eastern Facade

Speak to your Sales Consultant for pricing and further details.





# LUXE

THIS PICTURESQUE DESIGN EMBODIES THE ELEMENTS OF NATURE. THE STONE WALL FEATURES, WOOD COLUMNS\*, AND CASCADING ROOF LINES ARE INSPIRED BY THE SURROUNDING FORESTS AND MOUNTAINS.

As one enters through the Tang gate, a lofty light well\* opens to the universe above. Versatile living spaces are found on both upper and lower levels. This generous-sized house with intelligent room layout allows the option of inter-generational family living. One can be out in the family domain or choose to recluse to their own personal quarters. Families can arrange rooms to their needs, purposing different rooms as a home office, kids' play room, guest or grandparents' room.

The kitchen features an oversize squared off island with integral breakfast bar for quick meals on the go and a butler's pantry

that can be closed off to create an isolated cooking area.

The grand master suite includes an oversized walk-in closet, master bathroom with double vanity, and separate WC allowing the bathroom space to be shared with plenty of privacy.

The upstairs family room holds a special place in the house. It rises two steps up to be higher than any other room, and is the perfect place for retreating to meditate or read.

This grand two-story home, one with beauty, style, and large functional spaces, will serve you and your family long into the future.







# LUXE

4 3.5 3 2

## LIVING AREAS

Living	16'2" x 15'1"
Dining	14'6" x 7'8"
Family Room	12' x 12'2"

## BEDROOMS

Master Suite	16' x 16'6"
Guest Suite	13'6" x 12'
Bed 2	13'6" x 10'
Bed 3	13'6" x 10'

## OUTDOOR

Front Porch	7'7" x 9'10"
Bed 4 Porch	4' x 13'6"

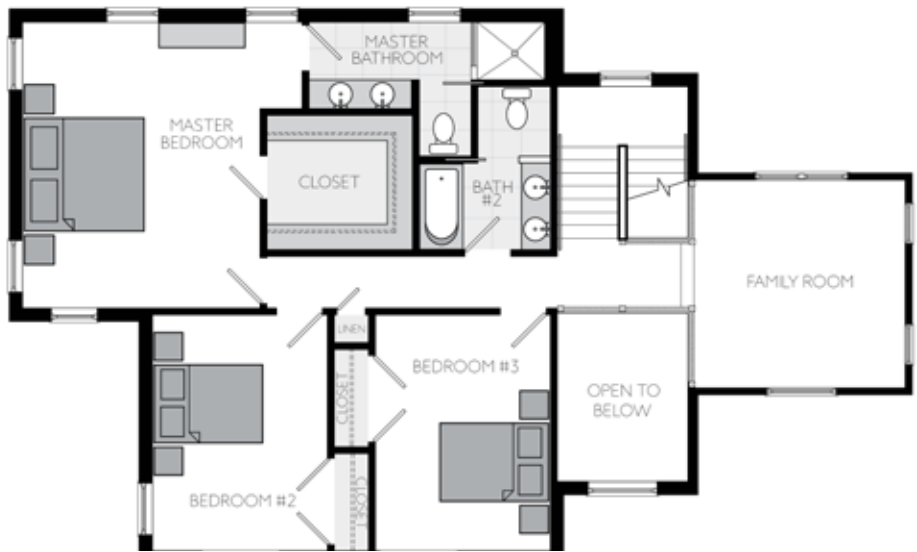
## TOTAL AREAS

House	2,481 ft <sup>2</sup>
Garage	457 ft <sup>2</sup>
Porch	107 ft <sup>2</sup>
Total	3,045 ft <sup>2</sup>
	283 m <sup>2</sup>

