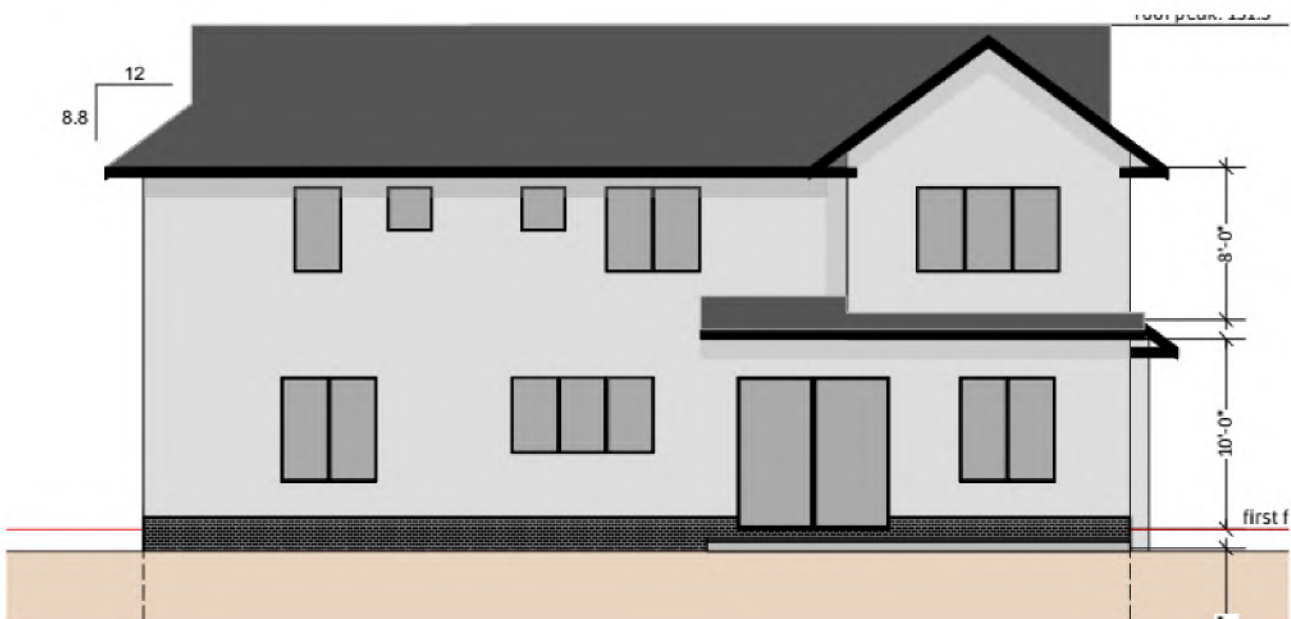




17 Eager Place – Tenafly NJ

New Construction Specifications Sheet





17 Eager Place – Tenafly NJ

New Construction Specifications Sheet

Exterior Features

- Exterior – A combination of **Stucco and Hardie Plank**
- Windows – Andersen, black exterior trim, black interior.
- Garage – 2 cars with one-door electric openers.
- Roof – lifetime warranty GAF Timberline Lifetime Architectural Roofing Shingles.
- Driveway – Asphalt with Belgian Blocks curb and apron.
- Patio – Stone
- Landscaping – Partial Sodded backyard and generous landscaping.
- Partial Underground sprinkle system.
- Hose bibs – 2 exteriors; front and rear
- Fully fenced yard
- **Lot size: Approximately 10,312 sf**

Interior Features

6 Bedrooms

- 6 Bedrooms
- Master bedroom on the second floor.
- 3 additional bedrooms on the second floor.
- 1 bedroom on the first floor.
- 1 bedroom in the basement.

6 Bathrooms

- A master bathroom as an en-suite on 2nd floor
- 1 bathroom on 2nd floor with soaking tub
- 2 bathrooms on 2nd floor with shower
- 1 bathroom on the first floor.
- 1 bathroom in the basement.

