



## Exterior Features

- **Lot: 9,375 sf**
- Exterior: Hardie Plank, Stone
- Driveway/Patio: Pavers
- Garage -2 car attached with 2 eight feet wide metal coated doors
- Close to Schools, Playground

## Interior Features

- **Livable space:** approx. 4582 sq. ft (incl the basement)
  - 1st & 2<sup>nd</sup> approx. 3248 q. ft
  - Finished lower level approx. 1334 sq, ft
- 5 Bedrooms
  - 4 bedrooms in second floor.
  - 1 bedroom in the basement
- 4.5 Bathrooms
  - 3 bathrooms in second floor
  - 1 bathroom in the basement.
  - Powder room on the first floor.
- Laundry room on second floor

## Heating & Cooling

- Cooling: Central A/C 2 zones
- Heating: 2 zone forced air.

## Flooring & Ceilings

- Hardwood
- Ceramic Tiles in bathrooms
- Porcelanosa link floor in basement
- Foyer 19' Ceiling
- First floor 9' ceiling
- Second floor 9' ceiling
- Basement 9' ceiling

## Kitchen

- Cabinets
  - Made in Italy cabinetry.
  - Shakers style doors painted white and gray.
  - boxes made from furniture grade
  - Soft closing doors and drawers
- Countertop **Caesarstone** or similar
- Two Stainless steel Sinks.
- Appliances:
  - Refrigerator - **Subzero 48"** build in
  - Cook top - **Thermador 36** Inches
  - Wall oven and convection microwave - **Thermador 30 Inch**
  - Dishwasher - **Thermador**
  - Hood - XO 36" Chimney Hood
  - Wine cooler, Summit under-counter.

**18 N Browning Ave - Tenafly NJ**  
**New Construction-Features Sheet**  
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- Storage

### 1st Floor

- Formal Living Room
- Formal Dining Room.
- Great Room with sliders to patio & a gas fireplace
- Powder room
- Mud-room next to the 2 car gage
- 2 Car heated garage
- Coat closet

### 2nd Floor

- Master suite - facing the backyard, with his/her WIC, master bath, shower(with bench), vanity with 2 sinks (shower, and a tub)
- 1 En-suite bedroom with own bathroom and WIC
- 2 Bedrooms with Jack & Jill bathroom
- All showers with glass enclosures.
- Laundry room with a sink
- Linen closet

### Lower Level

- Recreation room/play area
- Additional large room for optional Gym/Office
- Guest Bedroom
- Full bathroom with shower
- Mechanical room

### Materials

- Moldings throughout the house
  - Coffered ceiling in the dining room and living room.
  - Wall panels and column
- Windows – Andersen.
- Exterior: Cement boards with stone
- Roof – lifetime warranty GAF Timber line dimensional.

### Additional Features

- 10 year Home Buyers Warranty
- Central Vacuum
- 75 gallon hot water tank
- Exterior gas line for BBQ
- In ground computerized sprinkler system
- Landscaping: complete landscaping.
- Cable TV and Ethernet cords in each room
- Hose bibs – 2 exteriors; front and rear
- Electric Service: 200 Amp Service
- Sump Pump

**UPADTED: MAY-28-2019**