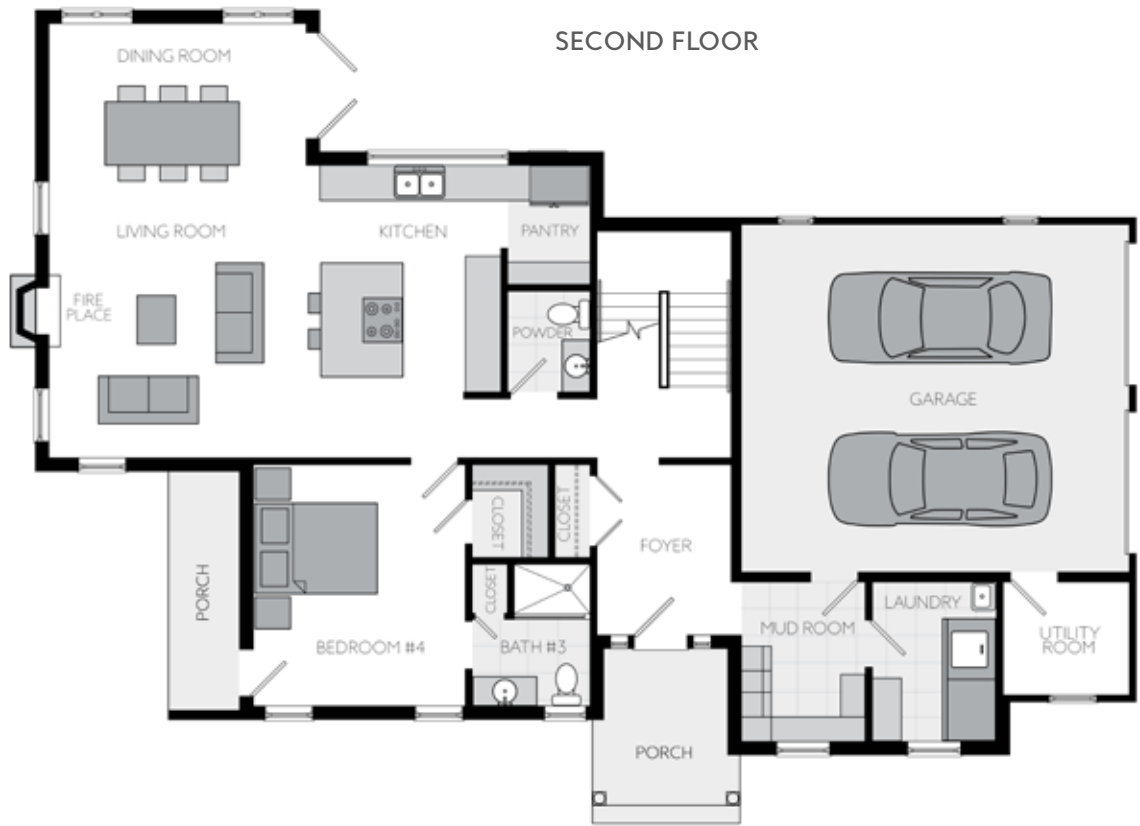


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SQUARE FEET  
3,045



SECOND FLOOR



FIRST FLOOR

ADDITIONAL OPTIONS AVAILABLE

The Luxe also offers a wide range of design options, so you can customize your home just the way you want it.

Change the Family Room into a 5th bedroom	Add an internal feature stone wall	Extend the master suite with a sitting room
Upgrade stairs to open tread	Add a wrap around porch	Add a basement
Upgrade fireplace to Orb hanging fireplace	Add a balcony off the family room	Western or Eastern Facade

Speak to your Sales Consultant for pricing and further details.



# ASCENT

THIS HOME EXUDES STYLE AND CLASS. LOWER LEVEL MASTER SUITE MAKES IT THE PERFECT OPTION FOR THOSE WHO WANT THE STATURE OF A TWO STORY HOME WITH THE CONVENIENCE OF RANCH LIVING.

The kitchen seamlessly flows to the open plan living and dining area and features an impressive breakfast bar and large walk-in pantry to make preparing and enjoying food easy.

A separate mud room, laundry, and utility/storage room add essential amenities to this home.

An extremely efficient design makes the most of the square footage and an excellent flow from area to area. This home has it all in a neat and affordable package, not to mention stunning curb appeal.





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# ASCENT

3 | 2.5 | 2 | 2

LIVING AREAS	
Living	16'4" x 13'6"
Dining	16'4"x 7'

BEDROOMS	
Master Suite	14'5" x 13'6"
Bed 2	13'6" x 10'
Bed 3	13'6" x 13'

OUTDOOR	
Porch	7'7" x 9'10"

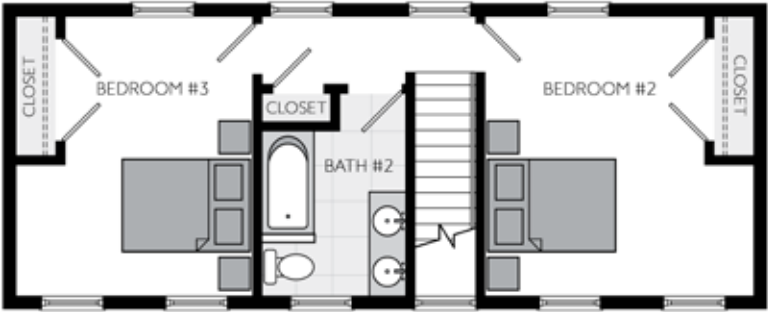
TOTAL AREAS	
House	1,828 ft <sup>2</sup>
Garage	432 ft <sup>2</sup>
Porch	75 ft <sup>2</sup>
Total	2,335 ft <sup>2</sup>
	217 m <sup>2</sup>



