



**Standard Features
Birch Lane
Florham Park, N.J.**

Exterior

- Hardi Plank Maintenance Free Siding
- Stone Exterior Siding on water table and chimney
- Andersen Windows
- Grading and seeding of all disturbed areas
- White Aluminum Gutters and Downspouts
- GAF Timberline Roof Shingles
- Paved Driveway

Interior Details

- Walk up Attic
- 2 Story Entry Foyer
- Large Master Bedroom Suite with Tray Ceiling
- Huge 1,750+ sq. ft. basement ready for future use
- Raised Panel Interior Doors
- Great Room with vaulted ceilings & Recessed Lighting
- Wood Burning Fireplace with floor to ceiling stone work
- Hardwood Flooring: First Floor, 2nd Floor Hallway
- Ceramic Tile: Floors in all Baths, Master Bath Shower, Tub, Laundry
- Carpeting: 2nd Floor Bedrooms
- Paint: Walls, Ceilings: Flat Linen White, Trim: Semi-Gloss Linen White
- Main Stair Case: Oak Treads, Risers & Stringers Painted White
- Main Stair Railings: Oak Handrails, White Painted Spindles
- Bathroom Mirrors over vanities

Kitchen

- Custom designed kitchen
- Wall Oven and Separate Gas Cooktop
- Eat In Kitchen with sliding glass door to rear yard
- Profile Stainless Steel Appliances
- Kitchen Island

Master Bath

- His and Her Sinks
- Ceramic Tile Floor and Tub Skirt
- Whirlpool Tub/ Separate Shower



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Utilities

- Second Floor Laundry Room
- Central Vacuum System
- “Internet Ready” Wiring: Telephone (2)
RG6 Cable Jacks (5)
- Copper Water Supply Lines
- 200 AMP Electrical underground service
- Front and Rear Hose Bibs
- 75 Gallon Gas Fired Hot Water Heater
- 2 Zone Natural Gas Forced Hot Air Furnaces
- 2 Zone Air Conditioning
- Exterior Weather Proof Electrical Outlets(2)
- City Water & City Sewer

Construction Details

- 13 Course Block Foundation
- Poured Concrete Garage and Basement Floors
- Exterior Wall Sheathing ½” OSB
- Roof Sheathing ½” CDX Plywood
- ½” Gypsum Drywall throughout
- Soffit and Ridge Venting
- Roofing System includes Type 15 Felt, Ice Shield and Ridge Venting
- Exterior Dryer Vent
- ¾” Tongue and Groove OSB Sub floor
- R-13 , R-19 and R-30 Fiberglass Insulation