

3 CENTRAL AVENUE, DEMAREST NJ



General Information

- Architect – IMAGEN
- Interior Designer – IBK Designs
- 6 Bedrooms
- 6.5 Bathrooms
- Basement area – 1,900 sf
- First Floor area – 2,780 sf
- Second Floor area – 2,730 sf
- Total area – 7,410 sf
- Cabana – 210 sf
- Garage – 470 sf
- Lot size – 15,000 sf (100x150)
- New Construction – New Foundation
- Poured concrete and iron bars foundation
- Optional in ground pool/spa and outdoor kitchen

Exterior Features

- Exterior – Masonry stucco and natural stone
- Windows – Sierra Pacific H3 casement windows
- Garage – 2 car garage, metal coated door, Wi-Fi smart controls and heated
- Roof – Tamko
- Driveway/Walkway/Patio – Sherwood LedgeStone 3pc limestone quarry blend or equivalent
- Cabana with speakers and lights
- Landscaping – Fully sodded backyard and generous landscaping
- Underground sprinkle system
- Generac 200Amp transfer switch ready for a standby generator hooked to the entire home
- Exterior recess lights
- Decorative lights on each side of the entry door and above the garage doors
- Hose bibs – 3 exteriors

Interior Features

- Transitional style; open floor design
- 8” engineered hardwood floors throughout (first and second floors)
- Basement – Premium vinyl flooring
- 5’ by 9’ pivot entry door or similar
- White oak staircase with custom iron balusters
- First floor – 10’ ceiling
- Second floor – 9’ hallway and 9’-11’ bedrooms ceiling
- Basement – 9’ ceiling
- 6 Bedrooms
 - Master bedroom
 - 3 additional bedrooms on the second floor
 - 1 bedroom on the first floor
 - 1 bedroom in the basement
- 6.5 bathrooms
 - Master bathroom
 - 3 en-suite bathrooms
 - 1 bathroom on the first floor (including direct pool access)
 - 1 powder room on the first floor
 - 1 bathroom room in the basement
- Laundry room on the second floor
- Entrance foyer and family room – 18’-20’ high ceiling
- Pantry – Custom built shelves
- Mudroom – Custom built bench/shelves and two closets
- Basement
 - Recreational room
 - Soundproof media room (1/2 step platform, carpet, wired for projector and wired for 7.1 speaker audio system)
 - Bedroom and full bathroom
 - Gym/Exercise room with rubber floor
 - Mechanical room and closets
 - Basement bar – Cabinets, countertop, Kohler faucet and sink, 24” beverage center

Kitchen

- Solid wood custom cabinetry
- Soft close drawers, doors and pullouts
- Porcelain/Quartz countertop
- Kohler pull-down kitchen sink and faucet
- Hidden under cabinets outlets
- Oversized Island
- Butler's pantry – Same style as the kitchen with Kohler sink/faucet and a Wine Cooler
- Appliances
 - Thermador 30" Fridge and 30" Freezer
 - Thermador 48" Gas Range top
 - Thermador 30" Double Oven
 - Thermador Wall Hood
 - Thermador 24" Drawer Microwave
 - Cove dishwasher
 - 24" Wine Cooler
 - Insinkerator Pro1000LP

Doors and Millwork

- Interior doors – European solid core shaker style
- Hinges – Black concealed hinges with a magnet lock system
- Trim/Molding
 - Windows – Metro collection or equivalent
 - Base molding - Metro collection or equivalent
 - Crown molding - Metro collection or equivalent
- Custom walk-in closets

Bathrooms

- Master bathroom
 - Custom built solid wood double sink vanity with quartz countertop
 - Freestanding soaking tub and tub filler
 - Large shower, head/rain shower, double wall shower and hand shower
 - Toilet – Kohler
- 1 Junior suite bathroom with soaking tub on the second floor
- 2 Junior suite bathrooms with a shower on the second floor
- First floor bathroom with a shower
- Powder room with custom built solid wood vanity with quartz countertop and a floating toilet
- Basement bathroom with a shower
- All bathrooms' flooring and shower walls (tiles) designed by Builder's interior designer
- Plumbing fixtures – Kohler with Anthem recessed mechanical thermostatic control

Amenities

- 200Amp Transfer switch ready for a Generac standby generator hooked to the entire home
- Linear gas direct vent fireplace (Family room)
- Linear gas fireplace (Master bedroom)
- Heating and cooling – 4 Rheem Classic forced air units/zones
- Hot water heater – Rheem 75 Gallon
- Ardex Flexbone Smart Wi-Fi electric radiant heat system in all bathrooms
- Garage
 - Heated
 - Smart Wi-Fi controlled
 - Wired for electric car charger
- Deako – Contemporary light switches (optional smart light switches/dimmers)
- Smart Home System – Ubiquiti video doorbell, 2 Ubiquiti smart outdoor cameras (front and rear), 4 Honeywell T9 smart thermostats
- CAT 6 wiring for all TV's, outdoor cameras, doorbell/chime and Wi-Fi boosters
- Ubiquiti Wi-Fi signal boosters on each floor and outdoor (patio)
- Wall mounted rack
- In-ceiling speakers (kitchen, dining and outdoor patio)
- LG Smart Wi-Fi Washer and Dryer units (Laundry room)
- Electric service – 300 Amp
- Central vacuum – 9/10 outlets (including basement and garage)
- Exterior gas line for BBQ grill

