

120 Magnolia Avenue – Tenafly New Jersey

New Construction Specifications Sheet

- Transitional style home design emphasizes clean lines and minimalistic finishes
- Celebration of Natural Light.
- Open Floor Concept.
- Neutral Color Palette.

Exterior Features

- Exterior – combination of Hardie paneling, wood composite, with painted board and batten.
- Windows – Andersen 400 series, black exterior, and black interior
- Entrance door – thermally insulated 9 feet high, 4 feet wide pivot look door with multi lock system, 1 foot high and 4 foot wide clear transom window with large black pull handle, modern design.
- Garage – 2 cars with 17 feet wide metal coated doors and electric opener, garage prepped for heat. *Additional option for buyer
- Roof – Tamko Titan XT rustic black premium architectural roofing shingles with limited lifetime warranty.
- Driveway – Asphalt with Belgium blocks curb.
- Patio – Pavers
- Landscaping – Fully Sodded yard and generous landscaping
- Underground sprinkler system.
- Hose bibs – 2 exteriors; front and rear.
- Lot size: 8,997 sf
- *Approximately 525sf available for pool.

Interior Features

- 6 Bedrooms
 - Master bedroom on the second floor.
 - Three additional bedrooms on the second floor.
 - One bedroom on the first floor.
 - One bedroom in the basement with a fire-escape window.

5 Bathrooms

- o Three bathrooms on the second floor, one for the master bedroom, one for bedroom suite and one Jack and Jill.
- o One full bathroom on the first floor
- o One full bathroom in the basement.
- Total floor area is 5,254 sf.
- Total finished floor area is 4,529 sf.
- First floor total floor area – 1,967 sf.
- Second floor total floor area – 1,796 sf.
- Basement total floor area – 1,491 sf.
- Garage floor is 425 sf.
- Laundry room on the second floor with cabinets and sink.
- First floor 10' ceiling
- Second floor 9' ceiling
- Basement 9' ceiling
- The basement has a recreation area, movie theatre, gym, one bedroom, full bathroom and mechanical/storage room.

Kitchen

- Cabinets
 - o Transitional thin shaker style doors with white uppers and a white rift oak lowers.
 - o Cabinetry boxes are made from furniture grade wood.
 - o Hinges have a soft-close feature built into the hinge; doors close softly and silently.
 - o Under-cabinets light
- Countertop, Quartz with water fall on both ends
- Oversized island that can seat 5+ people
- Stainless steel Sink.
- Garbage disposal in kitchen sink.
- Appliances:
 - o Refrigerator – Thermador 48" Classic Side-by-Side Refrigerator/Freezer with Internal Dispenser
 - o Professional Range top – Thermador 36-Inch with 6 burners
 - o Double electric wall oven – Thermador 30 Inch
 - o Microwave warming drawer – Sharp 30 Inch
 - o Dual dishwashers – Thermador

- o Exposed hood and vent– Thermador

Bathrooms

- Kohler plumbing valves and trims with Grohe faucets
- Master bathroom
 - o Toilet One-piece toilet.
 - o Soaking Tub and floor mounted tub filler
 - o Large shower with a bench, rain shower, and hand shower.
 - o Double sink vanity.
 - o Heated electric floor.
- Full bathroom on the first floor with shower.
- Junior suite Bathroom with shower.
- Jack and Jill bathroom with double sink vanity and soaking tub.
- Basement bathroom with a shower.

Flooring

- 7.5 inch wide wire brushed european white oak engineered floors in entrance, living, dining, family, and all bedrooms.
- Imported porcelain tiles from spain in all bathroom floors
- LVP floor in the basement

Woodwork and Doors

- Modern interior trims and moldings throughout the house
- Doors –1 panel style design doors.
- Hinges – Black finish
- Door Levers – Yale

Amenities

- Electric linear fireplace in the great room
- Heating & cooling zones – 3 forced air zones.
- Nest Wi-Fi Thermostat, Learning Thermostat. Programmable, Remote Programming, Learning Assistant support: Amazon Alexa, Google Assistant, Siri.
- Nest Video Doorbells let you answer the door from anywhere using your iOS or Android smartphone.

- Ceiling speakers throughout the house terminated in mechanical room
- Exterior gas line for BBQ grill
- Landscaping underground sprinkler system
- Hot water heater – 75 Gallon direct vent
- Electric service – 200 Amp
- Central vacuum
- Cat6 cords in each bedroom, first floor living space and basement.
- Smoke and Carbon Monoxide detectors as per code
- Paint – Benjamin Moore interior latex matte finish with eggshell trim all painted in Alabaster
- 10-year home builders’ warranty issued by StrucSure home warranty

The builder reserved the right to replace any brand name, finish, or design with a similar one without any notice.