Information provided by the builder is deemed reliable but not guaranteed.

The builder reserves the right to make alterations to the plans, features, and elevations at his own discretion



17 Eager Place – Tenafly NJ

New Construction Specifications Sheet

- Laundry room on 2nd floor
- **First-floor total floor area 1891 sf**
- **Second-floor total floor area - 1633 sf**
- **Basement total floor area - 1440 sf**
- **The garage is 460 s.f, 2 cars attached and heated.**
- 2 Story great room open to a Chef's Kitchen with 15'-8" atrium ceiling
- First floor 10' ceiling
- Second floor 8'-00" ceiling
- Basement 8'-10" ceiling.

In the basement

- Entertainment area.
- Home theater - Carpet and speakers
- Bedroom with bathroom.
- Gym with full wall mirror and rubberized floor
- Vinyl Flooring

Kitchen

Cabinets

- Custom-made cabinetry.
- Boxes made from furniture grade.
- Hinges have a soft-close feature built into the hinge; doors close softly and silently every time.
- Countertop Quartz / Caesarstone or similar
- Three Sinks, one central sink, one in the island, and one in the butler's pantry.

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17 Eager Place – Tenafly NJ

New Construction Specifications Sheet

Appliances:

- Refrigerator – **Subzero** built-in 42" side-by-side – Refrigerator and Freezer
- Range Top – **Monogram designer series** 36" Gas Stove- 6 Burners
- Wall oven – **Monogram Minimalist** 24" Built-in Electric Wall Oven
- Microwave oven (Combination) - **Monogram Minimalist** BUILT IN ELECTRIC COMBINATION WALL OVEN
- Dishwasher – **Bosch** dishwashers 800DLX24
- Hood - 36" Built-in under cabinet hood
- A wine cooler, **Summit** 24inch under counter at butler pantry
- Washer and dryer Front load washer and gas dryer
-

Flooring

- Engineering floor 9 ½" wide - Entrance, living, dining, family, and all bedrooms.
- Tiles in all bathroom floors
- Vinyl flooring in the basement
- Gym – Gym flooring
- Media Room - Carpet

Woodwork and Doors

- Doors – One flat panel door. 7 and 8 feet door on the first floor. 6'-8" and 7 feet on other floors.
- Hinges – Chrome finish.

Molding

- Doors and windows casing – Metro collection, in the basement, first floor, and second floor.
- Base Molding – Metro collection, in the basement, first floor, and second floor.
- Crown Molding - Metro collection, on the first floor.
- Wall panels and column



17 Eager Place – Tenafly NJ

New Construction Specifications Sheet

Bathrooms

- All bathrooms will have radiant heated floors (Excluding the Basement)
- Master bathroom
- Toilet - One-piece toilet.
- Soaking Tub and floor-mounted soaking tub filler
- Large shower with a bench, Rain shower, Body jets, and Hand shower.
- Two vanities.
- 1 Bathroom on the first floor with shower.
- One bathroom with a soaking tub.
- Basement bathroom with shower.

Amenities

- **2 Gas fireplaces** (Direct vent) - Great room and in Formal Living room
- Heating & cooling zones – **2 forced air zones**
- **Electric Radiant heat on all first and second floors bathrooms.**
- Heated garage.
- **Full house generator - Generac Guardian 20kW** Generator Smart home technology.
- (Option) Electric car charger
- **Nest Wi-Fi Thermostat**, Learning Thermostat. Programmable, Remote Programming, Learning Assistant support: Amazon Alexa, Google Assistant, Siri.
- **Ring Video Doorbells** let you answer the door from anywhere using your iOS or Android smartphone.
- **Yale/ Nest Smart Lock** (Wi-Fi), Keyless deadbolt with remote access.
- Landscaping underground sprinkle system
- Hot water heater – 75 Gallon
- Electric service – 200 Amp
- Central vacuum
- Ethernet cabling in all rooms allows for internet and TV connections.
- Smoke and Carbon Monoxide detectors as per code