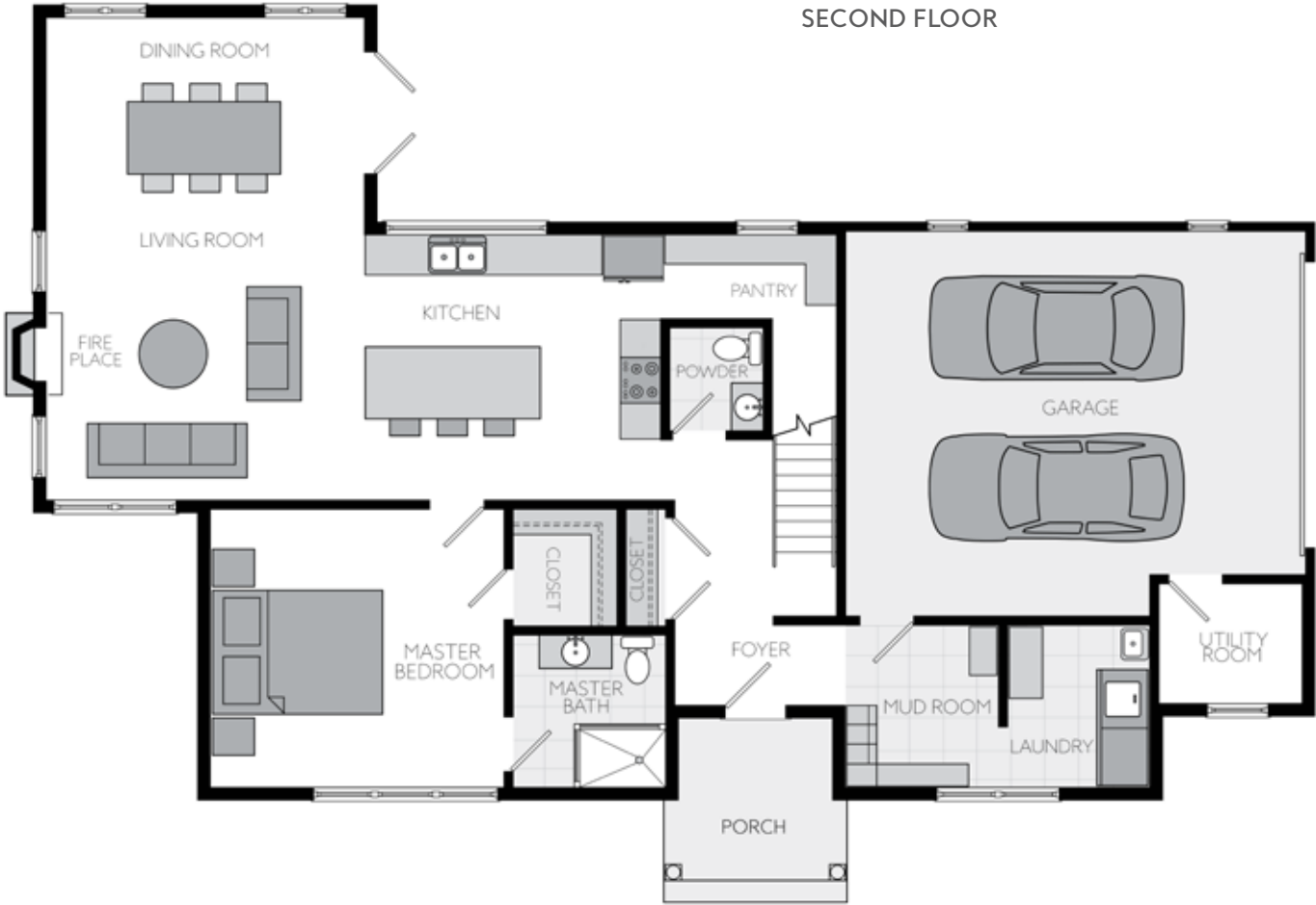
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SQUARE FEET  
2,335



SECOND FLOOR



FIRST FLOOR

ADDITIONAL OPTIONS AVAILABLE

The Ascent also offers a wide range of design options, so you can customize your home just the way you want it.

