

# FEATURES

Comfort, style and convenience



## community

- Park like setting, professionally designed and landscaped grounds
- Tot lot
- Belgian block curbed streets and concrete sidewalks
- Lighted, tree-lined streets
- Underground utilities
- Walk to historic downtown Highland Park
- Public water and sewer
- Location convenient to public transportation and major highways, Rt. 1, Rt. 18, NJ Turnpike, Rt. 287
- 1 mile to New Brunswick Train Station

## exterior

- One car garage with asphalt driveway and storage
- Designer coordinated solid color vinyl siding with brick (per elevation)
- Low maintenance, architecturally detailed exteriors
- 30-yr warranted dimensional roof with ice and water shield
- Seamless aluminum gutters and leaders
- Outside weather resistant electrical outlet -per plan
- Frost free hose bibs - per plan
- Insulated raised panel entry door with weather stripping
- Raised panel insulated garage door with windows
- Concrete pathway to front door
- Sodded front, side and full rear yards with sprinkler system
- Concrete patio or balcony - per plan

## interior

- 9' ceilings throughout
- Spacious, open floor plans
- Progress® designer brushed nickel light fixtures (non bath areas)
- Mannington Restoration wide plank laminate flooring at foyer, kitchen and dining
- Elegant staircase with solid oak hand rail, painted balusters, and solid oak treads (choice of finishes)
- Walk-in closet in master suite
- Abundant closet space with ventilated vinyl coated wire shelving, including laundry closet
- 2-panel colonial masonite interior doors with brushed nickel hardware throughout
- 2 phone and 4 cable jacks
- Front entry door chime
- 3rd floor loft - per plan

## kitchen

- Beautifully crafted furniture quality maple cabinetry, 42" upper cabinets, with center island or peninsula - per plan
- Granite countertops(select colors)
- Stainless steel under mount sink and polished chrome faucet
- Mannington Restoration wide plank laminate flooring
- Pre-wire for garbage disposal
- Stainless Steel kitchen appliances:
  - GE self-cleaning oven with sealed burners
  - GE microwave with direct vent to outside
  - GE built in dishwasher

## baths

- Large walk-in shower in Master Bath
- Cultured marble top vanity with integral sink
- Daltile ceramic flooring and tub/shower walls
- Kohler® single lever handle sink faucets in polished chrome
- Kohler anti-scalding posi-temp shower or tub faucets in polished chrome
- Exhaust fan
- Progress® designer lighting in polished chrome

## energy efficiency

- NJ Energy Star® qualified homes, ensuring a more comfortable home that is independently verified to use less energy, save money and help protect the environment
- Central air conditioning and natural gas forced air heating with 96% high efficiency furnace
- 13 SEER high efficiency condensers
- Single hung thermal insulated, vinyl Low-E glass windows with screens
- 100-amp electrical service
- High quality fiberglass insulation: R-21 in exterior walls, blown in R-49 in ceilings with baffles at eaves
- Tankless high efficiency gas hot water heater with 5 year warranty
- Interior Energy Star® 100% LED bulbs
- Separate air returns in all bedrooms
- Climate control day/night automatic setback clock thermostat
- Ridge and soffit vents to maximize roof ventilation

## quality construction/warranty

- Centrally wired smoke and carbon monoxide detectors with battery backup
- Interior fire suppression sprinkler system
- Ground fault interrupt (GFI) safety outlets in kitchen and baths
- Ten-year warranty by 2-10 Warranty Corporation

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