

# Standard Outstanding Features for 1703 Mountain Top Rd

## **Finest Community Living**

Exquisite wooded, mountain top development in the Township of Bridgewater  
Luxurious living within Somerset County on approximately one Acre  
Close proximity to Route 78, Route 22, Route 287, 202 and 206, and shopping  
Underground utilities: natural gas, public water and sewer

## **Elegant Kitchen**

Professionally designed cabinet layouts with 42-inch wall cabinets with crown molding, granite countertops and backsplash in a wide choice of decorative colors with many optional features available  
Stainless steel undermount double bowl sink  
Convenient ice maker valve  
36" stainless steel 5-burner cooktop, 30" double-oven wall unit, built-in microwave chimney style stainless steel hood ducted outside and a dishwasher with hidden controls

## **Additional Luxury Features**

Dramatic two-story Foyer and Family Room with detailed trim openings  
Secondary staircase with study/library in select models  
Poured concrete basement walls (approximately 9' high) with steel reinforcement and perimeter footing drains and a warranty backed waterproof membrane on the outside with insulation wrap on the inside  
Expansive nine-foot ceilings on first floor  
Decorative trim and moldings including crown moldings in the foyer and living room  
Formal Dining Room with a coffered ceiling and chair rail with shadow boxes below  
Foyer and Main Stairs have wainscot shadow boxes  
High efficiency R-38 for flat ceilings with R-19 insulated 2x6 exterior walls  
Tightly sealed air ducts and house wrap, including taped joints to reduce air infiltration  
Laundry room with washer/dryer hookup and laundry sink  
Tray ceiling with crown in Master Bedroom

## **Exterior Detailing**

Elegant stone and copper roof detailed facades with wide wood corner boards and other custom features (depending on model)  
Low-maintenance vinyl siding, shutters and aluminum-wrapped exterior trim  
Fully seeded front, rear and side disturbed areas with stone driveway  
Professionally installed landscaping package along the front of the home  
Architectural asphalt roof shingles (with copper roof accents on some models)  
Convenient concrete walkway from driveway to the front door  
Thermo pane Silverline windows by Andersen High-performance low-e windows with screens and grills between the glass

## **Plumbing, Heating & Electrical**

High efficiency natural gas heating (92% efficiency) & air conditioning unit (13 SEER). One unit for the first floor, one unit for the second floor.  
Programmable digital thermostats for a comfortable living climate  
75 Gallon high efficiency gas hot water heater  
Front and rear garden hose connections  
200 AMP electrical service  
Six phone or cable outlets  
Interconnected smoke detectors in all bedrooms and each level including Carbon Monoxide detectors.  
GFI electrical outlets in kitchen, baths, garage and two exterior  
Electric outlets for future garage door openers  
Eight additional recessed lights included in each home

## **Flooring**

Elegant 3 1/4" prefinished hardwood flooring throughout the first floor as well as second floor hallway and Master Suite with choice of color  
Professionally installed wall-to-wall carpeting in remaining areas

## **Bathrooms**

Tile for all bath floors and shower/tub surrounds  
Option of Free Standing or Soaking Tub on tiled platform in the master bathroom  
Elegant cabinetry and countertop selections with cultured marble tops  
Two undermount sinks with Granite Countertops in Master Bath with full length mirror  
Rain shower head and convenient pull-down spray in Master Bathroom Shower  
Mosaic tile floor in Master Shower

## **Your Builder**

10 Year Warranty to ensure outstanding quality  
On-site homebuyer orientation prior to settlement  
60+ Years and 3 generations of building "Award Winning" Homes  
In-house warranty and service department  
Named Builder of the Year in 2014 by the New Jersey Builders Association  
Won Best Custom Home \$1,000,000+ in 2016 by the New Jersey Builders Association

## **Customization**

Pre-priced upgrades and optional features are available for our standards as well as many other upgrades to customize your new home including cathedral ceilings, conservatories, finished basements and much more.....

