

Custom Built New Construction Masterpiece

40 Shadow Rd. Upper Saddle River, NJ 07458



Exterior Features:

- Exterior - Masonry Stucco front of home, Hardie Plank sides
- Luxury Windows – DAKO Casement
- Roof - GAF Timberline Dimensional – LIFETIME WARRANTY
- Roof - Metal Accent Roof
- Garage - Attached oversized 3 car garage with electric openers, outside keypad, and 2 remotes
- Driveway Asphalt with Belgian Blocks
- Walkways – Pavers
- Electrical outlets – Front and rear
- Water hose bibs – 3 Sides
- Gas hook up for barbecue grill
- Landscaping –Top soil and sod throughout, planter bed in the front and on Lake St side including irrigation

Amenities:

- Heating – 3 zone(each floor) HVAC (3 units) - High Efficiency (Carrier)
- Central Cooling - 3 zone(each floor, damper in master) (Carrier)
- 75 Gallon direct vent Energy Efficient water heater
- Electric Service – 300 Amps
- Electric fireplace in Great Room, Electric fireplace in Master bedroom
- Stairs are white oak treads and pine risers with 2inch oak railings and iron spindles.
- Cable TV & Internet jacks in each room, and each floor has Wifi
- Smoke and CO2 detectors as per code
- Custom moldings & trimmings throughout first floor and master bedroom (accent walls in dining and living room)
- Custom bathroom vanity cabinets and mirrors
- All recessed lights throughout in bedrooms
- Interior doors are solid core
- Paint – Benjamin Moore (colors selected by buyers)
- All finished closets and custom master dressing room
- 10 year new home warranty
- Batt insulation as per the most recent building insulation code
- All Hansgrohe plumbing and fixtures
- Lighting fixtures

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Kitchen Features:

- Custom Built Modern Kitchen Cabinetry
- Under cabinet LED lighting
- Quartz countertops & backsplash - buyer selection
- Island with quartz countertops and overhang for seating Professional
- Series Stainless Steel Appliances: Dacor or Comparable

Flooring

- Engineered White Oak 5" floors (Color to be selected by buyers)
- Tiles installed in all bathrooms, mud room, laundry
- Basement Vinyl Flooring

Interior Bedroom & Bathroom Count:

- 5 Bedrooms
- 6.5 Bathrooms

First Level

- 10 Ft ceilings
- Two-story entrance foyer with vaulted ceilings
- Custom woodwork throughout with casings around doors & windows, base moldings, crown moldings and accent walls
- Room layout as per attached floor plans

Second Level

- 9 Ft ceilings with tray ceilings
- (2) Master walk-in custom dressing room
- Master SPA like bathroom with stand up shower with rain head, & free standing tub in wet room
- Dual vanities with custom cabinetry and mirrors
- 3 junior suite with en-suite bath
- Room layout as per attached floor plans

Lower Level

- Large Recreational Area
- Full Bathroom
- Gym
- Home Theater
- Bar Area
- TV Area
- Den/Storage
- Storage Area



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