

# 71 & 73 Charles Street-Metuchen

10-24-12

## Custom Features at No Extra Cost

### Outside your home

- ≡ Partial cultured stone on front facade
- ≡ Solid vinyl siding & soffits on front, sides & rear
- ≡ Oversized windows surrounds
- ≡ Aluminum trim
- ≡ 30-year dimensional roofing
- ≡ Two exterior frost free hose bibs
- ≡ Two exterior GFI electrical receptacles
- ≡ Blacktop driveway
- ≡ Foundation draining system, with sump pump
- ≡ 1 Car Garage
- ≡ Paver front walkway to driveway

### Magnificent Kitchens...

- ≡ Quality crafted Maple kitchen cabinets
- ≡ Granite kitchen countertops
- ≡ Decorative tile backsplash
- ≡ Pantry (as per plan)
- ≡ Stainless steel appliance package
- ≡ Stainless steel sink under mount sink
- ≡ Moen pullout spray kitchen faucet

### Exquisite Bathrooms

- ≡ Designer pedestal sink in powder room with oval mirror & decorated accent wall
- ≡ Double bowl sinks in master bath
- ≡ Maple vanities w/ drawers
- ≡ Granite countertops in master bath
- ≡ Jacuzzi tub in master bath
- ≡ Ceramic tiled walls in master bath shower with mosaic base
- ≡ Ceramic tile flooring in all bathrooms
- ≡ Moen chrome both faucets
- ≡ Full length mirror over all vanities

### Gracious Interior Living...

- ≡ 9' first floor ceilings
- ≡ Door chime
- ≡ Washer/dryer hookups in upstairs laundry location

- ≡ Outlet for future garage door opener
- ≡ Pull-down attic stairs
- ≡ Arched openings on 1<sup>st</sup> floor
- ≡ Painted colonial interior trim
- ≡ 8' colonial interior doors on 1<sup>st</sup> floor
- ≡ Carpet upstairs bedrooms
- ≡ Oil rub bronzed door handles
- ≡ Bruce pre-finished hardwood flooring on entire first floor & upstairs hallway
- ≡ Solid oak stair handrails
- ≡ Tray ceiling in master bedroom with decorative boxes
- ≡ Octagon ceiling in dining room, master bathroom & master bedroom sitting room.
- ≡ Oak tread staircases
- ≡ 3½" door/window trim, 5¼" base on first floor
- ≡ 5 ¼ Designer crown molding on entire first floor.
- ≡ Gas burning fireplaces in family room
- ≡ Upgraded recessed lighting & lighting package

### Energy Saving Features...

- ≡ Insulated steel garage doors
- ≡ R-13 wall insulation, fiberglass
- ≡ R-30 ceiling insulation, fiberglass
- ≡ Carrier high efficiency 2-zone heating
- ≡ Carrier 2-zone central air conditioning (13-seer)
- ≡ 75-gallon high efficacy water heater
- ≡ Custom front entry door

### In General...

- ≡ 13 course block foundation
- ≡ Quality Douglas fir lumber
- ≡ Wood I-joist flooring system
- ≡ Fir plywood flooring, nailed and glued
- ≡ 150 AMP electrical service
- ≡ Public sewer and water
- ≡ Natural gas heat, cooking and laundry facilities
- ≡ Underground utilities
- ≡ Capital tilt wash solid vainly windows

The builder reserves the right to change landscaping, specifications, and prices without notice. All renderings are artist's conceptions and are not intended to be exact depiction of either buildings or landscaping. Offering subject to errors, omissions, prior sale, change or withdrawal without notice.