Upgrade stairs to open tread

Convert garage into 2 extra bedrooms

Add a basement

Add an internal feature stone wall

Add a wrap-around porch

Western or Eastern Facade

Speak to your Sales Consultant for pricing and further details.





# TRINITY

THIS COMPACT RANCH HOME IS THE EPITOME OF EFFICIENCY. SO MUCH IS FIT INTO THE FOOT PRINT AND IT IS BRISTLING WITH VALUE AND CHARACTER.

The bedrooms and living rooms are flooded with natural light and large windows. The central living area spills to the outside, connecting you with nature.

The spacious master suite is separated from the other bedrooms and is adorned with a bathroom and closet. Bedrooms 2 and 3 are also very sizeable. There is nothing wasted in this house; every square inch of space has been carefully designed for optimum efficiency.

If you are on a budget but don't want to compromise on a brand new home, this is the option for you.







# TRINITY 16

3 2 1 1

LIVING AREAS	
Living	17' x 14'

OUTDOOR	
Porch	4 x 5'6"

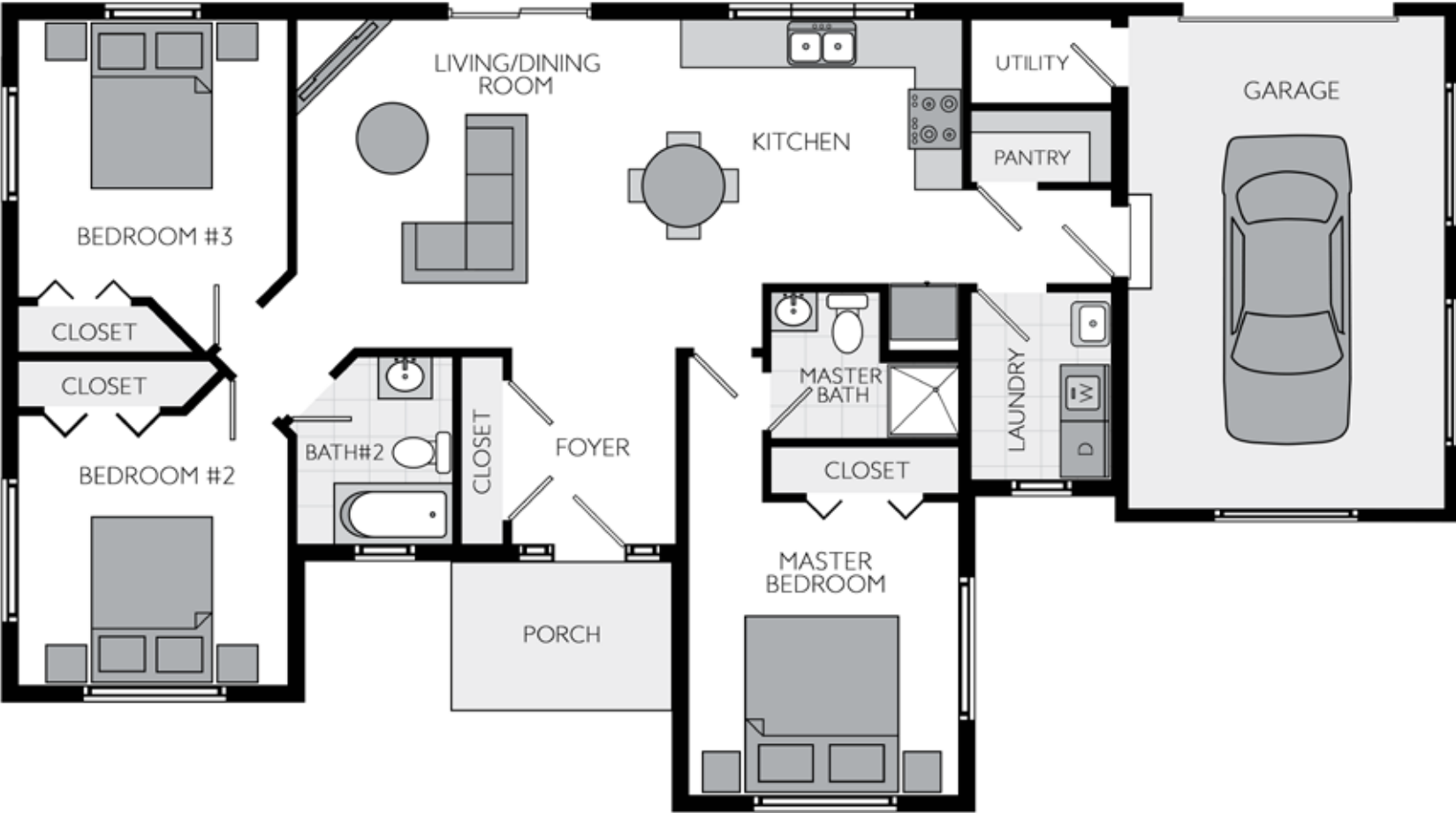
BEDROOMS	
Master Suite	11'6" x 12'6"
Bed 2	11'6" x 11'6"
Bed 3	11'10" x 11'6"

