

# 23 Falls View, Watchung NJ 07069

## Specifications & Special Features

**5 Bedrooms - 4 Baths - 3 Car garage - 1<sup>st</sup> Floor Suite - Walkout Lower Level**

### Exterior:

- Utilities: Electric, natural gas, telephone & cable are all underground
- Sewer & Water: Public / Municipal
- Bluestone front porch
- Paver walkway from driveway to front entrance
- Blacktop driveway with Belgium block curbing
- Decking, custom aluminum rails with staircase will be Trex or similar / Wolmanized frame
- Sod to be installed in all disturbed areas (front, sides & rear)
- Sprinkler system to be installed in all sodded areas
- Foundation plantings across front of house
- Additional tree plantings
- Fiber cement siding on rear and sides per plan
- Partial stone with fiber cement siding on the front of home per plan
- Dimensional GAF Timberline roof shingles
- Plywood sheathing
- 6" aluminum gutters & downspouts piped away from home
- Perimeter foundation drain: 4" of crushed stone over perforated drainpipe around outside and inside perimeter of foundation footing

### Interior Rooms - First Floor

#### **Foyer:**

- Grand 2-Story ceiling height
- 6" Hardwood floor
- Stairs: oak treads and handrail, Poplar risers & boxed newel posts with white decorative spindles
- Decorative moldings around the living room, dining room and front doorway openings
- Fiberglass insulated front door with black thumb lock set and dead bolt
- Decorative molding above front door
- 6" two stage crown molding in foyer
- Decorative panel moldings

#### **Kitchen & Breakfast Room:**

- 33" Stainless steel farm sink with Kohler faucet
- Custom Kitchen cabinetry with porcelain top
- Large Center Island with additional seating
- Breakfast area and patio door to deck
  - Anderson insulated slider patio door with Anderson hardware & screen
- Pantry with custom shelving
- Custom wood hood
- Separate coffee/ butler cabinets with floating shelves, sink & wine refrigerator
- Under cabinet LED lighting & floating shelves
- 6" Hardwood floors
- Garbage disposal

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### **Kitchen – cont.:**

- Gourmet Appliance Package
  - Viking 36" Gas 6 burner range top with stainless steel finish
  - Viking 30" Double electric thermal-convection oven with stainless steel finish
  - Kitchen Aid 42" Refrigerator/ Freezer French door with stainless steel finish
  - Miele Dishwasher fully integrated with custom paneled front
  - 30" Wide cabinet insert range hood, 395 CFM internal blower
  - Sharp 24" Built-in microwave drawer with concealed controls
  - Avanti 24" SS built-in dual zone wine chiller

### **Dining Room:**

- 6" Oak hardwood floor
- 6" two stage crown molding
- Decorative panel moldings

### **Family Room:**

- 42" gas fireplace with custom mantle and stone with shiplap surround
- Coffered ceiling
- 6" two stage crown molding
- Hardwood flooring
- Open to Kitchen / Breakfast

### **Guest Bedroom Suite:**

- 6" crown molding
- Hardwood flooring
- Large closet with custom shelving system
- Recessed lighting

### **Adjoining Full bathroom:**

- Custom designer tile floor
- Stall shower with glass enclosure
- Under mount sink with stone top
- Kohler faucets
- Kohler elongated commode
- Wood framed mirror over vanity

### **Mudroom:**

- 6" two stage crown molding
- Custom built-in cubbies
- Separate storage/ Coat closet
- Designer tile flooring

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### Interior Rooms – *Second Floor*

#### **Primary Bedroom:**

- Decorative moldings layered through the room
- Tray ceiling with 6" two stage crown molding
- Two oversized walk-in closets with custom shelving systems
- 6" hardwood flooring
- Recessed lighting

#### **Primary Bath:**

- Custom designed tile flooring & surround
- Free standing soaking tub with shiplap surround
- Wood framed mirrors over vanity
- Volume ceiling, per plan
- Frameless clear glass shower door
- Kohler faucets
- Kohler elongated commode
- Under mount sinks with Quartz top