17 Eager Place – Tenafly NJ
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Cabinets - Sherwin Williams Color - Dove White



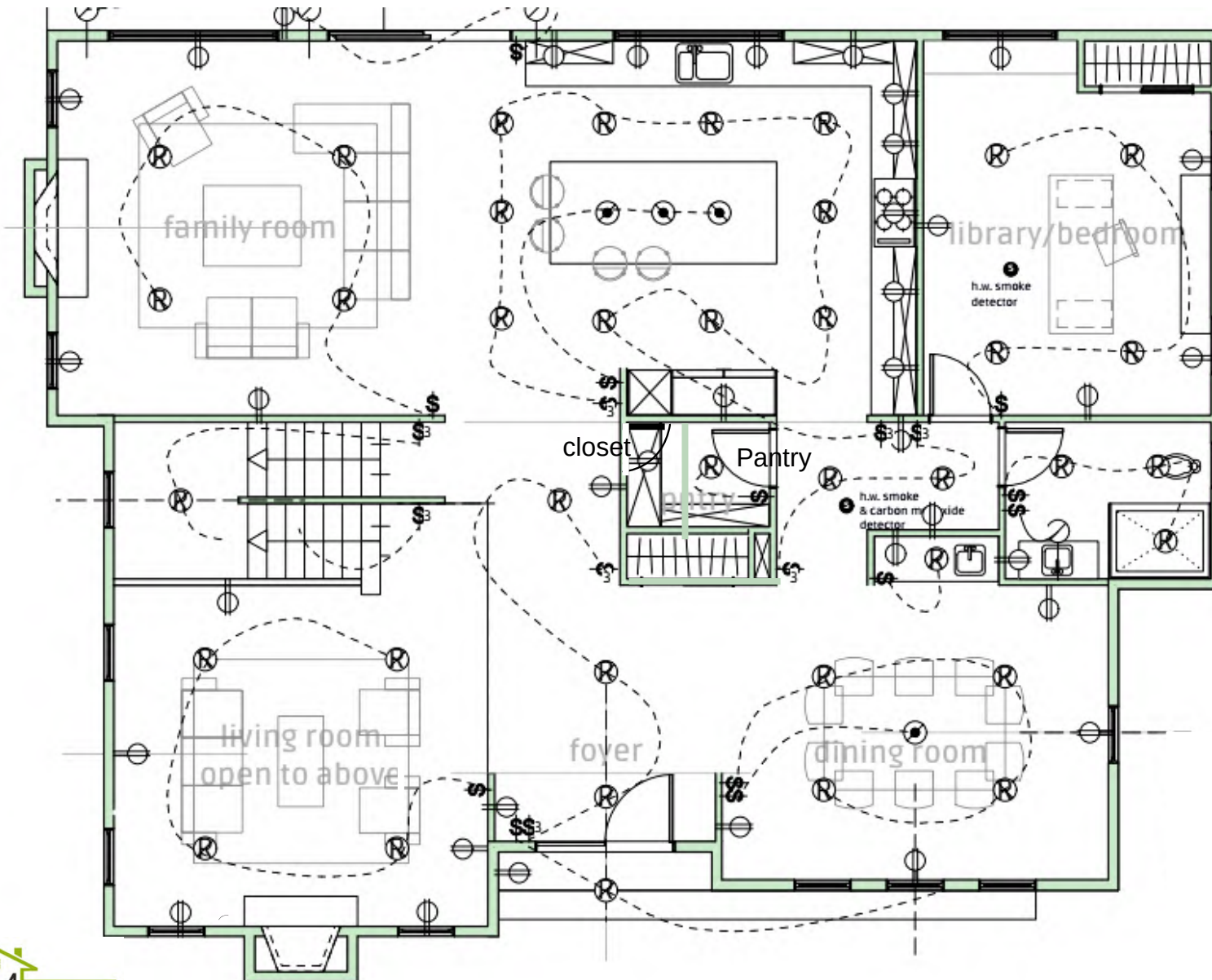
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Island & Butler's Pantry - Sherwin Williams Color - Oak

