

COTTAGES AT CHIMNEY ROCK

Amenities

- Tree-lined streets
- Multi-purpose clubhouse with card room
- Raised Victory Garden/community garden for planting vegetables
- Underground electric telephone and fiberoptic cable services
- Professionally designed landscaping with sprinkler irrigation in front yard
- Decorative street lamps
- Concrete sidewalks
- Public water and sewer

Exterior

- Easy low maintenance Hardi Plank on four sides with cultured stone front
- 30 yr. warranty on roof shingles
- Aluminum gutters & downspouts
- Frost free hose bibs (2)
- Low maintenance semi-custom designer garage doors
- Insulated raised panel entry door with brasstone door hardware, weather stripping & adjustable oak threshold
- Exterior lanterns at front door and garage door
- Walkway pavers from driveway to front door
- Poured concrete foundation
- Sod and Sprinklers on all disturbed areas including front lawn
- 2-car garage door with opener
- 12' x 10' brick paver patio

Interior

- Vaulted Great Room
- Meticulously designed floor plans with first floor master suite
- 10' first floor ceilings
- Elegant 2-story entry foyer
- Dramatic staircase with finely crafted solid oak treads, railings & balusters, w/choice of finishes, depending on layout
- Hardwood flooring throughout first floor – choice of colors per plan and width
- Standard carpeting – choice of colors
- Designer ceramic flooring in laundry room and bathrooms
- Vinyl coated, ventilated, free-slide wire shelving in all closets
- 4-hinged solid Masonite interior doors with designer handles – choice of styles

- First floor doors are 8' tall, 36" wide interior doors
- CAT-5 telephone prewire in 3 locations
- Cable TV prewire in 2 locations
- Ring doorbell for front entry door
- Designer light fixtures, finished in polished brass in entry foyer, hall and breakfast nook
- Spacious walk-in closet in the master suite
- Designer electrical switch and outlet covers
- Gas fireplace with decorative mantle & slate surround with 8" hearth floor – family room
- Anderson double hung windows
- Deluxe trim package
 - 3 ¼" door & window casing
 - 5 ¼" base molding
 - Crown molding – living room dining room, foyer, family room and upper hall – select models
- Picture frame molding – dining room & foyer
- Chair rail -dining room & foyer
- Separate laundry room with washer, gas dryer and 42" wall cabinets

Designer Kitchen

- Beautifully crafted furniture quality cabinetry with 42" upper cabinets
- Granite countertops with stainless steel undermount sink
- Single lever stainless faucet with spray attachment
- Built-in pantry closet
- G.E. Monogram series appliances
- Double wall oven, and cooktops with sealed burners
- Microwave
- Multi-cycle dishwasher
- 25 cubic foot French door, frost-free refrigerator

Bath

- Kohler fixtures
- Chrome level anti-scalding posi-temp tub and shower faucets
- Chrome double level handled sink faucets
- Separate tub and enclosed shower in master bath
- Ceramic tile walls in tub and shower area
- Garden style whirlpool tub in master bath

- Granite vanity top with drop-in sink in master bath
- Exhaust fan
- Medicine cabinets with beveled edge mirror
- Pedestal sink and toilet in powder room

Energy Efficiency

- NJ Energy Star Homes featuring 2 natural gas forced air heating systems with a high efficiency furnace
- 2 central air conditioning systems
- Separate air returns in all bedrooms
- 75-gallon gas fired water heater with 5-yr warranty or tankless
- Climate control day/night automatic setback digital clock thermostat
- R-30 batt ceiling insulation with baffles at eaves
- R13 wall insulation
- Double hung, tilt-out, wood, thermal insulated Low-e glass windows with vinyl clad, sealed grills and screens
- Ridge vent & vinyl vented soffit to maximize roof ventilation
- Caulk and/or expandable foam installed at all exterior penetrations to minimize air infiltration

Construction Features

- 200 amp electrical service
- 10-year warranty by Professional Warranty Corporation
- Ground fault interrupt (GFI) safety outlets in kitchen, baths and garage
- Electrically wired smoke detectors with battery backup
- Carbon monoxide detectors

Marketed by & for further info contact:

Realty Network
2 North Road, Suite 1
Warren, NJ 07059
Tel. 908-756-7373
Cell 908-507-8911
Attn: Robert Berlant