TOTAL AREAS	
House	1,328 ft <sup>2</sup>
Porch	22 ft <sup>2</sup>
Garage	308 ft <sup>2</sup>
Total	1,658 ft <sup>2</sup>
	154 m <sup>2</sup>



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SQUARE FEET  
1,658



ADDITIONAL OPTIONS AVAILABLE

The Trinity 16 also offers a wide range of design options, so you can customize your home just the way you want it.

Increase front porch to roof line

Add an extra car space to the garage

Western or Eastern Facade

Add a breakfast bar to the kitchen

Add a basement

Speak to your Sales Consultant for pricing and further details.



# TRINITY II

3 2 1

LIVING AREAS	
Living	12' x 14'

OUTDOOR	
Porch	4 x 5'6"

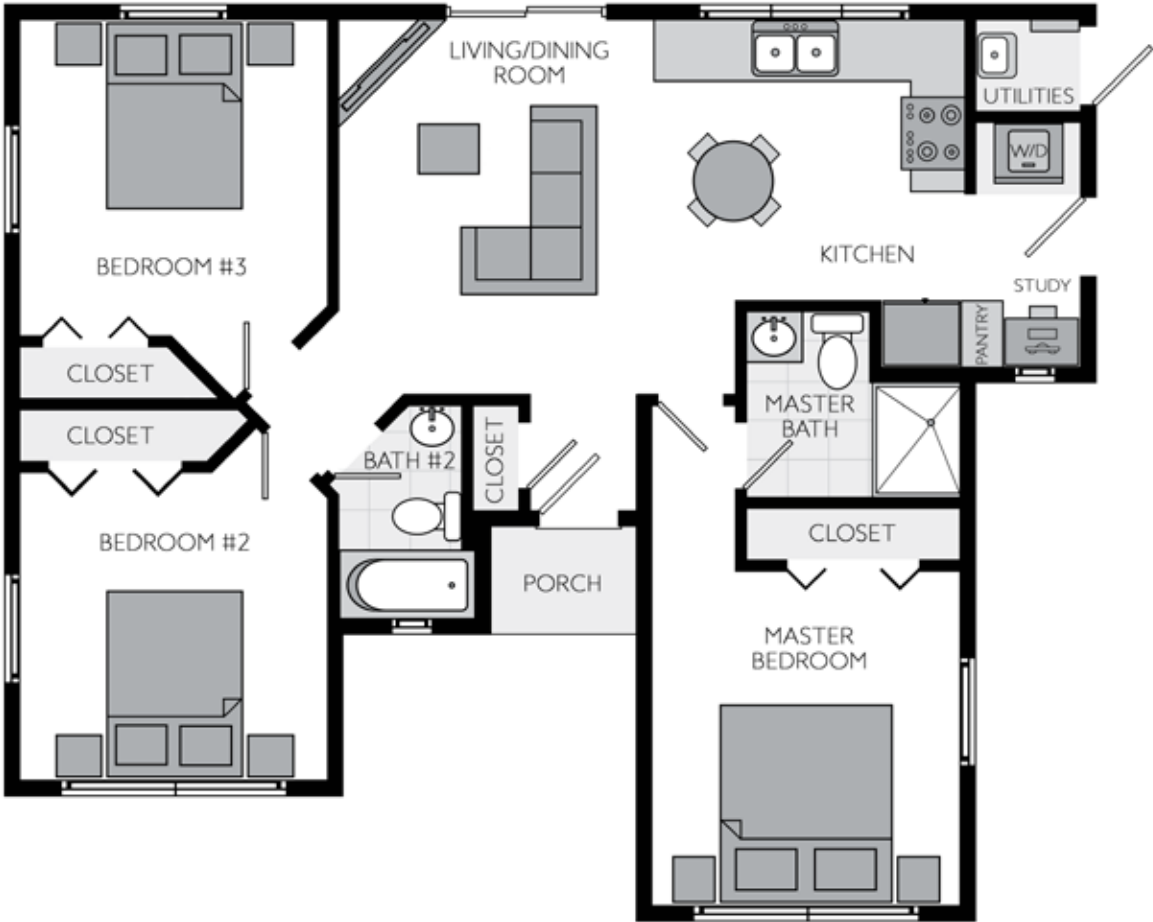
BEDROOMS	
Master Suite	11'6" x 12'6"
Bed 2	11'6" x 11'6"
Bed 3	11'10" x 11'6"

