



## **STANDARD FEATURES LIST**

ARCHITECTURAL PLANS TO BE CUSTOM DESIGNED AND TAILORED TO EACH CLIENT

### **IMPRESSIVE EXTERIOR**

- BRICK WING WALLS AT FRONT DRIVEWAY ENTRANCE
- FULL BRICK FRONT WITH QUOINS
- WALK OUT BASEMENT ON SELECT LOTS
- MAINTENANCE FREE VINYL SIDING WITH TYVEK BRAND HOME WRAP
- LIFETIME WARRANTY DIMENSIONAL ROOF SHINGLES
- COBRA BRAND RIDGE VENT AT ROOF RIDGE FOR WHOLE HOME VENTILATION
- ICE & WATER SHIELD WRAP INSTALLED AT ALL ROOF VALLEYS
- SEAMLESS LEADERS AND GUTTERS
- THERMALLY INSULATED FIBERGLASS DOUBLE DOOR ENTRY
- FRONT DOOR BELL WITH CAMERA WITH REMOTE VIEWING AND COMMUNICATION ACCESS FOR IOS/DROID.
- PELLA HIGH EFFICIENCY ARGON FILLED ENCOMPASS DOUBLE PANE TILT-WASH WINDOWS WITH INCLUDED SCREENS AND GRILLS
- HIGH EFFICIENCY ARGON FILLED VINYL DOUBLE PANE SLIDING DOOR AT REAR WITH INCLUDED SCREENS AND GRILLS
- 3 CAR SIDE ENTRY GARAGE WITH OVERSIZED GARAGE DOORS
- GARAGE DOOR OPENER AT EACH DOOR EQUIPPED WITH REMOTE ACCESS FOR IOS/DROID OPERATION
- FROST FREE HOSE BIBS PROVIDED AT FRONT & REAR
- CONCRETE PADS AT ALL EXTERIOR DOORS
- CONCRETE WALKWAY FROM DRIVEWAY TO FRONT ENTRY
- PAVED ASPHALT DRIVEWAY
- SEEDED YARDS
- PUBLIC WATER, SEWER AND GAS CONNECTION



### **HIGH ENERGY EFFICIENT AMENITIES**

- 2X6 EXTERIOR WOOD FRAME CONSTRUCTION
- HEAVY DUTY 11-7/8" ENGINEERED FLOORING SYSTEM FOR SILENT FLOORS
- RAFTER FRAMING, DESIGNED TO PROVIDE MAXIMUM ATTIC STORAGE SPACE
- 9' HIGH SOLID POURED CONCRETE WALL FOUNDATION
- HIGH EFFICIENCY R-19 WALL INSULATION & R-38/30 CEILING INSULATION
- TWO ZONE, HIGH EFFICIENCY HEATING AND AIR CONDITIONING SYSTEM
- TWO FULLY AUTOMATED NEST THERMOSTATS EQUIPPED WITH REMOTE ACCESS FOR IOS/DROID OPERATION
- 75 GALLON HIGH EFFICIENCY DIRECT VENT GAS HOT WATER HEATER
- PEX WATER LINES
- SUMP PIT AND SUMP PUMP IN BASEMENT
- RADON PIPE EXTEND OUT THROUGH ROOF. ATTIC TO HAVE ELECTRICAL OUTLET FOR FUTURE FAN.
- 400 AMP ELECTRIC SERVICE
- 30 RECESSED LIGHTS WITH LONG SUPER-EFFICIENT LONG LASTING LED BULBS.
- DECORA STYLE SWITCHES THROUGHOUT THE HOUSE IN WHITE.
- FAN BOXES INSTALLED IN ALL BEDROOMS AND FAMILY ROOM READY FOR FUTURE FAN.
- CHANDELIER BOX IN FOYER & DINING ROOM
- 10 PHONE/CABLE OUTLETS AT CLIENT'S DISCRETION TO BE TERMINATED IN BASEMENT AT INTEGRATED A/V PANEL
- HARDWIRED AND BATTERY BACKED UP SMOKE & CARBON MONOXIDE DETECTORS
- 42" GAS HIGH EFFICIENCY DIRECT VENT FIREPLACE WITH GAS LOGS AND REMOTE CONTROL, SLATE SURROUND AND PAINTED WOOD MANTLE

