

Features

COMFORT, STYLE & LUXURY



COMMUNITY

- Park-like setting, professionally designed and landscaped grounds
- Belgian block curbed streets and concrete sidewalks
- Walking paths that connect to community sidewalks
- Two community tot lots
- 1,921 sq. ft. clubhouse equipped with gourmet kitchen, media center and fitness center
- Outdoor patio space at clubhouse with conversational fire pit
- Lighted, tree-lined streets
- Underground utilities
- Public water and sewer
- Location convenient to public transportation and major highways; Route 35, Route 36, Garden State Parkway
- Academy Bus Route stop 200 feet from property entrance, 2.5 miles to Middletown NJ Transit® Train Station, and close proximity to NY Waterway Ferry and Seastreak Ferry
- Convenient location to fine dining, shopping and entertainment; Downtown Red Bank, The Grove at Shrewsbury, Monmouth Mall, PNC Bank Arts Center, Count Basie Center for the Arts and Two River Theatre are a short distance away
- Walking distance to Dorsett Park; tennis courts, baseball field, basketball court and playgrounds
- Recreational opportunities at Holmdel Park, Deep Cut Gardens and Thompson Park

EXTERIOR

- One-or two-car garage with asphalt driveway (per model/elevation)
- CertainTeed designer solid color vinyl siding with stone (per elevation)
- Low maintenance, architecturally detailed exteriors
- 30 year warranted GAF roofing with ice and water shield
- Seamless aluminum gutters and leaders
- Outside weather resistant electrical outlet in front and rear
- Frost free hose bibs in front and rear
- Insulated raised panel entry door with weather stripping and adjustable threshold
- Low maintenance raised panel aluminum garage doors
- Concrete pathway to front door
- Sodded front, side and full rear yards with sprinkler system
- 10' x 12' deck
- Concrete pad at rear

INTERIOR

- 9' ceilings on first and second floor
- Spacious, open floor plans
- Progress® designer brushed nickel light fixtures
- 8" laminate hardwood (in select colors) in entry foyer and throughout 2nd floor
- Carpeted staircase with solid oak hand rail, painted balusters (per plan)
- Walk-in closet in master bedroom
- Abundant closet space with ventilated vinyl coated wire shelving, including laundry room
- 2-panel colonial masonite interior doors with brushed nickel hardware throughout
- 2 phone and 5 cable outlets, standard USB kitchen outlet in island
- Front entry door chime

KITCHEN

- Beautifully crafted furniture quality cabinetry, 42" upper cabinets, 7' minimum center island (on all plans)
- Granite countertops (select color)
- Stainless steel undermount sink and polished chrome faucet
- 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 double bowl sinks
- 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
- 14 SEER high efficiency condensers
- Single hung thermal insulated, vinyl Low-E glass windows with screens
- 150-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 2-zone one unit dual 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
- 10 year warranty by 2-10 Warranty Corporation

HeritageAtMiddletown.com

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This list of included features is subject to errors, omissions and changes as deemed necessary by the builder. Please see Sales Manager for details.