



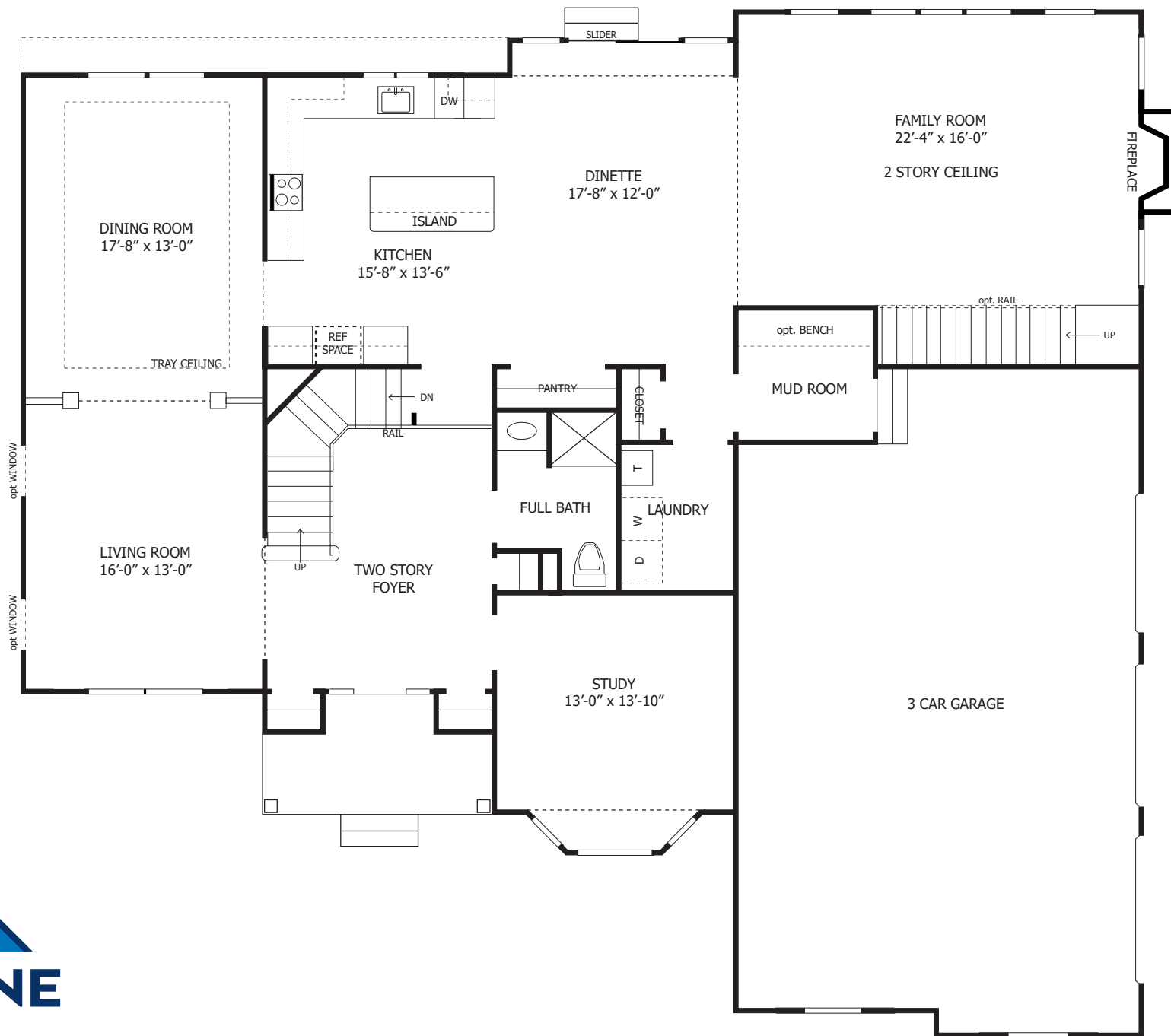
# Meadowbrook

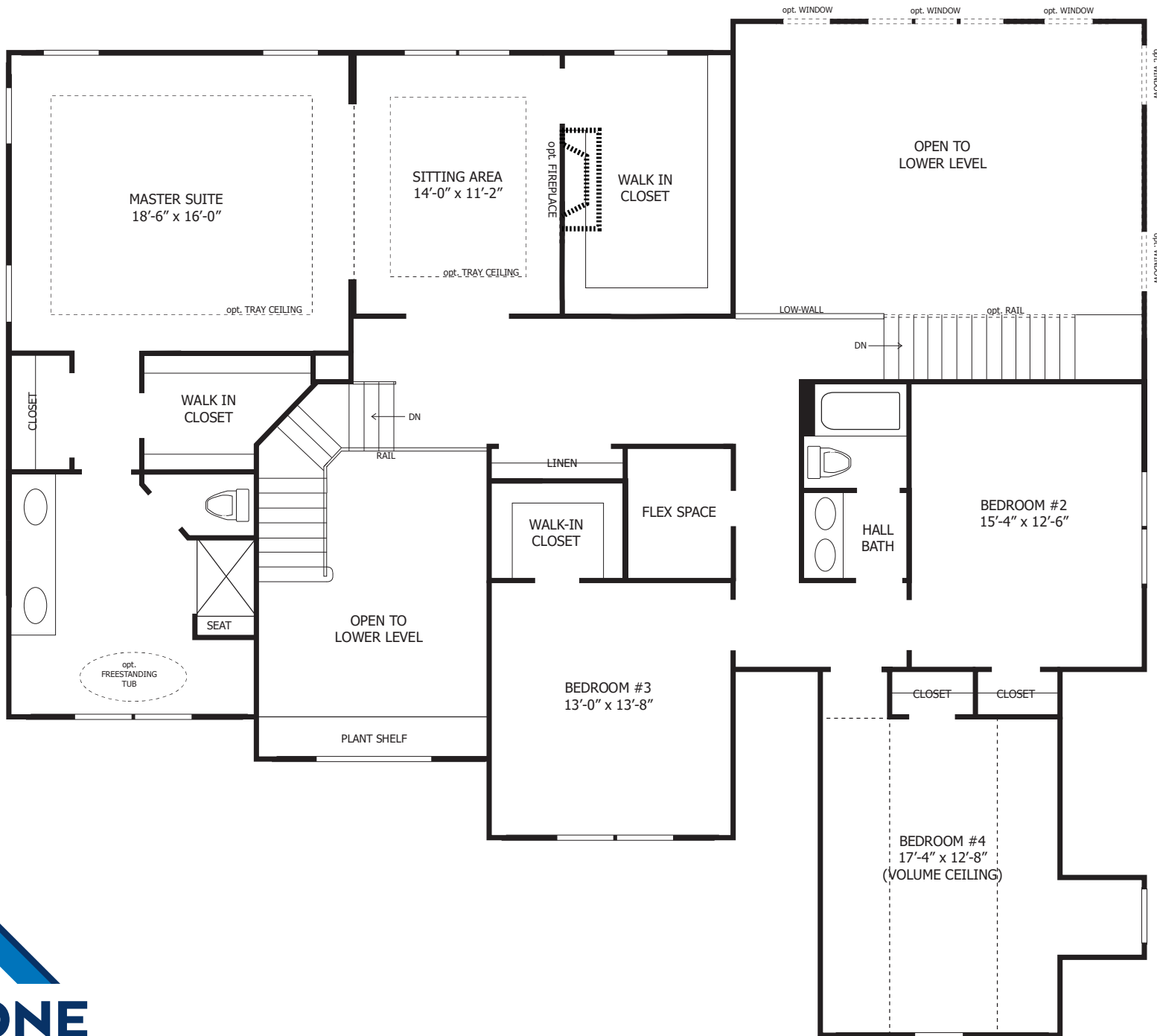
## Estates

By