Guy Tanne

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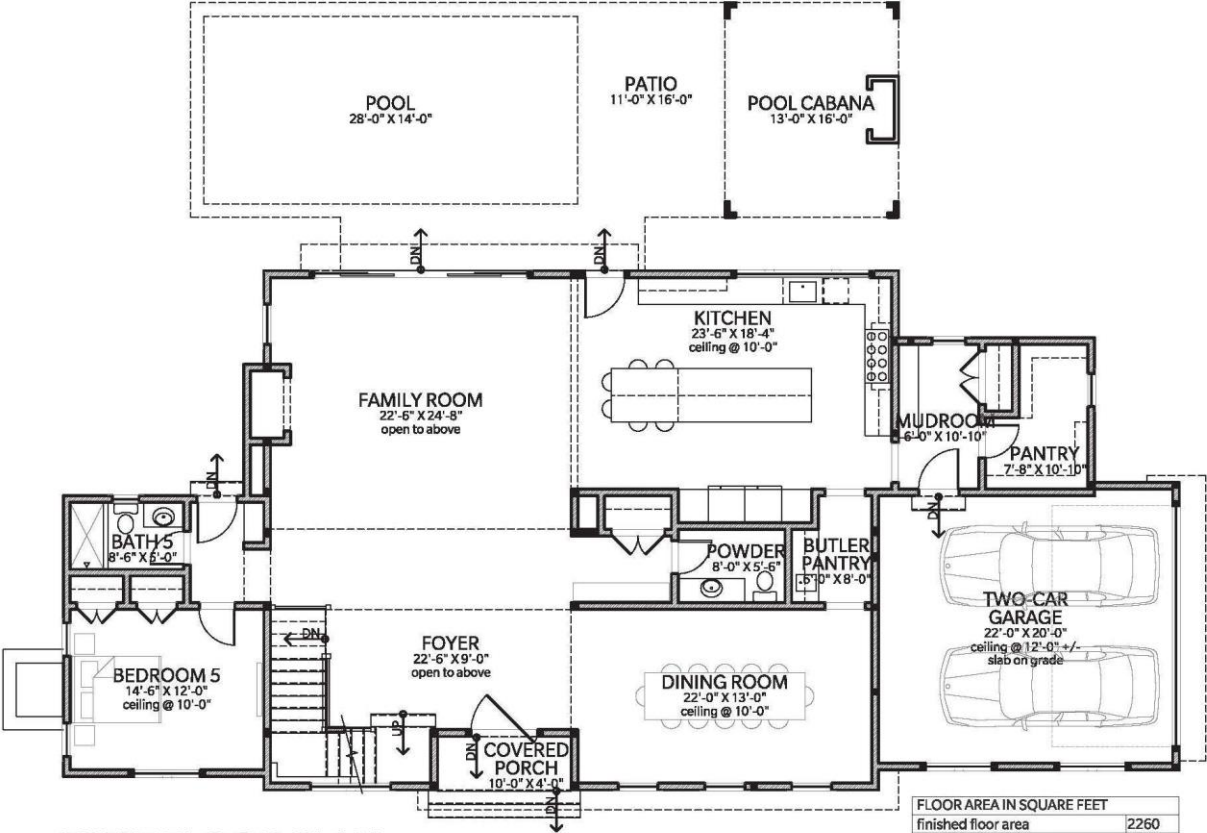
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***Information provided by the Builder and is deemed reliable but not guaranteed
The Builder reserves the right to make alterations to the plans, features, and elevations at his own discretion***

