

Standard Outstanding Features the Estates at Mountain Ridge

Finest Community Living

Exquisite mountain top development in the Township of Bridgewater
Luxurious living within Somerset County on sites from 1.15 to 4.82 Acres
Close proximity to Route 78, Route 22, Route 287, 202 and 206, and shopping
Underground utilities: electric, natural gas, public water and sewer

Elegant Kitchen

Professionally designed cabinet layouts with 2-piece crown molding, granite countertops
and backsplash in a wide choice of decorative colors with many optional features available
Stainless steel undermount 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 has 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
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
Pedestal sink in first floor powder bath
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 tiled 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....