### **BEAUTIFUL GOURMET KITCHEN**

- DOUBLE BOWL STAINLESS STEEL KITCHEN SINK
- 42" (WALL) KITCHEN CABINETS
- CONVENIENT LARGE CENTER ISLAND
- GRANITE COUNTERTOPS
- STAINLESS STEEL NATURAL GAS RANGE



- STAINLESS STEEL DISHWASHER
- EXTERIOR VENTED HIGH POWERED RANGE HOOD
- WATER LINE FOR ICE MAKER
- KOHLER FAUCETS
- CERAMIC TILE FLOORING
- TILE BACKSPLASH

#### **EXQUISITE BATHS**

- LUXURIOUS MASTER BATHROOM:
  - OVERSIZED 6' WHIRLPOOL TUB BUILT INTO TILED RAISED PLATFORM
  - DOUBLE VANITIES WITH GRANITE COUNTERTOPS
  - FRAMELESS CLEAR GLASS ENCLOSURE
- FULL BATHROOMS EQUIPPED WITH VANITIES WITH GRANITE COUNTERTOPS
- POWDER ROOM EQUIPPED WITH PEDESTAL SINK
- ALL BATHROOMS EQUIPPED WITH QUIET EXTERIOR VENTED FANS
- ALL BATHROOMS EQUIPPED WITH A 42" HIGH MIRROR
- ALL BATHROOMS EQUIPPED WITH ELONGATED TOILETS FOR COMFORT
- KOHLER FAUCETS
- TILED FLOORS
- CUSTOM TILED FLOOR SHOWER

#### **ELEGANT INTERIOR**

- SPACE ENHANCING "NO-CENTER-COLUMN" CONSTRUCTION IN GARAGE
- 9' FOOT FIRST FLOOR CEILINGS
- DRAMATIC VOLUME TWO STORY CEILINGS IN FOYER AND FAMILY ROOM
- LUXURIOUS COFFERED CEILING IN DINING ROOM
- COLONIAL WOOD MOLDING PACKAGE THROUGHOUT THE HOME
- 5-1/4" CROWN MOLDING IN LIVING ROOM, FAMILY ROOM FOYER AND SECOND FLOOR HALLWAY
- 3" CHAIR RAIL WITH PICTURE FRAME WAINSCOTING IN DINING ROOM AND FOYER
- 5-1/4" BASEBOARD THROUGHOUT THE HOUSE
- 3-1/4" DOOR AND WINDOW CASING THROUGHOUT THE HOUSE



- SOLID RAISED PANEL SOLID INTERIOR DOORS
- LAUNDRY ROOM EQUIPPED WITH WASHER & GAS DRYER HOOK-UPS SINK
- ABUNDANT CLOSET AND PANTRY SPACE WITH VENTILATED SHELVING
- ½” DRYWALL THROUGHOUT THE HOUSE USING SCREW METHOD INSTALLATION
- 3 COLOR PAINT PACKAGE – CEILINGS ONE COLOR, WALLS ONE COLOR, WOODWORK ONE COLOR
- MAIN & SERVICE STAIRS TO BE EQUIPPED WITH STAINED TREADS AND PAINTED RISERS
- MAIN STAIRS EQUIPPED WITH SOLID OAK HANDRAILS WITH METAL BALUSTERS
- SERVICE STAIRS EQUIPPED WITH SOLID OAK HANDRAILS AND PREFINISHED COLONIAL BALUSTERS
- HEAVY DUTY PULL DOWN ATTIC STAIRS
- TILED FLOORS IN BREAKFAST ROOM AND LAUNDRY ROOM
- WELL-APPOINTED CARPET IN ALL BEDROOMS AND BEDROOM CLOSETS
- 3-1/4” SOLID OAK FLOORING TO BE PROVIDED AT BALANCE OF THE HOME

#### **WARRANTY**

- 10/2-YEAR HOMEOWNER’S WARRANTY BACKED BY THE STATE OF NEW JERSEY

\*\*\*\*\**END OF STANDARD FEATURES LIST*\*\*\*\*\*

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Please refer to the “Standard Feature Specifications List” for further descriptions. Contents subject to change without notice.