

***Elite Properties at Rock Avenue***  
**Standard Features \***  
**Block 17.02, Lot 7.02**  
**71 Rock Avenue, Watchung NJ**

**Special Features**

- 3329 Sq. Ft
- 5 Bedrooms
- 3 Full 1 Half Bathrooms
- First floor guest bedroom with full bathroom
- Powder Room
- 2 Car Garage
- Designer trim package with 3 ½” casing and 5” base

**Interior Features**

- Two story foyer
- Formal staircases; treads will be oak. Solid colonial painted spindles and oak rails.
- Crown molding in Living and Dining Rooms
- Wainscoting in Foyer and Dining Room
- Heavy duty support bracket in Dining Room and Foyer for center fixtures
- Oil rubbed bronze door hardware with Schlage Flair lever locks
- Doors to be Masonite
- All walls to be painted with Benjamin Moore paint; flat on walls, semi gloss on trim (2 coats)
- Wood burning fireplace in Family Room
- #1 Red Oak flooring stained on first floor and second floor hallway with two coats of polyurethane
- Stain Master carpeting in bedrooms from builder’s samples
- Bathrooms and laundry room floors to be tile from builder’s samples
- Vinyl-coated ventilated wire shelving in closets
- Mirrors above all vanities 42” high
- Wired with CAT-5 Data Wire
- 3 Telephone jacks – family room, kitchen and bedrooms
- 6 Cable jacks wired with RG-6 cable TV wire

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\* Subject to change without notice

- 15 Recessed lights
- Electric smoke detectors, carbon monoxide detectors, lights, switches and outlets per code
- Alarm system
- Hook up for washer and dryer including vent for dryer
- Laundry room to have laundry sink and built-ins
- Granite tops or equal from builder's selection in bathrooms
- Towel bars and soap dishes provided in all baths
- Moen oil rubbed bronze fixtures in bathrooms

### Kitchen

- Custom Kitchen cabinetry from builder's selection (supplied by builder)
- Granite countertops
- Tiled backsplash
- Stainless Steel appliances (Refrigerator supplied by buyer)
- Garbage disposal in Kitchen sink
- Stainless steel sink with brushed nickel faucet
- Ice maker line provided for refrigerator
- Eat in kitchen open to Family Room
- Outside vent for kitchen cook top

### Master Suite

- Suite includes: bedroom, sitting room, his and hers walk in closets and full bath
- Cream of Marfil marble top provided
- Lasco Whirlpool tub in Master Bathroom
- Maser shower to be framed clear glass

### **Exterior Features**

- Veneer cultured stone (from builder's samples) with Hardi plank, on sides and rear, aluminum wrapped fascia, fully vented vinyl soffit
- Fiberglass insulation; R30 in ceiling (where possible), R13 in walls.
- Roof to be Tamko 30 year dimensional and aluminum flashing
- High performance insulated Pella Pro-line Low E windows. Screens for all windows supplied by builder. Grills in all windows between the glass.

- Seamless aluminum gutters and aluminum downspouts piped to underground liter drain system
- Single front door with side lights
- Shrubs and bedded areas will be placed directly in front of house
- Automatic sprinkler system in front yard
- Driveways with 4" of crushed stone subsurface
- Concrete walkway from front door to driveway
- Wolmanized decking and rails approximately 300 Sq. Ft.
- Crushed stone and plastic underneath deck
- Metal insulated 8'x7' garage doors with automatic garage door openers
- Frost proof type spigots in front and back
- Public utilities, municipal water and sewer

### **Additional Features & Construction Items**

- 2 Separate gas forced air heating systems
- 2 Air Conditioning units
- 2 programmable thermostats
- 200 AMP electrical service (underground)
- 2 Outdoor GFI electric outlets (front and back) and 2 in the garage area
- Perimeter drain: 4" crushed stone over perforated drain pipe around outside perimeter of footing for gravity drainage and interior gravity drain
- Foundation backfill, top soil redistributed and lot graded, raked, seeded in all disturbed areas
- 13 courses of block or poured concrete basement 9' high with exterior sealant
- Basement floor 4" concrete over 4" crushed stone with dual perimeter drain interior and exterior
- Tier I radon protection installed
- Humidifier on basement furnace