

# Custom Two Story Colonial

With Two Car Garage and Full Basement  
On 3/4 Acre Lot with City Water & Sewer



**3,825 Square Feet of Living Space**  
**162 River Road, Monroe NJ**

## **Loaded with Quality Features**

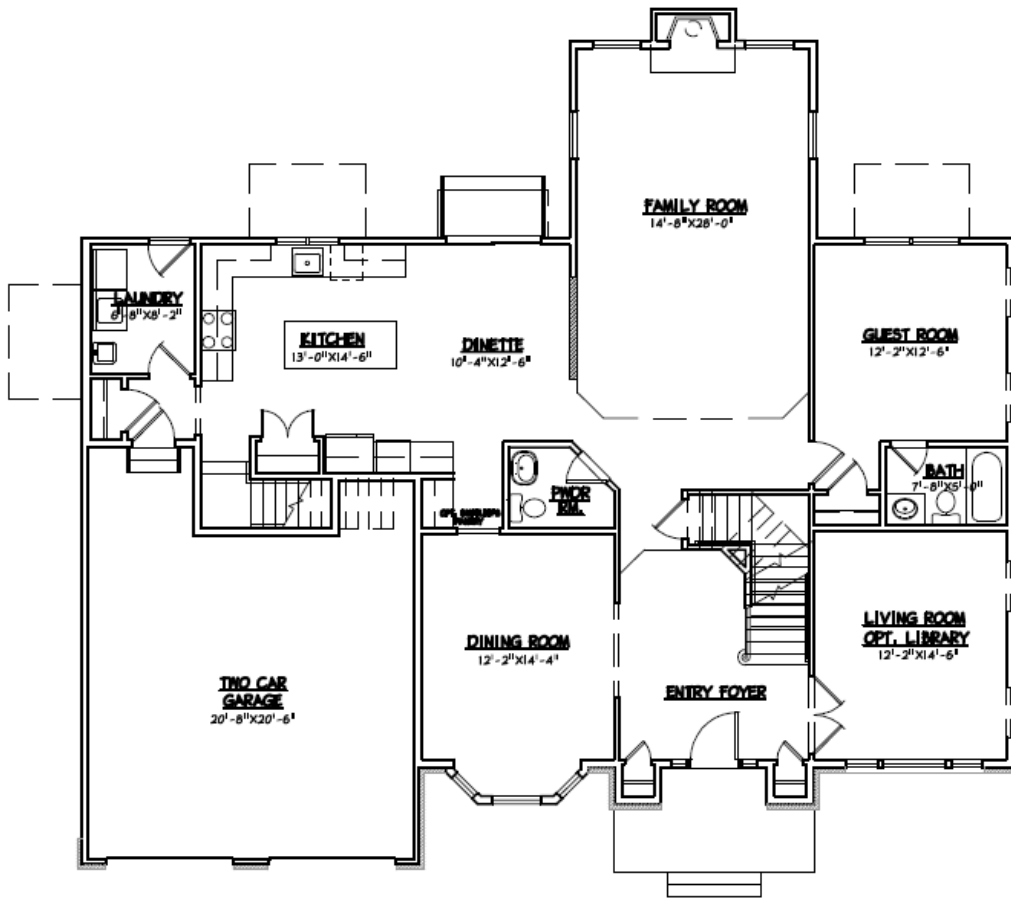
- All Brick Front
- Nine Foot Ceilings On First Floor
- 2,000 SF Full Basement With Nine Foot Walls and Full Insulation
- Two Story Family Room With Gas Fireplace & Custom Window Wall
- Gourmet Island Kitchen With 42" Maple Cabinets
- Stainless Steel Appliances
- Granite Kitchen Counter Tops
- Two Zone High Efficiency Heat and AC
- Ceramic Tile Baths With Kohler Fixtures
- Recessed Lighting
- Hardwood Floors On First Floor and Second Floor Hall
- Second Staircase From Kitchen
- Custom Wood Trim Package

