



157 Highwood Ave – Tenafly NJ New Construction Specifications Sheet





157 Highwood Ave – Tenafly NJ
New Construction | KITCHEN





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New Construction Specifications Sheet

Exterior Features

- Exterior – a combination of Porcelain tiles and Hardie panels.
- Windows – Andersen, black exterior trim, Black interior.
- Garage – 3 cars with 2 doors, 18 feet wide and 9 feet wide metal coated doors and electric openers.
- Roof – Flat roof look with lifetime warranty GAF Timberline Lifetime Architectural Roofing Shingles. Some roof areas with flat roof system.
- Driveway – Asphalt with Belgian Blocks curb.
- Patio – Porcelain tiles.
- Landscaping – Fully Sodded backyard and generous landscaping.
- Underground sprinkle system.
- Hose bibs – 2 exteriors; front and rear
- **Lot size: 22,370 sf (0.514 Acre)**

Interior Features

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.

6-1/2 Bathrooms

- 4 bathrooms on the second floor
- 1 bathroom in the basement.
- 1 bathroom on the first floor.
- 1 Powder room on the first floor.
- Laundry room on the 2nd floor



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- **The total floor area is 7,785 s.f including the basement.**
- **First-floor** total floor area – **3,355 sf**
- **Second-floor** total floor area – **2,074 sf**
- **Basement total** floor area – **2,356 sf**
- The garage is 700 s.f, 3 cars attached and heated.
- An open floor plan featuring a great room open to Chef's open kitchen.
- Entrance foyer with 20' ceiling
- First floor 11' ceiling
- Great room 12' ceiling
- Second floor 8'-12' ceiling
- Basement 9' ceiling.

Basement

- Large entertainment area.
- Fully equipped home theater (carpet, screen, projector, receiver, and speakers)
- Bedroom with bathroom.
- Gym, Separate from the recreation area with a glass wall. Rubber flooring and one wall with mirrors.

Kitchen

Cabinets

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



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Appliances:

- Refrigerator – **Subzero** built-in, two columns: 30" refrigerator and 30" freezer fully integrated.
- Cooktop – **Wolf 36** Contemporary Gas Cooktop - 5 Burners
- Wall oven – **Wolf 30"** M Series Contemporary Built-In Double Oven
- Microwave – **Wolf 24"** Transitional Drawer Microwave.
- Dishwasher – **Two Asko** dishwashers.
- Hood – **Futuro Futuro** 69" Streamline Island Range Hood or Best 36-1/2 in. Custom Range Hood in Stainless Steel.
- A wine cooler, **Summit** under counter.

Flooring

- Six inches wide engineered floors or Porcelain tiles in the entrance, living, dining, and kitchen.
- Six inches wide engineered floors family room, and all bedrooms.
- Porcelanosa porcelain tiles in all bathrooms.
- LVP floor in the basement

Woodwork and Doors

- Doors – One flat panel door. 8 feet door on the first floor. 7 feet in 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



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Bathrooms

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.
- Double sink vanity.

Other Bathrooms

- Bathroom on the first floor with shower.
- 2 Junior suites Bathrooms with shower.
- One bathroom with a soaking tub.
- Basement bathroom with shower.

Amenities

- Gas fireplace in the great room
- Heating & cooling zones – 4 forced air zones.
- Radiant heat on all first and second floors bathrooms.
- Heated garage.
- Full house generator - Generac Guardian 22kW Generator Smart home technology.
- 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



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- Central vacuum
- Ethernet cabling in all rooms allows for internet and TV connections.
- Smoke and Carbon Monoxide detectors as per code
- 10-year home builders' warranty

Outdoor Living

- Swimming pool with integrated spa. 36 ft by 18 ft.
- Large, paved patio.
- Patio – Porcelain tiles.
- Outdoor fire pit.

Outdoor cooking space

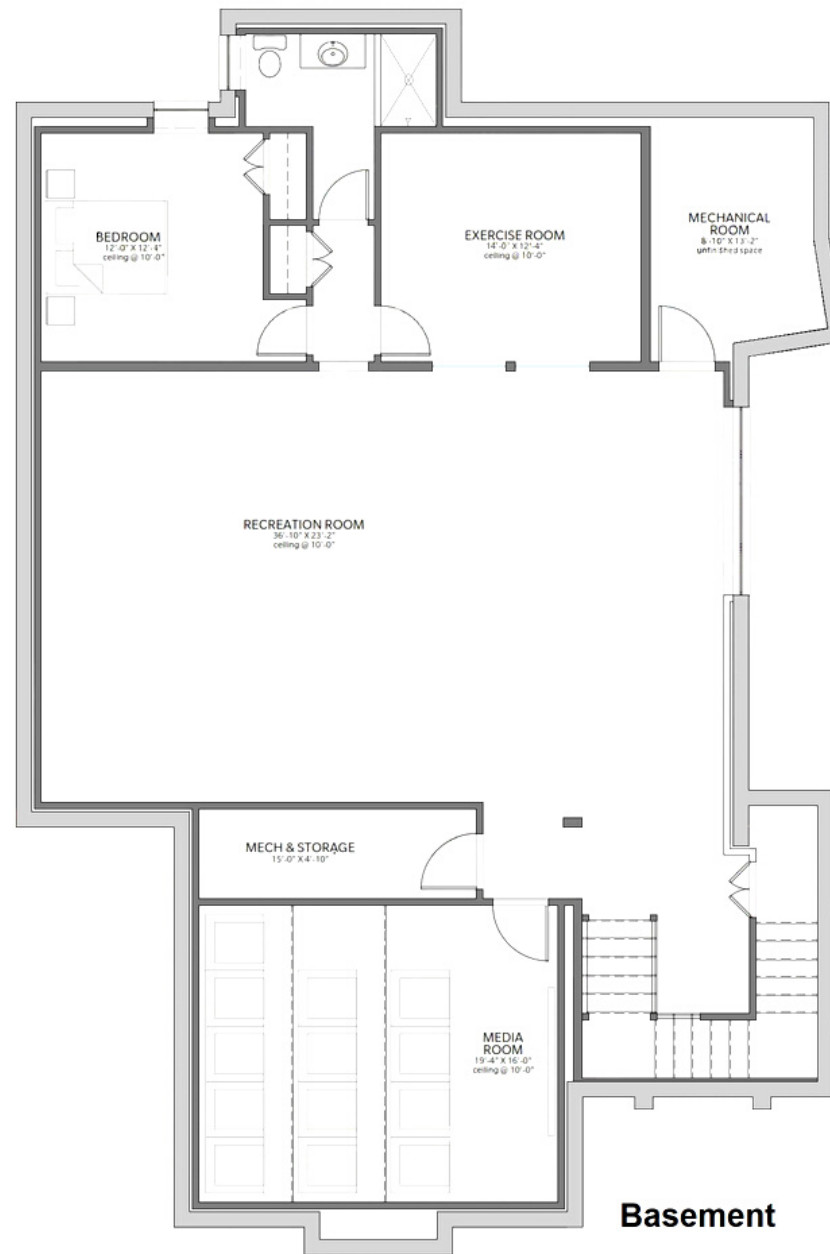
- grill
- stovetop
- refrigerator.