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Main Floor



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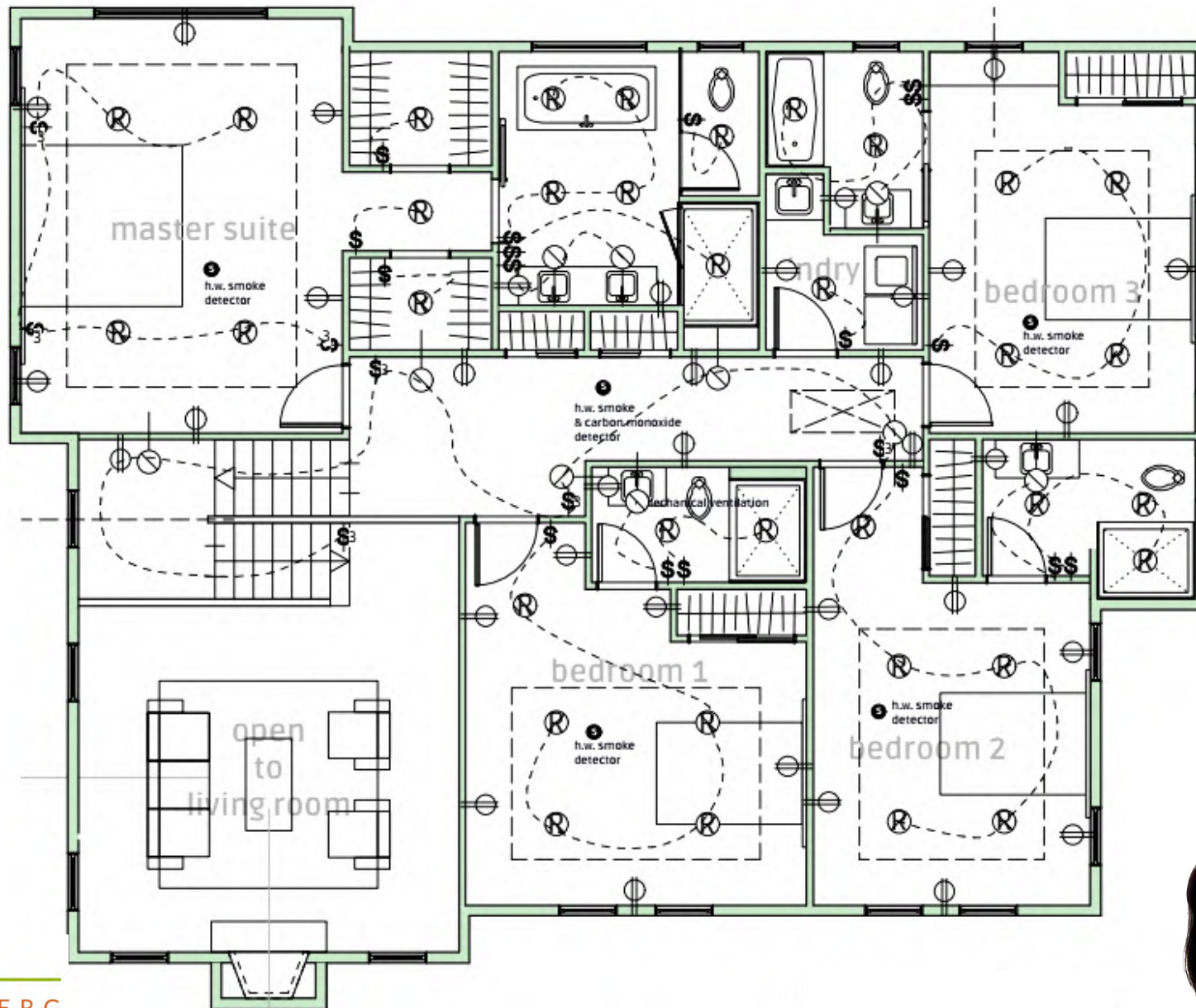
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Luxury



