

8 PHILHOWER COURT, DENVILLE, NJ 07834

TRIM, CONSTRUCTION, FINISHES, AND OPTIONS

- Property has the largest lot in the Fairway View Estates community, and the only home with golf course frontage of over 430 feet.
- Chef's kitchen featuring Viking Professional appliances includes a Viking 8-burner gas range with two gas ovens, plus a Viking electric French-door double-wall oven (four ovens in total). Viking 48" refrigerator and Viking wine refrigerator. A Viking exhaust hood as well as a Viking undercounter microwave. Two LG QuadWash Pro Wi-Fi Enabled dishwashers (new in 2025) complete the kitchen.
- All kitchen and bathroom cabinetry is handcrafted by Medallion Cabinets and styled from Dark Maple Wood in Eagle Rock with Sable Glaze and Highlights. Undercabinet LED lighting in the kitchen. Custom designed and built eat-in kitchen table extension.
- All Kitchen and Butler's Pantry counters are Taj Mahal Quartzite, in highly sought-after creamy beige shading. Matching Taj Mahal Quartzite fireplace surround in the family room.
- Plumbing fixtures include DXV faucets and Kohler sinks in the kitchen and butler's pantry, and Kohler faucets in all bathrooms and showers.
- Master bathroom floor is heated.
- Oak hardwood 3¼" x ¾" floors throughout the Kitchen, Great Room, Family Room, Dining Room, Conservatory, Mudroom, Primary Bedroom, and Primary Closets, and Second-Floor landing.
- Main stairs are oak treads with pine risers and wrought iron spindles.
- Extensive trim includes 5⅝" colonial base and 3⅞" colonial door and window casings. Crown molding in the Dining Room, Foyer, Upper Hallway, Lower Hallway, Family Room, Kitchen, Conservatory, Living Room, and Primary Bedroom. Coiffered beamed ceiling in the Family Room.
- Generac full home generator with wireless monitoring capability.
- Windows are Pella clad "Pro Line Series" double-hung, and all front windows have muntins.
- Therma-tru 8' front door and Pella "Pro Line Series" sliding rear door.
- A 75-gallon gas-fired water heater and a Culligan water softener. Manifold plumbing system with PEX lines and a MOEN Flo automatic water shut-off valve.
- Two York high-efficiency HVAC systems, each with two zones (4 zones total) with four NEST smart thermostats.
- Irrigation system for front, side, and rear lawn and front plants, with Hunter Hydrowise smart Wi-Fi Enabled controller.

- In-ceiling speakers in Kitchen, Dining Room, and Living Room, with Sonos controller. Additional Sonos controller (for separate zone) for rear patio speakers.
- Hard-wired security system and hard-wired cameras with remote viewing.
- Driveway is fully sided with Belgian Block.
- Douglas Fir studs and ceiling beams.
- 2x6 exterior wall construction, $\frac{3}{4}$ " tongue and groove subflooring and $\frac{1}{2}$ " sheathing.
- Insulation is R21 for exterior walls, R38 in volume ceilings, second-floor ceilings and garage ceilings, and R21 in garage walls.
- Ceiling heights are 9' on first floor and in basement and 8' on second floor. Second floor bedrooms each have a tray ceiling.
- Foundation walls are poured concrete with interior French drain tied to a sump pit, radon mitigation system, and stairs to the garage.
- Garage openers with Wi-Fi-enabled mobile app operation, and a ceiling-mounted heater in the garage.
- 30-year shingles with ice and water shields.
- Exterior front and sides are a hard-coat stucco and cultured stone combination, with full hard-coat stucco on the rear.
- The rear patio is approximately 1,000 square feet of bluestone patio.
- Central vacuum system.