

# INCLUDED Features



## COMMUNITY

- 6' privacy fence on three sides of community, professionally designed landscape grounds, patio area, belgian block curbed streets, community tot lot and bike rack
- Lighted, tree-lined streets
- Underground utilities
- Location convenient to public transportation and major highways: Route 34, Route 33, Route 18, I-195 and the Garden State Parkway
- Minutes from the Asbury Park NJ Transit Train Station, and within driving distance to local Academy Bus Routes, NY Waterway Ferry and Seastreak Ferry
- Convenient location near exciting dining, shopping and entertainment venues, such as Brook 35 & West, Jersey Shore Premium Outlets, downtown Asbury Park, The Grove at Shrewsbury, Monmouth Mall, PNC Bank Arts Center, Count Basie Center for the Arts and more
- Recreational opportunities at Allaire State Park, Shark River Park, Liberty Park and Manasquan Reservoir
- Close to the beaches of Asbury Park, Point Pleasant, Manasquan, Sea Girt and Spring Lake
- Fee Simple Ownership
- Professionally managed homeowner association

## EXTERIOR

- One-car garage with asphalt driveway
- CertainTeed designer solid color vinyl siding with stone (per elevation)
- Low maintenance, architecturally detailed exteriors
- 30-year warranty on GAF roofing with ice and water shield, seamless aluminum gutters and leaders
- Outdoor weather-resistant electrical outlet in front and rear
- Frost-free hose bibs in garage and rear
- Insulated raised panel entry door with weather stripping adjustable threshold
- Low maintenance, raised panel, aluminum garage doors with top panel windows
- Sodded front, side and rear yards with sprinkler system
- 3'x3' paver landing at rear
- Silver Line 8' sliding patio door at rear
- Silver Line single hung windows

## INTERIOR

- Spacious, open floor plans with 9' ceilings on first and second floors
- Progress® designer brushed nickel light fixtures throughout
- Laminate hardwood (in select colors, per plan) throughout first floor
- Carpeted staircase (in select colors) with solid oak handrail, painted balusters
- Tray ceiling in owner's suite
- Walk-in closet in owner's suite
- Abundant closet space with ventilated vinyl coated wire shelving, including laundry room
- 2-panel colonial Masonite interior doors with satin nickel hardware throughout
- 2 CAT-5 and 4 cable outlets, standard USB kitchen outlet in island only
- Front entry door chime
- Interior walls painted with Sherwin-Williams® flat latex in Princeton White and interior trim painted semi-gloss latex in Extra White

## KITCHEN

- Beautifully crafted furniture-quality Century cabinetry (in select colors) with 42" upper cabinets and center island
- Granite countertops (in select colors)
- Stainless steel undermount sink and polished chrome Kohler® faucet
- Pre-wire for garbage disposal
- Stainless steel kitchen appliances:
  - Whirlpool Energy Star® self-cleaning oven with sealed burners
  - Whirlpool Energy Star® microwave with direct vent to outside
  - Whirlpool Energy Star® built-in dishwasher

## BATHS

- Walk-in shower in owner's bath with 5' shower pan
- Cultured marble vanity countertop with integral double bowl sinks in owner's bath
- Designer ceramic (in select colors) flooring and tub/shower walls
- Kohler® sink faucets in polished chrome
- Kohler® anti-scalding posi-temp shower or tub faucets in polished chrome
- Elongated Sterling toilets in white
- Sterling 5' tub in white

## ENERGY EFFICIENCY

- NJ Energy Star® qualified homes, ensuring a more comfortable home that is independently verified to use less energy, save money and help protect the environment
- Central air conditioning and natural gas, forced air heating with 96% high efficiency furnace
- Minimum 14 SEER high efficiency condensers
- Single hung thermal insulated, vinyl Low-E glass windows with screens
- 150-amp electrical service
- High quality fiberglass insulation: R-21 in exterior walls, blown in R-49 in ceilings with baffles at eaves
- 50 gallon, high efficiency gas hot water heater with 6-year warranty
- Interior Energy Star® 100% LED bulbs
- Climate control 2-zone one-unit dual thermostat
- Ridge and soffit vents to maximize roof ventilation

## QUALITY CONSTRUCTION / WARRANTY

- Centrally wired smoke and carbon monoxide detectors with battery backup
- Ground fault interrupt (GFI) safety outlets in kitchen and baths
- 10-year Warranty by 2-10 Home Buyers Warranty® Corporation



This list of features is subject to errors, omissions and changes as deemed necessary by the builder. Please see Sales Manager for details.