Plattsburgh Housing Outlet, Inc.
Eric and Michelle LaBounty, Owners
690 Route 3 Plattsburgh, NY 12901
Phone: 518-563-6250/ 800-794-6250
www.plattsburghhousing.com

Better Service, Higher Quality,
All at a Price You can Afford

Next Generation Homes are available at no charge!

Clayton eBuilt™ energy-efficient features:



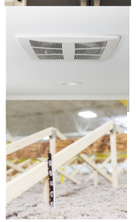




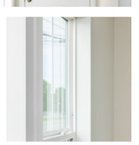












- Solar-ready
- SmartComfort® by Carrier gas furnace
- Rheem® hybrid water heater
- Argon gas low-E windows
- ecobee® smart thermostat
- ENERGY STAR® Frigidaire® refrigerator and dishwasher [2]
- Pfister® bathroom fixtures
- LED lighting
- Insulated exterior doors
- Additional home insulation
- Sealed duct system
- Whole house ventilation system



Scan to learn more!

ESTD 1991
PLATTSBURGH HOUSING OUTLET

BBB ACCREDITED BUSINESS A+ rating

Stay connected with us! Visit our website to see tons of 3-D tours at plattsburghhousing.com

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What others have to say:

Michelle, Eric, Wayne, Chris, Little Wayne:
At this Thanksgiving time, we want to pause and take this opportunity to express our sincere thanks for all you did to get us here. We feel so fortunate to have found you. Your willingness to work with folks from a distance, your constant communication, upbeat attitude and extreme patience has made this dream a reality. We will be forever grateful to you for guiding us each step of the way and making what we had begun to think impossible– possible!

Thank you for the excellent people you referred us to. Thank you for always answering our questions without making us feel clueless even though we probably were. Thank you for going the extra mile with the porch and water test, probably other things as well. We appreciate the questions and suggestions for things we wouldn't have begun to think about and tolerating our perfectionist tendencies! We are very pleased with the final outcome and know we will enjoy many years in our snug, pretty home in the woods thank to each of you at PHO!

Sincerely, Marilyn and Durwyn– Loon Lake

The Plattsburgh Housing Outlet

Home News

Volume 20, Issue 3 Fall 2023

Did you know:.

- We have **videos & many 3-D Matterport tours** on our **NEW WEBSITE!**
- Don't take our word for it. Ask for our extensive list of **REFERENCES** to help you feel comfortable at PHO.
- Factory built homes are built indoors under controlled conditions with fewer frustrating weather or contractor delays.
- On average, manufactured home owners spend 25% less on utility bills versus site built home owners due to a variety of energy saving measures such as better insulation and energy-efficient windows.



Inside this issue:

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Appointments appreciated!





Why?

At the height of the pandemic, we were limiting the number of clients visiting us at one time for your safety and protection. But we have come to realize that when we know to expect you:

- ✓ We can be prepared ahead of time to know what you want to discuss and have materials gathered. Times are complicated– we want to have done research ahead of your meeting so we are offering up-to-date information and advice.
- ✓ We will plan site visits, manufacturer follow up calls etc. around your schedule.
- ✓ Many times we are involved in time sensitive things (preparing a quote for a later appointment) so on first glance it might not look like we are tied up but are.

Your time is important!
We want to offer you our 100% undivided attention!



Talking to a lender is a good first step in the process.

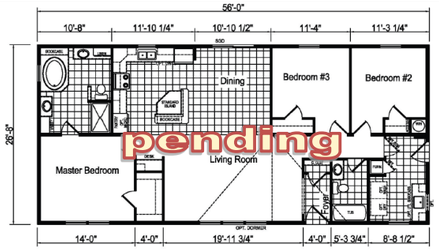
Why pre-qualify for a construction loan?

Unless you plan to pay for a new home out of pocket, you have to finance the project. You should consult a financial institution about obtaining a mortgage for your new home. They will walk you through the process to understand credit scores, down payments and more. And once you have been given the amount both you and your lender feel comfortable with, that guides us to give advice with confidence on style and size of home, land and more. We have a wide variety of styles and budgets that we can help with so most times we can help you find a home that you will love and fits your needs too.

Don't have a lender in mind? We would be happy to offer suggestions!

Save time with a display model!

