

# 21 School Street-Metuchen

## *Custom Features at No Extra Cost*

### **Outside your home**

- Stone accent on front facade
- Solid vinyl siding & soffits on sides & rear
- Oversized windows surrounds
- Aluminum trim
- Dimensional roofing with lifetime warranty
- 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
- Property to be hydro-seeded and landscaped as per plan

### **Magnificent Kitchens...**

- Quality crafted kitchen cabinets
- Granite kitchen countertops
- Decorative tile backsplash
- Pantry (as per plan)
- Stainless steel appliance package to include slide in gas range, dishwasher, chimney hood vented to exterior and slide in microwave drawer
- 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
- Two sinks in master bath
- Bathroom vanities w/drawers
- Granite countertops in master bath
- Ceramic tiled walls in full bath shower
- Ceramic tile flooring in all bathrooms
- Moen chrome 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
- Finished third floor with full bath
- Full finished basement
- 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
- Hardwood flooring on entire first floor & upstairs hallway
- Solid oak stair handrails
- Decorative coffered ceiling in family room
- Oak tread staircases
- 3½" door/window trim, 5¼" base on first floor
- 5 ¼ Designer crown molding on entire first floor except in kitchen.
- Gas burning fireplace in family room
- Upgraded recessed lighting & lighting package

### **Energy Saving Features...**

- Insulated carriage style steel garage door
- R-15 wall insulation, fiberglass
- R-38 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...**

- Superior Walls Insulated Precast Concrete Foundation Walls
- Quality Douglas fir lumber
- Wood I-joist flooring system
- Fir plywood flooring, nailed and glued
- 200 AMP electrical service
- Public sewer and water
- Natural gas heat, cooking and laundry facilities
- Capital tilt wash solid vinyl 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.

Sod/sprinkler package upgrade: \$6,426