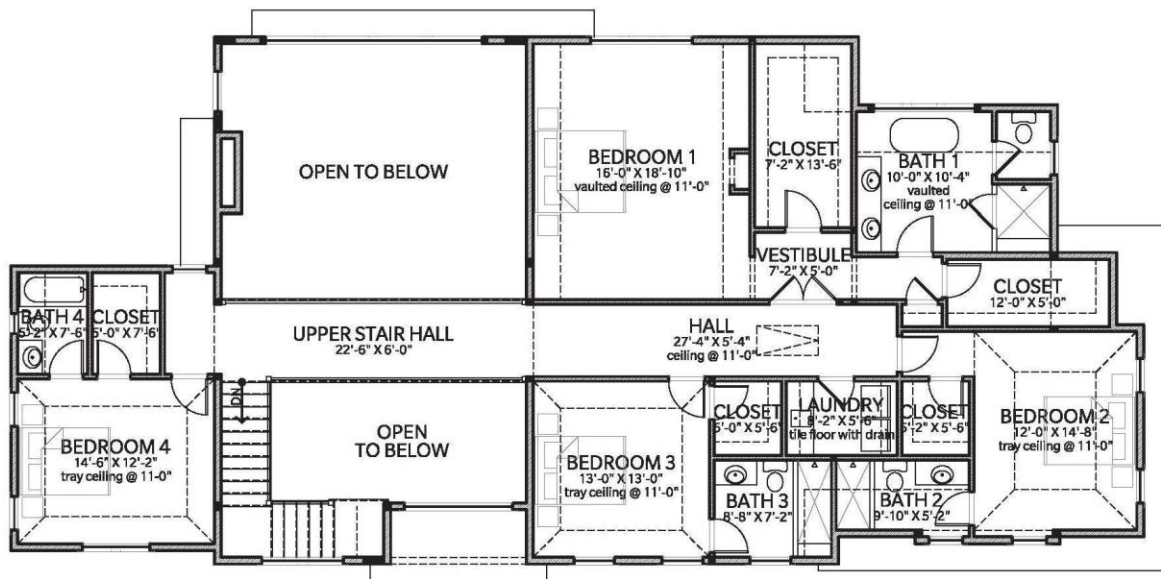
Building Plans – First Floor



FIRST FLOOR PLAN
3/32" = 1'-0"

FLOOR AREA IN SQUARE FEET	
finished floor area	2260
unfinished floor area	482
rear pool cabana	208
front covered porch	40
total floor area	2990

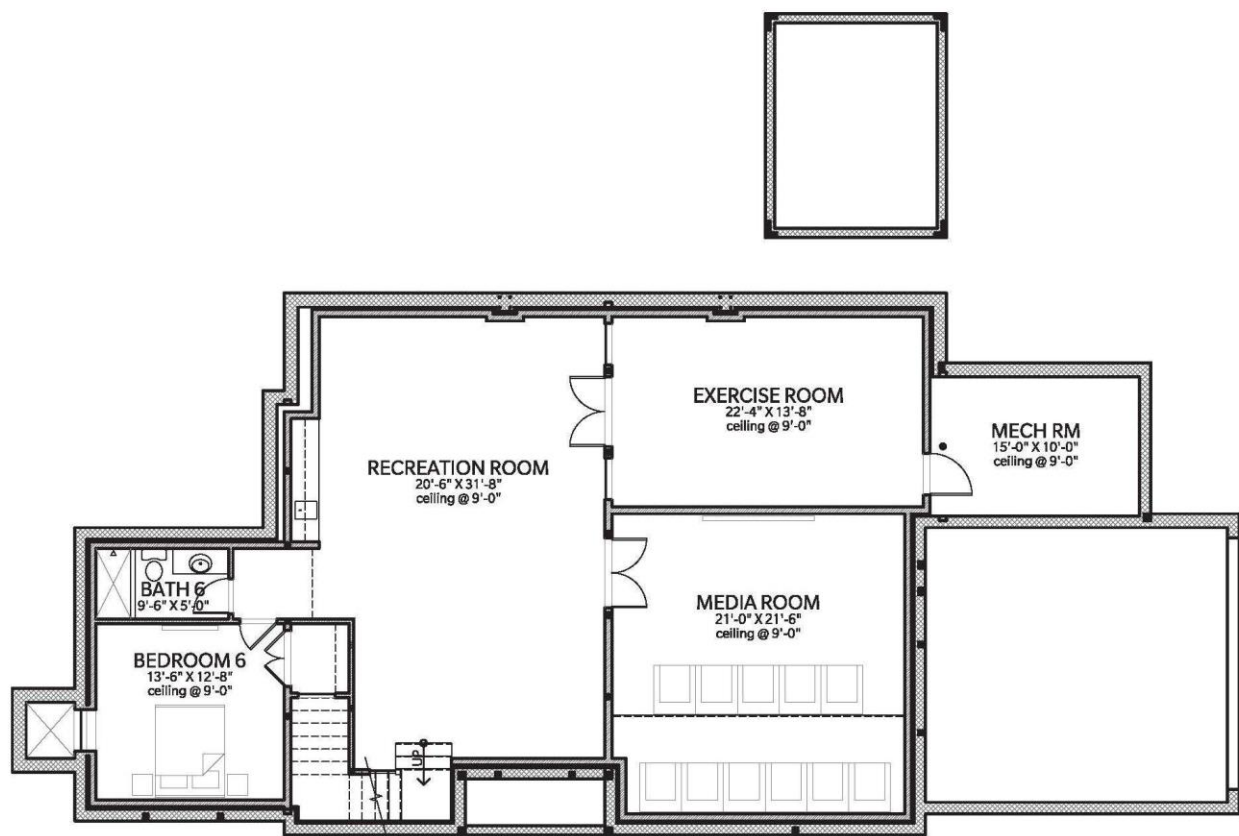
Building Plan – Second Floor



SECOND FLOOR PLAN
3/32" = 1'-0"

FLOOR AREA IN SQUARE FEET	
finished floor area	2722
unfinished floor area	0
total floor area	2722

Building Plan – Basement



CELLAR FLOOR PLAN
3/32" = 1'-0"

FLOOR AREA IN SQUARE FEET	
finished floor area	1893
unfinished floor area	381
total floor area	2274