#### **Additional Bedrooms** [3 more on the 2<sup>nd</sup> floor]:

- 6" crown molding
- 3 bedrooms have shiplap accent wall
- 6" hardwood flooring
- Large closets with custom shelving systems
- Recessed lighting

#### **Additional Adjoining Full bathrooms:** [2 more on the 2<sup>nd</sup> floor]:

- Custom designer tile floor/tile tub surround
- Kohler cast iron Villager tub or custom stall shower
- Under mount sinks with stone top
- Kohler faucets
- Kohler elongated commode
- Wood framed mirror over vanity

#### **Laundry:**

- Washer & Dryer hook-ups, including water & waste lines and gas line for dryer
- Custom cabinetry
- Stone top
- Drop in laundry sink
- Designer tile floor

#### **Garage:**

- 3 car garage with 3 garage door openers
- One garage door keypad
- Electrical outlet in garage for EV
- Garage walls to be painted
- Metal insulated garage doors
- Insulated walls and ceiling

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### **Basement:**

- Plumbing drains for a future bath
- **Walk-out** sliding door & two daylight windows
- Concrete poured wall foundation
- Masonry damp proofing of exterior foundation walls
- Concrete flooring will be painted with sealer topcoat
- Interior perimeter drainpipe with sump pit
- Floors & walls to be painted
- Pre-piped for radon

### **General**

#### **Insulation:**

- R30 Exterior wall insulation to include Spray foam & fiberglass batt insulation in all living space & garage ceiling
- R49 Fiberglass batt insulation in 2<sup>nd</sup> floors ceilings

#### **Trim, windows and interior finishing's:**

- Anderson double hung tilt wash windows
- Black door hardware
- 3 ¼" casing with 5 ¼" base molding to be installed in 1<sup>st</sup> floor, 2<sup>nd</sup> floor hall & all bedrooms
- Custom shelving systems in all closets
- Recessed panel wood doors

#### **Plumbing:**

- Tankless hot water heater
- One hose bib in front and one in rear of house
- Plastic water lines
- Ice maker line

#### **Electrical:**

- 200 amp electrical service
- Electrical outlet in garage for EV
- Recessed lights throughout home
- Exterior lantern lighting in the front entry
- Exterior lighting off deck & garage
- Spotlights in the rear of the house
- Decora rocker light switches
- GFCI & AFCI (Arc-fault) outlets & circuits throughout the house as per code
- One electrical outlet in front and one in rear of house (also GFCI protected)
- One motion activated spotlight by garage doors

#### **Low Voltage Systems:**

- Six cable and Six phone connections
- Central vacuum with attachments
- Alarm system to cover all 1<sup>st</sup> flr & basement windows & doors - 2 keypads & 1 motion detector
- Interconnected hardwired smoke detectors & carbon dioxide as per code
- All phone lines will be CAT 5 twisted wire, all cable lines will be RG-6 coax (each outlet will be individually wired and "home-run" back to main panel location)

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### **Framing:**

- ¾" tongue and groove sub flooring glued and nailed
- Wood I beam silent floor system throughout
- 9' first and 9' second floor ceiling height
- Douglas fir framing lumber
- Plywood Exterior sheathing
- 2x6 Exterior walls

### **HVAC:**

- 2 Units - 2 zones, high efficiency heat and air conditioning
- Multi zone programmable day/night thermostats
- Built in humidifier (first floor only)

### **Flooring:**

- Hardwood: 6" select red oak planks, stain and two coats of clear polyurethane
- Custom designer tile in all baths, laundry & mudroom

### **Paint:**

- Interior walls: one color, two coats Benjamin Moore flat paint
- Ceilings: white, two coats Benjamin Moore flat paint
- Interior trim: one color, two coats Benjamin Moore Scuff-X semi-gloss throughout
- Exterior walls: Prefinished Hardie Plank
- Exterior trim: Azek

*\*Subject to government regulations, estimated measurements, prior sale, withdrawal, errors & omissions, or change without notice.*

*Note: Finishes & Amenities are subject to change, please confirm at the time of the contract.*