



### Exterior Features

- Exterior – combination of Hardie planks, Hardie shingle and natural stones
- Windows – Andersen, black exterior trim, and white interior
- Entrance door – Double 8 feet high doors
- Garage – 2 cars with 16 feet wide metal coated doors and electric opener
- Roof – lifetime warranty GAF Timberline Lifetime Architectural Roofing Shingles
- Driveway – Pavers
- Patio – Pavers
- Landscaping – Fully Sodded backyard and generous landscaping.
- Underground sprinkle system
- Hose bibs – 2 exteriors; front and rear
- Lot size: 11,457 sf

### Interior Features

- 6 Bedrooms
  - Master bedroom in the second floor
  - 3 additional bedroom suits in second floor
  - 2 bedrooms in the basement with window-well fire-escape
- 5 1/2 Bathrooms
  - 4 bathrooms in second floor, one for master bedroom and one for each bedroom suite
  - 1 full bathroom in the basement
  - 1 Powder room in first floor
- Laundry room in 2<sup>nd</sup> floor
- Total floor area is 5371 sf including basement
- First floor total floor area – 2031 sf
- Second floor total floor area – 1787 sf
- Lower level total floor area – 1553 sf
- Garage is 433 sf
- Entrance foyer is 20' ceiling
- First floor 9' ceiling
- Second floor 9' ceiling

- Basement 9' ceiling
- In The basement - Large entertainment area with home theatre

### Kitchen

- Cabinets
  - Cabinets made and imported from Italy
  - Shakers style doors painted white and gray
  - Cabinet boxes made from furniture grade
  - Hinges have a soft-close feature built into the hinge; doors close softly and silently
  - Under-cabinets lights
  - Double row wall-cabinets all the way to the ceiling
- Countertop, Quartz Calcutta Nuovo or similar
- Backsplash – Marable with herringbone design
- Oversized island that can seat 7 people
- Breakfast area
- Attached Pantry room
- Butler pantry (with sink)
- Two Stainless steel Sinks (kitchen and butler pantry)
- Garbage disposal with main kitchen sink
- Appliances:
  - Refrigerator – Subzero built-in 48"
  - Professional Range top – Thermador 48-Inch with 6 burners and a griddle
  - Wall oven and convection microwave – Thermador 30 Inch
  - Dishwasher – Thermador
  - Hood – Zephyr 48" wall-mount Tempest II Hood with professional-grade performance
  - Wine cooler, Summit undercounter

## 16 Ravine Road, Tenafly NJ

### New Construction-Features Sheet

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#### Bathrooms

- Master bathroom
  - Toilet, One-piece toilet
  - Soaking Tub and floor mounted soaking tub filler
  - Large shower with a bench, rain shower, handheld shower and 2 body sprays
  - Double sink vanity
- Two Junior suites Bathroom with shower
- One Junior suite bathroom with soaking tub
- Basement bathroom with shower

Powder Room, half bath in the first floor

#### Flooring

- Natural 4" oak hardwood floors in entrance, living, dining, family and all bedrooms
- Porcelanosa porcelain tiles in all bathroom floors
- Porcelanosa link-floor in the basement

#### Wood work and Doors

- Extensive interior trims and moldings throughout the house
- Doors – Two panel door
- Hinges – Chrome finish
- Door Levers - Dexter by Schlage Solstice in Bright Chrome

#### Amenities

- Gas fireplace in the great room
- Heating & cooling zones – 2 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
- **Yale/Nest** Smart Lock (Wi-Fi), Keyless deadbolt with remote access
- Ceiling speakers throughout the house
- Exterior gas line for BBQ grill
- Landscaping underground sprinkler system
- Hot water heater – 75 Gallon
- Electric service – 200 Amp
- Central vacuum
- Cable TV (via cat6) and Ethernet cords in each room
- Smoke and Carbon Monoxide detectors as per code
- Paint – Sherwin Williams interior latex flat with semi-gloss trim

10-year home builders' warranty

**UPADTED: JULY-7-2020**