- Peace of mind with FULL warranty
- See your ACTUAL home
- Homes locked and professionally cleaned



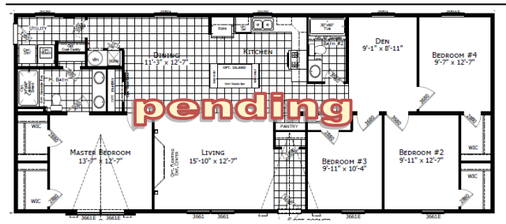
Save $4400

- 2N– 60J854 28x56 3 bedroom/ 2 bath
- Master suite with walk in closet, soaker tub with book shelves, linen and more
- Formal foyer with closet
- End entry with large versatile utility room
- Gourmet kitchen (we installed a different island) with pantry
- Office space outside master bedroom
- Fireplace with ship lap

EAGLE RIVER HOMES







Save $5900

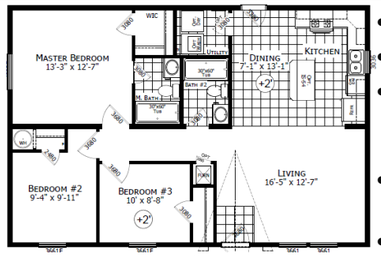
9N-46427 28x64 4 bedroom/ 2 bath

- 4 spacious bedrooms with great closets
- Amazing foyer entry, linen and pantry!
- End entry with boot bench
- Expansive dining area that allows for large family
- Wonderful kitchen with beautiful island
- Tile shower

ATLANTIC HOMES







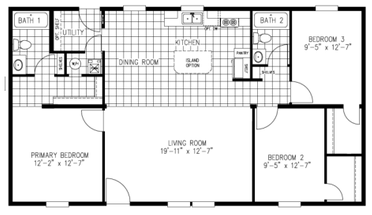
Save $4500

- 1N– 23801 28x40 (standard plan is 38') 3 bedroom/ 2 bath
- Huge master bedroom with large walk in closet
- The original plan is 38' and 1 bathroom. We extended the model to 40' for a larger kitchen to allow for a dining area and island… and added a 2nd full bath
- Efficient gas furnace– upgraded insulation, thermal windows/ doors. Dedicated laundry room near back entry
- Stainless appliance package with added dishwasher

ATLANTIC HOMES



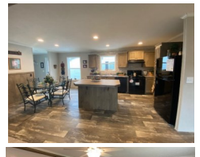




Save $8000

- 8N- 2x6 walls with R-19 insulation and R-33 in the roof, upgraded roof snow load for north country winters, gas gun furnace with swing furnace door
- Large exterior dormer, peep hole and deadbolt
- 25 oz shaw carpet STD, vinyl entry, Upgraded interior trim
- Dishwasher, 54" island in kitchen, Soft close drawer guides
- 200 amp electrical panel and 40 gal water heater standard
- LR ceiling fan and LED can lights throughout
- Square china bath sinks, Fiberglass tubs

Clayton

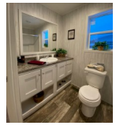






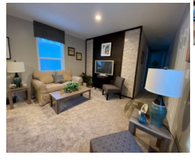
Save $5700

Clayton



- 5N- 2x6 walls with R-19 insulation and R-33 in the roof, upgraded roof snow load for north country winters, gas gun furnace with swing furnace door. Shutters on front door side, 9 lite rear door. Additional windows in the master bath and dining area, laundry shelf
- Dishwasher, Exterior faucet
- 60" fiberglass shower upgrade in master bath





PHO Recipes



Ingredients:

- 1/2 cup unsalted butter
- 1/4 cup packed brown sugar
- 1 cup granulated sugar – divided
- 1 tsp vanilla extract
- 6 tbsp pumpkin puree
- 1 1/2 cups all purpose flour
- 1/4 tsp salt
- 1/4 tsp baking powder
- 2 tsp cinnamon- divided
- 1 tsp pumpkin pie spice

Melt the butter in the microwave. In a medium bowl, whisk the melted butter, brown sugar, and 1/2 cup granulated sugar together until no brown sugar lumps remain. Whisk in the vanilla and pumpkin until smooth. Set aside.