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Second Floor



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kw TOWN LIFE
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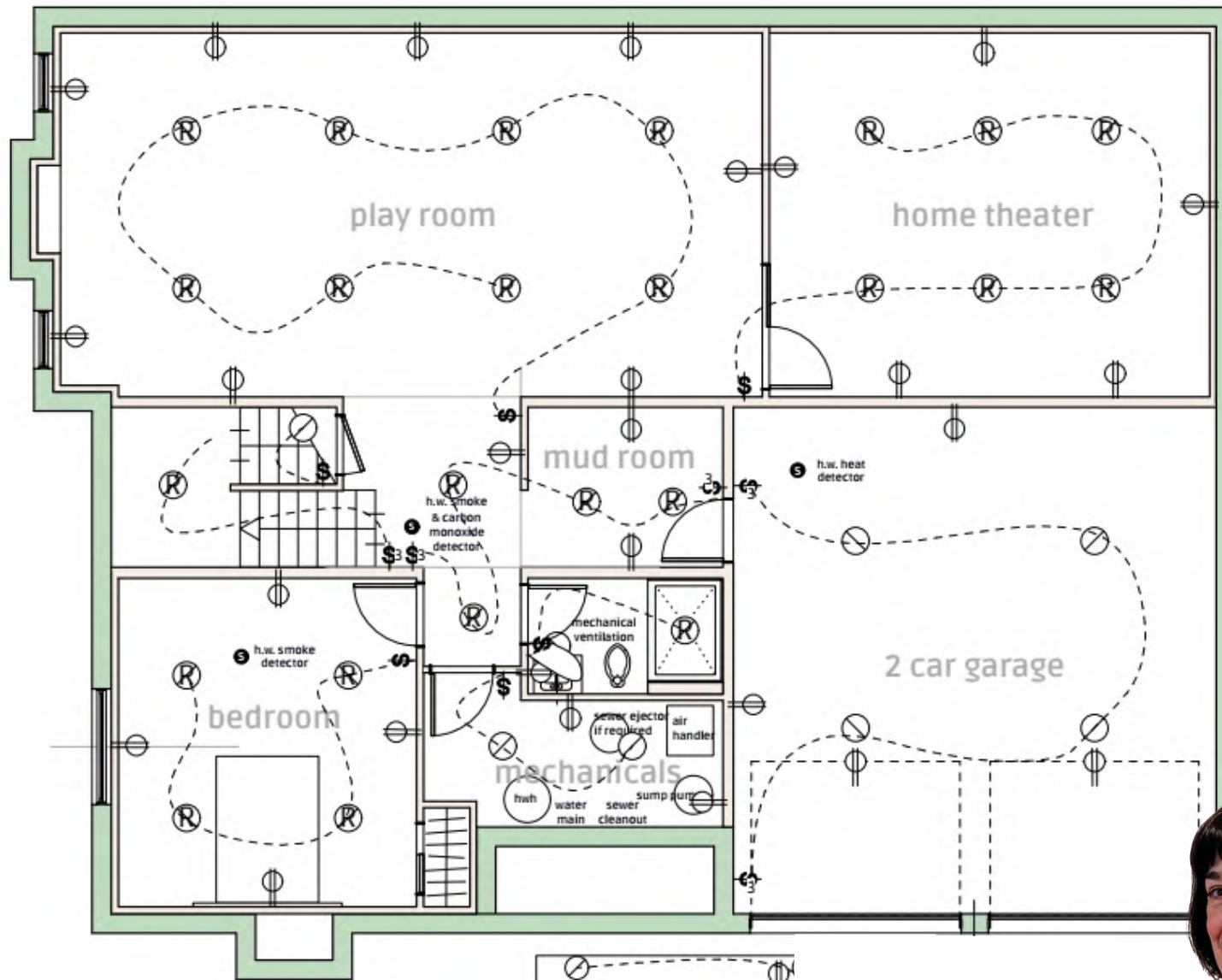
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Lower Floor



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