***Preconstruction Price of \$769,000***

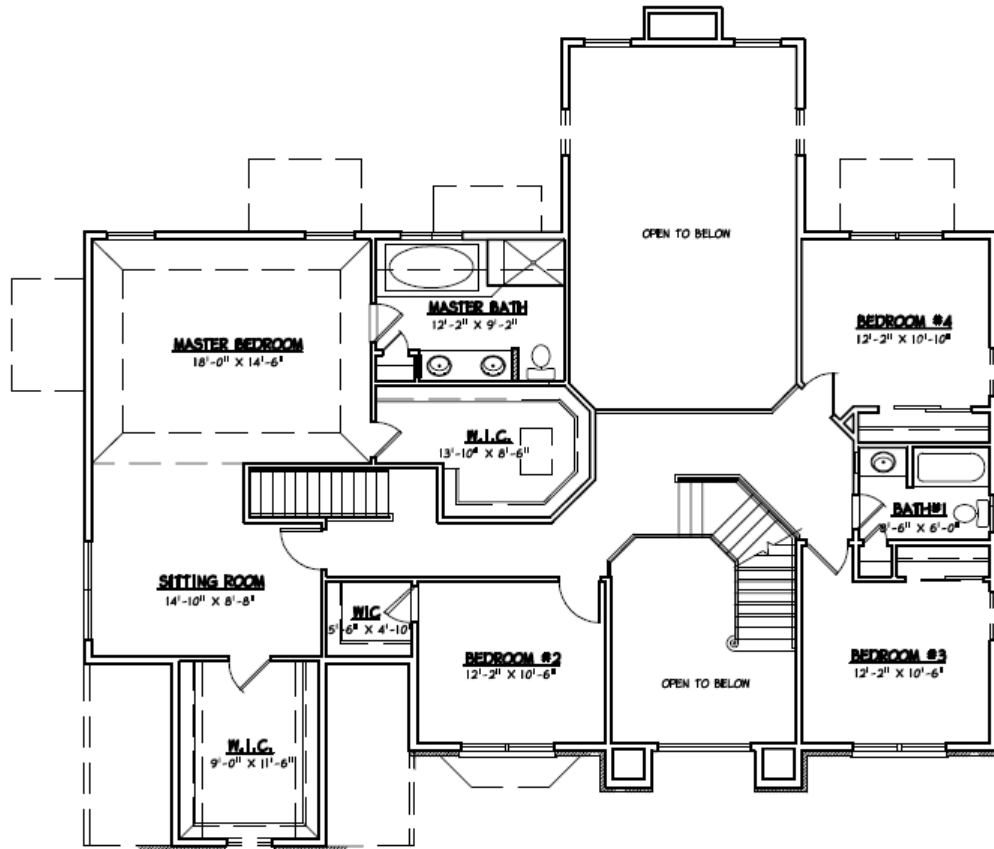
*Brokers Welcome*

*Contact Ryan Voerg at 732-536-5400*





**FIRST FLOOR PLAN**



**SECOND FLOOR PLAN**

# The Outstanding Premier Features of Your New Home

## SUNCREST COMMITMENT TO QUALITY:

A great deal of thought and care has gone into the design of each home and the selection of every amenity and finish for Suncrest Builders' homes, from the entrance to the many unseen features that can only be appreciated once you are a resident. Each detail contributes to the master plan; this plan is what we believe to be your vision of the ideal home and community. Turning your dream into reality is a responsibility Suncrest Communities takes very seriously. It is evident in the many high quality features incorporated into every home we build.

## Standard Features Outside Your Home:

- ¾ acre home site
- Architect dramatic elevations and designs
- Attached two-car side load garage
- Maintenance free vinyl siding – Choice of colors
- Brick at front elevation
- GAF asphalt 25 year dimensional roofing shingles
- Dental molding on front elevation
- Thermal insulated entry door with satin kick plate
- Asphalt driveway • Brushed concrete front walk to driveway
- Frost free hose bibs on left and right side
- Weatherproof front and rear electrical outlets
- Aluminum leaders and gutters
- Shade trees as required

## Standard Features Inside Your Home:

- Nine foot high first floor ceiling
- Two story entry foyer
- Hardwood entire first floor
- Hardwood 2<sup>nd</sup> floor hall
- Ceramic tile flooring in all full baths
- Crown molding in living, dining room and foyer
- Chair rail in dining room • Solid oak interior rails (main stair)
- Classique raised two panel interior doors
- Dramatic volume or two story ceilings (where shown)
- Palladium and high glass windows (where shown)
- Secondary rear staircase
- Formal living room
- Elegant dining room
- Spacious family room • Dinette
- Three and one-half baths
- 1<sup>st</sup> Floor Guest Suite
- 36" Gas burning fireplace in family room
- Energy efficient vinyl windows with low-E glass
- Windows include screens, grills, wood jams and interior wood trim.
- Luxurious master suite with private retreat (where shown)
- Separate laundry room with washer and gas dryer hook-ups
- Wall to wall carpet in all bedrooms choice of colors
- Abundant closet space with vented shelving
- Linen Closets (where shown)
- Pre wire for cable TV • Electric door chimes
- Recessed lights where shown

**Disclaimer: the above features are subject to substitution at the builder's discretion to equal or greater quality features, as determined by the builder in its sole discretion.**

## Deluxe Kitchen Features:

- Deluxe wood cabinetry with 42" upper cabinets
- Granite counter tops with large single bowl under counter Stainless steel sink
- Kohler® gooseneck faucet with matching side spray
- GE® wall oven/convection combo
- GE® gas cooktop
- GE® over the range hood
- GE® multi-cycle dishwasher
- GE® batchfeed ¾ horsepower garbage disposal
- Ice maker line
- Pantry closet with ventilated shelving (where shown)

## Luxurious Bathroom Features:

- Elegant master bath with ceramic tile tub deck and Kohler® Soaking tub, separate glass-enclosed ceramic tile shower with shelf and his/her vanity sinks
- First floor powder room with pedestal sink and Kohler® 8" spread faucet and beveled oval mirror
- Deluxe wood cabinetry with cultured marble countertops and Kohler® single lever faucet
- Kohler® Sterling elongated toilets
- Full width custom vanity mirror with recessed medicine cabinets (where shown)
- Ceramic tile tub and shower surrounds

## Quality Construction Features:

- Poured concrete full basement • TJI silent flooring system
- PEX (Crosslink Polyethylene) water lines
- Copper wiring • 200 AMP service • Ground Fault interrupters (GFI)
- Carbon monoxide detector/smoke detector on each level and smoke detector in all bedrooms
- Sheetrock walls in garage
- Tyvek house wrap

## Energy and Conservation Features:

- 50 gallon gas fired energy efficient hot water heater
- Day-night programmable thermostat
- R-38 attic insulation • R-13 wall insulation
- 2 zone energy efficient heating and air conditioning
- High efficiency 90% gas heating
- High efficiency 13 SEER central air conditioning system

## Utilities:

- Municipal water and sewer • Underground utilities
- New Jersey Natural Gas • Jersey Central Power and Light

## Warranties:

- 2-10 Home Buyers Warranty

## Home Personalization:

Call now to discuss the many additional options and features available to customize your new home. Components and materials may be substituted for those of similar quality depending upon supply availability

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