TOTAL AREAS	
House	1,085 ft <sup>2</sup>
Porch	22 ft <sup>2</sup>
Total	1,107 ft <sup>2</sup>
	103 m <sup>2</sup>



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SQUARE FEET  
1,107



ADDITIONAL OPTIONS AVAILABLE

The Trinity 11 also offers a wide range of design options, so you can customize your home just the way you want it.

Add a breakfast bar to the kitchen

Swap study nook for closet

Add a basement

Increase the size of the living/dining area incl.  
extended front porch

Add a single or double carport or lock-up garage

Western or Eastern Facade

Speak to your Sales Consultant for pricing and further details.





# MAISON

COMBINING BEAUTY WITH ABSOLUTE VERSATILITY, THIS 2-FAMILY HOME IS EFFICIENT AND FUNCTIONAL.

Each of the two large home units comprises 4 bedrooms and 4 bathrooms over 2 levels, offering endless options. This house design is spirited with the grand presence of the Tang Dynasty. Astute wood columns with interlocking joinery\* hold a generous eave, creating a harmonious relation with the elements of nature. A double-tiered roof unites the design. The main living spaces provide both inside and outside options, creating a rich connection with nature and the greater universe.

With Maison, you can live in one half and rent the other or build this home as an investment property with multiple income streams.





# MAISON

8 8 4 4

## LIVING AREAS

Living/Dining 1st Floor	23'9" x 15'8"
Living/Dinning 2nd Floor	24'8" x 23'9"

## BEDROOMS

Master Suite	14' x 9'6"
Bed 2	9'2" x 12'2"
Bed 3	14' x 9'6"
Bed 4	9'2" x 12'2"

## OUTDOOR

Balcony	23'9" x 5'
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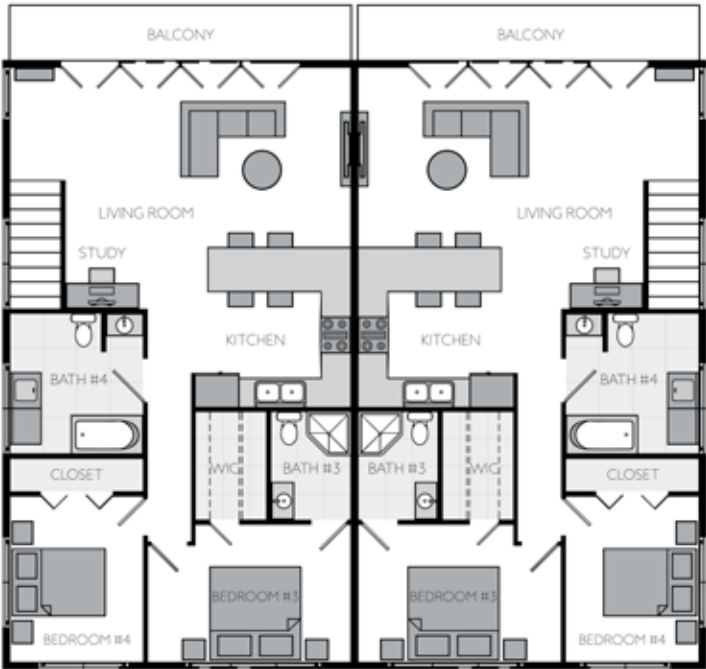
## TOTAL AREAS

House	4,067 ft <sup>2</sup>
Garage	1,150 ft <sup>2</sup>
Balcony	240 ft <sup>2</sup>
Total	5,457 ft <sup>2</sup>
	507 m <sup>2</sup>