Basement



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First Floor



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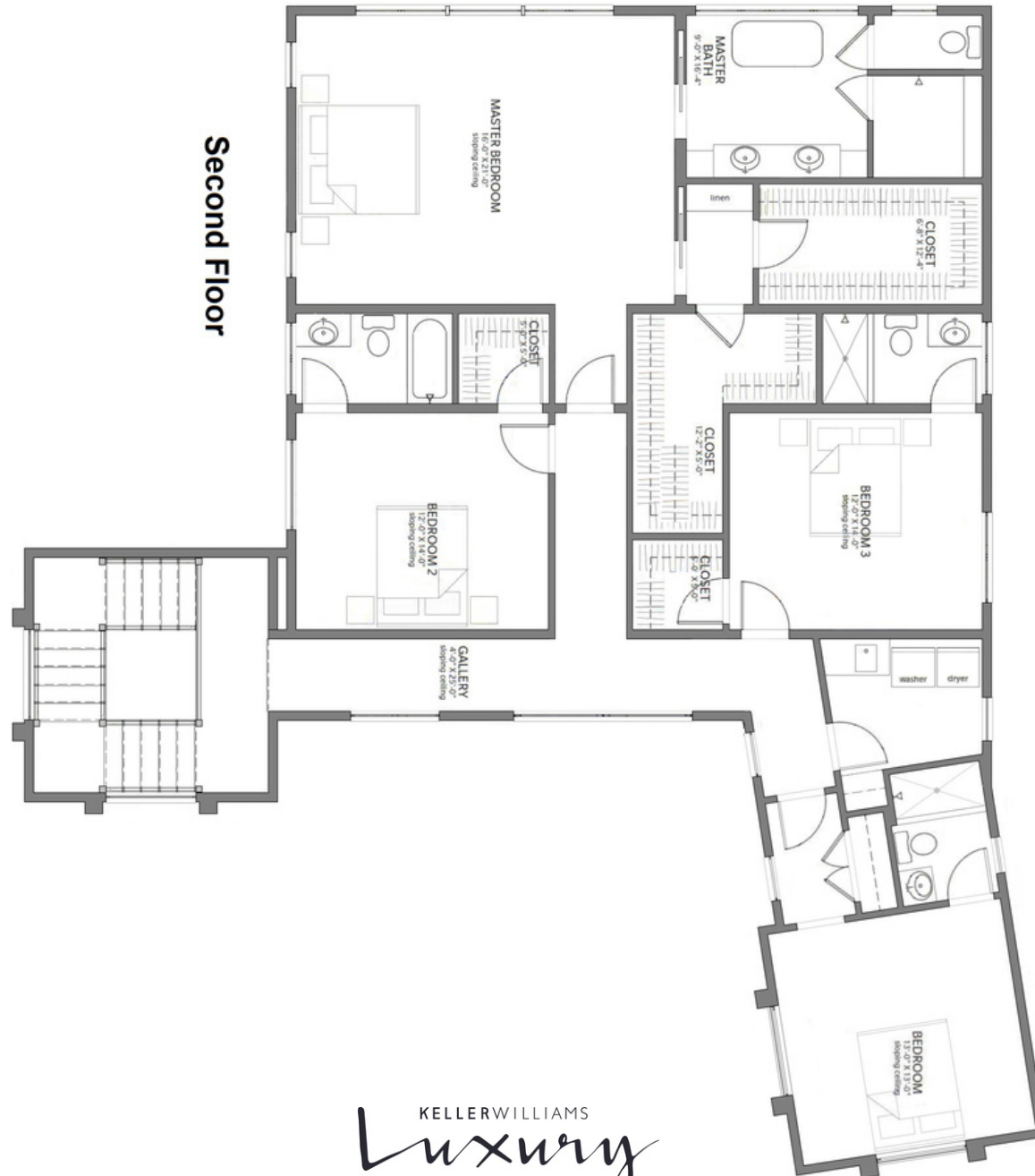
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Second Floor



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