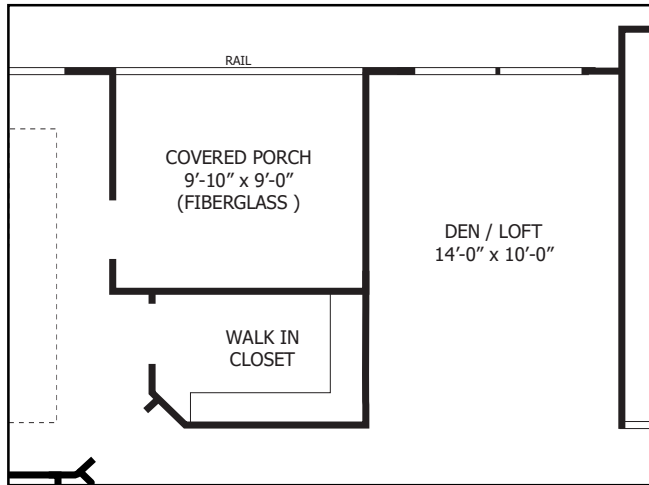






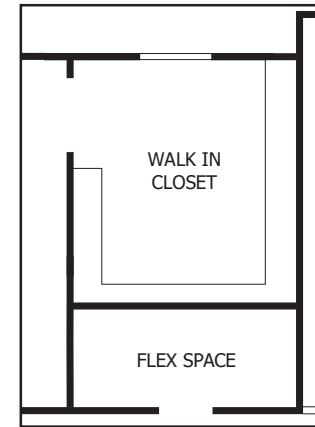
## Loft and Covered Porch

(Master Sitting Room & Closet)