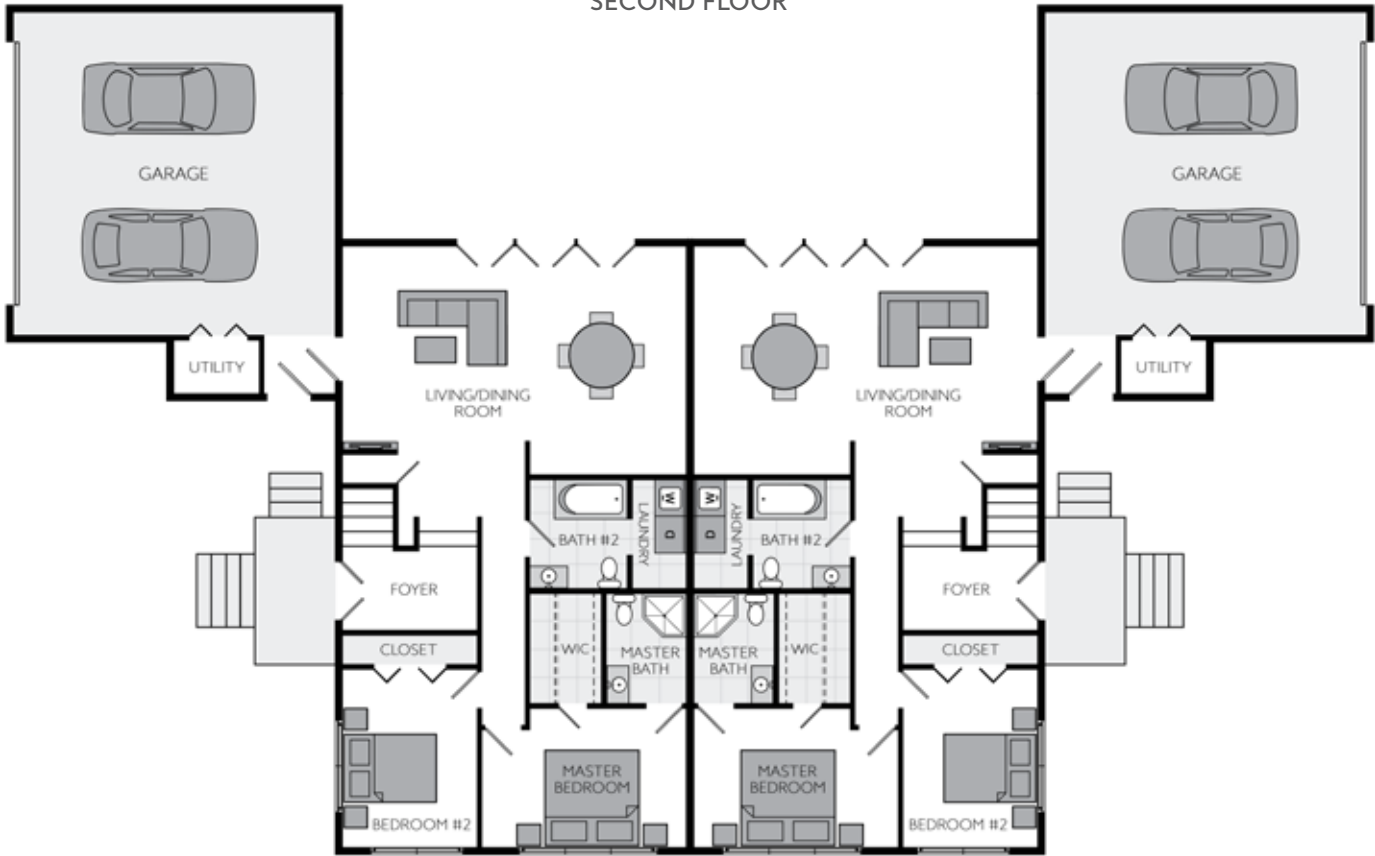


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SQUARE FEET  
5,457



SECOND FLOOR



FIRST FLOOR

ADDITIONAL OPTIONS AVAILABLE

The Maison also offers a wide range of design options, so you can customize your home just the way you want it.

Add additional kitchen to create guest suite downstairs

Increase balcony and/or porch size

Western or Eastern Facade

Add a fireplace

Add a basement

Speak to your Sales Consultant for pricing and further details.





