

17 Falls View, Watchung NJ 07069

Specifications & Special Features

5 Bedrooms - 5 Baths - 3 Car garage - 1st Floor Suite

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, rails with staircase will be Trex or similar / Wolmanized frame
- Sod to be installed in front of house
- All disturbed areas around side and rear of house graded, raked and seeded
- Sprinkler system to be installed in all seeded & sodded areas
- Foundation plantings across front of house
- Tree plantings in the rear
- Fiber cement siding on rear and sides per plan
- Partial stone with fiber cement siding on 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 drain pipe 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 spindles
- Decorative moldings around living room, dining room and front door way 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:

- 36" Stainless steel farm sink with Kohler faucet
- Custom Kitchen cabinetry with Quartz or stone top
- Large Center Island with additional seating
- Separate Breakfast area and patio door to deck with Shiplap surround
 - Anderson insulated slider patio door with Anderson hardware & screen
- Walk-in pantry with custom wood shelving
- Custom wood hood
- Separate coffee/ butler cabinet with floating shelving
- Under cabinet LED lighting & floating shelves
- 6" Hardwood floors
- Garbage disposal

Presented by:



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Kitchen – cont.:

- Gourmet Appliance Package
 - Kitchen Aid 48" Commercial-Style Dual Fuel Range with griddle with stainless steel finish
 - Kitchen Aid 42" Refrigerator/ Freezer French door with stainless steel finish
 - Miele 24" Dishwasher fully integrated with custom paneled front
 - 45" Wide cabinet insert range hood, 395 CFM internal blower, 3 speed control & halogen lights
 - Sharp 24" Built-in Microwave Drawer with concealed controls

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 wood shelving system
- Recessed lighting

Adjoining Full bathroom:

- Custom designer tile floor
- Stall shower with glass enclosure
- Under mount sink with granite or 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 wood 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 or stone top

Additional Bedrooms [3 more on the 2nd floor]:

- 6" crown molding
- 2 front bedrooms have shiplap accent wall
- 6" hardwood flooring
- Walk-in closets with wood shelving systems
- Each with an adjoining full bathroom
- Recessed lighting

Additional Adjoining Full bathrooms: [3 more on the 2nd floor]:

- Custom designer tile floor/tile tub surround
- Kohler cast iron Villager tub or custom stall shower
- Under mount sinks with granite or 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
- Granite or stone top
- Drop in laundry sink
- Designer tile floor

Garage:

- 3 heated car garage with 3 garage door openers
- One garage door keypad
- Garage walls to be painted
- Metal insulated garage doors
- Insulated walls and ceiling

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Basement:

- Plumbing drains for future bath
- Two daylight windows
- Concrete poured wall foundation
- Masonry damp proofing of exterior foundation walls
- Concrete flooring will be painted with sealer topcoat
- Interior perimeter drain pipe with sump pit
- 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 2nd 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 1st floor, 2nd floor hall & all bedrooms
- Wood 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
- 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

Low Voltage Systems:

- Six cable and Six phone connections
- Central vacuum with attachments
- Alarm system to cover all 1st 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 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.*

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