



16 John Street, Demarest, NJ
16johnstdemarest.com

COMPLETION DATE: Spring 2027
LOT SQ. FT: 16,553 sq ft
INTERIOR TOTAL SQ. FT: 5,413 + 2,416 (Basement) = 7,829 sq ft
YEAR BUILT: 2026
TAXES: TBD

ROOMS: 20
BEDROOMS: 6
FULL BATHS: 7
HALF BATHS: 1

Architect: Axis Architectural Group
Designer: Space & Mark
Builder: BF Development LLC

CONCEPT:

This exceptional residence is crafted with sustainability and energy efficiency at its core, designed not just to be sold, but to stand the test of time. Our commitment to excellence is reflected in every detail, from the use of cutting-edge materials to the most advanced construction techniques. The home is insulated with closed-cell spray foam for unparalleled thermal performance.. The lighting throughout the home is exclusively LED for optimal energy efficiency. The exterior seamlessly combines modern black stucco with ACRE Siding, a sustainable and highly durable material. Every element has been meticulously selected to create a residence that exemplifies quality, innovation, and long-term sustainability.

GENERAL CONSTRUCTION:

- **Foundation:** Reinforced concrete with waterproofing system
- **Framing:** Engineered wood framing with steel beam support
- **Exterior Finish:** Stucco and ACRE Siding by Modern Mill
- **Roof:** GAF Shingled roof
- **Windows:** Anderson 400 series
- **Insulation:** Closed Cell Spray foam. R-24 for walls and R-58 for roof
- **Garage:** Attached 3 car garage with electric openers, outside keypad, and remote



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INTERIOR FEATURES:

- **Ceilings:** 10' first floor, 9' and second floor, 9'6" basement
- **Flooring:** White Oak hardwood throughout main living areas
- **Walls:** Smooth Level 5 drywall finish
- **Trim & Doors:** 1.75" Solid-core interior doors, modern baseboard and casing
- **Staircase:** White Oak tread staircase with railing
- **Tiles** installed in all bathrooms, mud room, laundry, basement
- **Central vacuum system**, outlets throughout including garage

KITCHEN:

- **Cabinetry:** Aster Cucine Custom Italian-style soft-close cabinetry with undercabinet LED lighting
- **Countertops:** Quartz with waterfall edge island
- **Appliances: Subzero/Wolf & Cove**
 - 1 - 36" column fridge
 - 1 - 36" column freezer
 - 2 - 24" dishwashers
 - 1 - 48" Gas Range
 - 1 - double wall ovens
 - 1 - Microwave Drawer
 - 1 - XO Beverage Center
 - 2 - Wine Racks on either side of bar
- **Kitchen Hood:** Custom brass-finish hood by Artistic Finishes
- **Backsplash:** Full-height slab quartz
- **Sink:** Undermount stainless steel with high end Faucet
 - 1 in Kitchen
 - 1 in Scullery
 - 1 in Wet Bar (lower level)
- **Full Scullery Kitchen** with hidden door in kitchen
- **Full Butlers Bar** off kitchen
- **Full Bar off of the dining room** with drawer fridges and glass wine storage on either side.

BATHROOMS:

- **Primary Bath:** Spa-like with soaking tub, oversized rain shower, floating dual vanity
- **Secondary Baths:** Designer tile, floating vanities, glass-enclosed showers
- **Fixtures:** High-end modern fixtures with matte black/gold finishes
- **Flooring:** Radiant (heated) flooring in all bathrooms except for the powder room and basement.



HVAC, PLUMBING & ELECTRICAL:

- **HVAC:** Carrier/Rheem/Rudd/Lenox/York Dual-zone high-efficiency system with smart thermostats. Linear diffuser for second floor vents
- **Water Heater:** 75 Gallon Water heater.
- **Heating/Cooling:** 4 zones heat and AC not including radiant
- **Plumbing:** PEX/Copper water supply, PVC waste lines
- **Electrical:** 200-amp service
- **Lighting:** Recessed LED throughout, pendants & chandeliers
- **Car Charging:** Home will be pre-wired for car charger
- **Generator:** Generator is not included but can be installed for additional cost

SMART HOME & TECHNOLOGY:

- Pre-wired for whole-house audio & security system
- Smart thermostats & High-speed data wiring throughout

OUTDOOR FEATURES:

- **Backyard:** Professionally landscaped with irrigation system
- **Pool:** Modern heated Gunite pool 18x36
 - ***Electric Cover** - Optional upgrade**
- **Electric Pergola:** *Optional upgrade**
- **Driveway:** Paver walkway with asphalt & Belgium block driveway
- **Fencing:** Fence front property with 2 gates
- **Landscaping:** Topsoil and sod throughout, planter bed in the front
- **Miscellaneous:** Hose bib/Exterior Outlets in front and rear of house
- **Outdoor Kitchen:** Built-in BBQ and an outdoor fridge with a quartz countertop

LOWER LEVEL:

- **Gym:** Partial Mirrored walls and rubber flooring
- **Spa:** Full Sauna & Steam Room with Cold Plunge and Massage Room
- **Wet Bar:** Cabinetry with quartz counters & sink
- **Guest Suite:** Ensuite bedroom with walk-in closet
- **Game Room:** Open-concept flex space
- **Movie Theater:** Fully pre-wired movie theater with tiered seating



ADDITIONAL NOTES:

- 10-year Home Buyers Warranty
- Custom selections available for early buyers
- Energy-efficient design exceeding current building code standards
- Premium finishes and craftsmanship throughout

LINKS:

- Windows: <https://www.andersenwindows.com/windows-and-doors/series/400-series/>
- Kitchen Cabinets: <https://uhny.com/modern-kitchen-cabinets-nyc/>
- Appliances: <https://www.subzero-wolf.com>



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