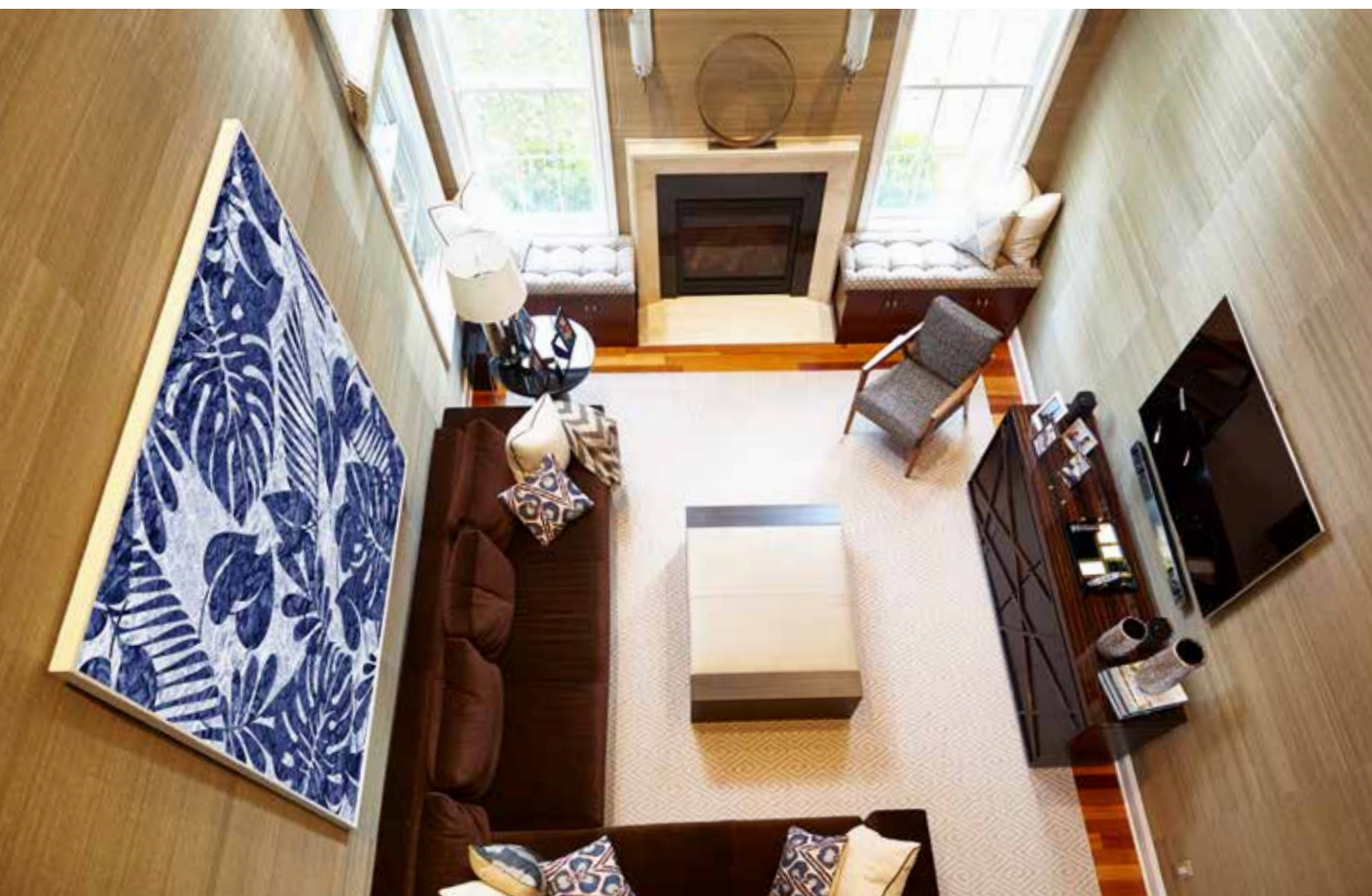
# CUSTOM HOMES

LED BY OUR INNOVATIVE INDUSTRY LEADERS, OUR TEAM DRAWS UPON DECADES OF CUSTOM HOME BUILDING EXPERIENCE, UNPARALLELED EXPERTISE, AND MASTER CRAFTSMANSHIP TO TURN YOUR DREAMS INTO REALITY.

Building a custom home can often be a daunting and overwhelming experience. Our team take the stress out of the process and will guide you, step by step, through the many and often complex decisions. We work to your budget, bring in the right people, and are ultimately there as your partner all the way until you're relaxing in your new home.

Building a custom home has never been more rewarding, and the end result will be beyond your imagination.





Our team has broad experience, having built custom home styles including classic Georgian, New England, transitional, Victorian, contemporary, Asian-inspired, and green homes.





Visit us at [www.unison.enterprises](http://www.unison.enterprises)

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