

## **Toll Brothers Builder Upgrades (Prior to Purchase)**

This premium *Federal Model* home was thoughtfully designed and enhanced by Toll Brothers with a wide array of luxury features and architectural details:

### **Lot & Layout**

- Premium 0.95-acre lot
- 4-foot extension in the family room for added space and comfort
- Solarium room addition for year-round natural light
- Bay window in formal dining room
- Portico addition to the front of the house
- Passive Gravity Drainage System For High Efficiency Furnaces.

### **Interior Finishes**

- Cherry cabinetry in the kitchen, master bathroom, guest bathroom, and Jack & Jill bathroom
- Red oak hardwood flooring in foyer, hallways, formal dining room, and formal living room
- Accent tile flooring in guest bathroom and Jack & Jill bathroom
- Tile flooring and decorative tile walls in master bathroom shower and Jacuzzi surround
- Decorative tile backsplash in kitchen

### **Lighting & Architectural Details**

- Recessed lighting in kitchen, first-floor hallways, formal living room, master bedroom/den, and above the family room fireplace
- Two large skylights in the family room, two in the solarium, and one in the master bathroom
- Wainscoting along foyer and hallway walls
- Crown molding in foyer, second-floor hallways, master bedroom and den, formal living room, and formal dining room
- Entablature and pilaster trim framing entrances to the formal dining and living rooms

### **Comfort & Systems**

- **Jacuzzi tub in master bathroom**
  - **Aprilaire humidifier installed on first-floor furnace**
  - **Radon remediation system for added safety**
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## **Owner Upgrades & Improvements (Post-Purchase)**

### **Interior Enhancements**

- **White Quartz Kitchen countertops** and new Backsplash in kitchen and center island(2026)
- **Maple flooring** in kitchen, solarium, family room, and study (2021)
- **White oak flooring** throughout entire second floor (2025)
- **Custom closet shelving** in mudroom (2015)
- **Cabinet shelving** above washer/dryer (2015)
- **LG ThinQ washer & gas dryer and two stacking storage compartments** (2022)
- **Slow-close hinges** on all kitchen cabinets and drawers (2024)
- **Hunter Ceiling fans** in solarium and family room
- **Decorative lighting:** hanging kitchen light & dining room chandelier
- **Skylights** with remote-controlled solar shades in family room (2018)
- **Heat-N-Glo gas fireplace** with remote and internal fan (2003)
- **Newly painted** kitchen walls/ceilings, hallway, and master bathroom (2025)

### **Kitchen Appliance Upgrades (2023)**

- LG ThinQ convection wall oven & microwave
- JennAir gas cooktop with external exhaust
- Samsung French door refrigerator
- Bosch SuperSilent Plus 42dBA dishwasher
- Frigidaire quiet garbage disposal

### **Energy Efficiency & Systems**

- Early replacement of both **furnaces and condensers** (2017)
- **Mass Save Energy Audit** (2022):
  - Cellulose blown-in insulation in attic & garage crawlspace
  - All lighting upgraded to **energy-efficient LED bulbs**
- **50-gallon Bradford gas water heater** (2025)

### Exterior Improvements

- **Brazilian IPE hardwood deck** with cedar rail wrap-around and planters (2003)
- **Dual storm doors** with folding screens at front entrance, solarium, and mudroom (2024)
- **Outdoor utility shed** (12' x 18') added (2020)
- **External floodlights** over rear deck, driveway, and side yard
- **Driveway seal coated** (2025)
- **Portico roof replaced and repainted** (2025)
- **Rear roof replaced** (2019); **front roof replaced** (2021) with 20-year GAF shingles
- **6" gutters and downspouts installed** (2025)

### Garage & Security

- Three garage door openers installed; two upgraded to **Chamberlain belt drive** (2024)
- **Ring alarm system** with cameras and floodlights covering driveway, backyard, side yard, and front door (2020)

### Additional Notes

- Select **furniture pieces are negotiable**



### Average Monthly Utility Costs

- **Gas:** \$100–\$200
- **Electric (Shrewsbury Electric):** \$30–\$50
- **Water/Sewer (Shrewsbury):** \$100–\$150