In a large bowl, toss together the flour, salt, baking powder, baking soda, 1 and 1/2 teaspoons cinnamon and pumpkin pie spice. Pour the wet ingredients into the dry ingredients and mix together with a large spoon or rubber spatula. The dough will be very soft. Fold in white chocolate chips. They may not stick to the dough because of the melted butter, but do your best to have them evenly dispersed in the dough. Cover the dough and chill for 30 minutes, Chilling is mandatory.

Take the dough out of the refrigerator. Preheat the oven to 350°F (177°C). Line two large baking sheets with parchment paper or silicone baking mats.

Roll the dough into balls, about 1.5 tablespoons of dough each. Mix together the remaining 1/2 cup of granulated sugar and 1/2 teaspoon of cinnamon. Roll each of the dough balls generously in the cinnamon-sugar mixture and arrange on 2 baking sheets. Slightly flatten the dough balls because the cookies will only slightly spread in the oven.

Bake the cookies for 11-12 minutes or until the edges appear set. The cookies will look very soft and underbaked. Remove from the oven and press a few more white chocolate chips onto the tops, if desired. If you find that your cookies didn't spread much at all, flatten them out with the back of a spoon when you remove them from the oven.

Cool cookies for at least 10 minutes on the baking sheets before transferring to a wire rack. Their chewiness and pumpkin flavor is more prominent on day 2.

Don't break the bank this holiday season

The holidays are the time of year that most folks throw caution to the wind and dig out the plastic to buy gifts for friends and loved ones. While we aren't suggesting that you forgo your holiday festivities, there are ways to have your egg nog and drink it too…

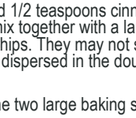
Statistics show that the personal savings rate has dropped below zero. For every dollar earned, Americans spend $1.22. The average debt on credit cards has crept up to $9,000. And while retail therapy might be fun in the moment, it can leave you with a debt hangover in the morning. Professionals say its time to get a reality check. Now, before the stockings are hung and your in the moment, is the time to determine the debt you already have. Start a journal listing your existing obligations and monthly payments. Additionally, take an honest look at your expenditures and figure out the necessities and the luxuries. (Although it may feel like it, your morning latte is NOT a necessity!) Evaluate every dollar you spend for a week or more to get an accurate picture.

Have a clear vision of your goal– to own a home, and think twice before spending.



Sooo… how do you have a great holiday season & spoil your family without maxing out your credit cards?

- Consider asking for overtime or taking a second seasonal job to earn some extra cash.
- Make homemade gifts. Does everyone crave your fudge or envy your woodworking skills? Or gift coupons for a service like babysitting or vacation pet sitting. The gift is about the gesture not the cost.
- Don't turn your kids "wish list" into your shopping list. Prioritize their wants or give suggestions to others who wish to buy them a gift.
- Plan a dollar figure for each person. Whether it is one item or ten small, top shopping when you reach your limit.
- Make a list so you remember what you have already purchased to avoid overspending.
- Shop mid week and you will be less caught up in the moment of weekend hustle & bustle.
- If there is something specific you are looking for, look through sale flyers or look on line for the best deals. Order early for best selection & to avoid rush shipping charges.
- Arrange a "secret Santa." with your friends or family, where you each pick a name and buy only for that person and stick to the agreed upon limit. Get together and enjoy each others company instead.



Want land in Peru?

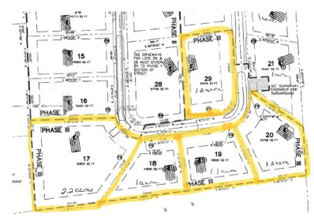


On the corner of Fox Farm Rd. and Rockwell Road, Plattsburgh

- Quiet country neighborhood, private wooded lots
- Peru School System
- Private pre-designed septic systems
- Excellent well water available
- Final subdivision approved

4 lots available (roughly 1.3 acres each) preliminarily offered at **$22,000**

Contact Tracy, the property owner, for information at 518-726-6192



On Korn Drive, off Lapham Mills Rd, Peru

- Quiet country neighborhood
- Peru School System
- Private pre-designed septic systems
- Private well to be drilled
- Lots are cleared, stumped and ready to go

Lot 29 available at **$25,000** New phase starting for 2024

Contact Joyce for information at 518-563-9179