

302 Tiffany Way, Watchung NJ & Special Features & Upgrades

3 Bedrooms - 3.1 Baths - 2 Car garage - Walkout Lower Level

Over \$150,000 in upgrades

- Upgraded kitchen island with waterfall Quartz countertops
- Upgraded designer custom kitchen cabinetry
- Upgraded Quartz backsplash which matches kitchen island
- Walk-in kitchen pantry
- Bertazzoni range, dishwasher and refrigerator
- Coffered ceiling in Family Room
- Upper-level deck with maintenance free decking
- 9-inch hardwood flooring throughout 2nd and 3rd floors
- Upgraded oversized porcelain tiles (floor to ceiling in bathrooms)
- Upgraded light fixtures throughout
- Dimmers on all light switches
- Extra recessed lighting in 2nd & 3rd bedrooms
- Semi frameless shower doors in 2nd floor bath
- Paneled and mirrored accent wall in dining room
- Hunter Douglas blinds
- Wrought iron stair spindles
- Keyless entry door locks on garage and front doors
- Electric fireplace in Primary Bedroom
- 2-tiered tray ceiling in Primary Bedroom
- Remote controlled ceiling fan in Primary Bedroom
- Custom closet system both primary bedroom closets
- Custom closet system in 2nd & 3rd bedrooms
- Upgraded shelving in all closets
- Walk-out lower level
- Lower-level patio from walkout sliding doors
- Full, finished lower level
- Full bathroom in lower level with semi frameless shower doors
- Shiplap wall in basement
- 24ft wide floor to ceiling built-in cabinets in basement (top level shelves and lower cabinets)
- Mirrored wall and mat flooring in lower-level fitness room
- Nest smart thermostats
- Room light dimmers in every room
- UV tinting on all windows
- Smart lighting in front and interior of home – Alexa connected for remote use
- Upgraded alarm system with glass break sensors
- EV electric charger with Mercedes attachment

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Community Amenities

- Private and exclusive townhome community
- Easy access to NJ Transit train and a short ride to NYC and numerous other metropolitan areas that offer shopping, dining and other attractions
- Minutes to restaurants and shopping
- Quiet cul-de-sac setting
- Professionally designed landscaping throughout neighborhood, including tree lined streets and underground irrigation system (per plan)
- Public sewer and water
- Underground utilities – telephone, cable, electric & natural gas

Stylish Designed Exteriors

- Traditional design on front and sides of building
- Seamless aluminum downspouts and gutters
- Landscaping with sod, sprinklers and planting throughout the community
- Two Frost-free hose bibs – front and rear
- GAF premium designer shingle roof collection
- Fiber-classic collection insulated entrance doors
- Designer lighting at front and rear entrances
- Paver walkways from entrance door to driveway
- Belgium block driveway curbing
- Blacktop driveway

Exceptional Construction, Comfort & Convenience

- Poured concrete foundation
- Wood frame construction
- Design and construction energy engineered for economy
- Engineered flooring system
- Painted two car garages
- Garage door openers
- 5 Pre-wired cable outlets, 5 pre-wired phone outlets
- Security system
- 50-Gallon high-efficiency hot water heater
- 2 High-efficiency natural gas heat and air conditioners with programmable thermostats
- 150-Amp electrical service

Train Stations

- Dunellen Station 3.3 Miles away
- Gillette Station 4.9 Miles away
- Berkeley Heights Station 5.2 Miles away
- Fanwood Station 6.5 Miles
- Summit station 11 Miles away
- Express Park & Ride from Warren Corporate Center