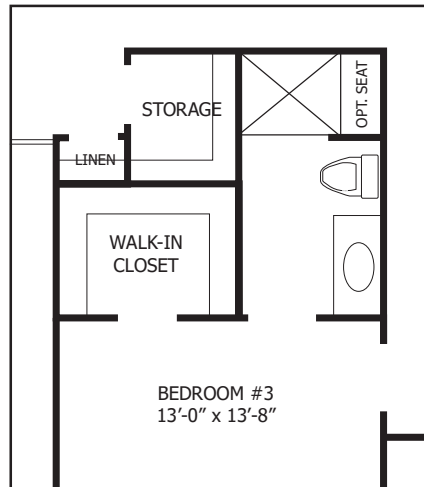


## added Flex Space

(Master Closet)

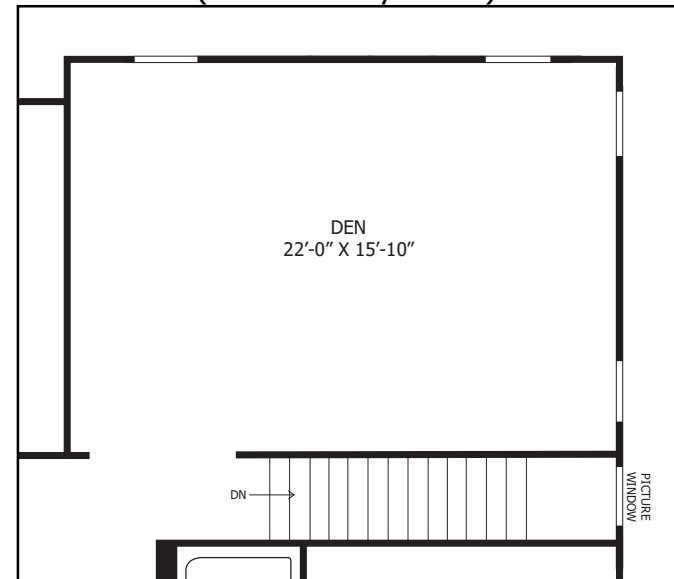


## Princess Bath



## added Den

(Above Family Room)





This is an artistic rendering and is not intended to be an exact representation. All dimensions are approximate and this information is intended as a guide only. Renderings, window configurations and floorplans may vary from the homes constructed. All square footage calculations were made on the drawings and may vary from the finished square footage of the home. Drawings not to scale. Details shown may vary depending on elevations, options and other factors. Plans, prices, specifications, details and available options are subject to change without notice. Please consult a Sales Manager for more information.

## Finest Community Living

- Exquisite cul-de-sac development in the Township of Raritan
- Luxurious living within Hunterdon County on sites from 0.806 to 1.223 Acres
- Close proximity to Route 202, 206, 31 and shopping
- Underground utilities include electric, cable, phone, natural gas and public water
- Tree lined streets
- Concrete sidewalk with Belgian block curbing
- Reforestation plan in select areas of the open space

## Elegant Kitchen

- Professionally designed cabinet layouts
- Stainless steel appliances
- Furniture quality cabinetry with 42" upper cabinets and crown molding
- Granite countertops (in choice of colors)
- Stainless steel undermount single bowl sink
- Kohler single handle pull out faucet
- Convenient ice maker valve
- Frigidaire freestanding 5-burner gas range w/ self-clean oven
- Frigidaire built-in dishwasher w/ hidden controls
- Frigidaire vented microwave

## Additional Luxury Features

- Dramatic two-story Foyer with detailed trimmed openings
- Poured concrete basement walls with steel reinforcement and perimeter footing drains and a warranty backed waterproof membrane on the outside with insulation wrap on the inside
- Expansive nine-foot ceilings on first floor
- Dining Room tray ceiling with crown molding and chair rail with shadow boxes below
- High efficiency R-38 for flat ceilings with R-19 insulated 2x6 exterior walls
- Tightly sealed air ducts and house wrap, including taped joints to reduce air infiltration
- Laundry room with washer/dryer hookups

## Your Builder

- 10 Year Warranty to ensure outstanding quality
- On-site homebuyer orientation prior to settlement
- 70+ years and 3 generations of Award Winning homes
- Named Builder of the Year in 2014 by the New Jersey Builders Association
- Won a "Best Single Family Home" award in each of the last 6 years



## Exterior Detailing

- Low-maintenance vinyl siding, shutters and aluminum-wrapped exterior trim
- Elegant cultured stone and optional front porches on select models
- Fully seeded front, rear and side disturbed areas
- Convenient concrete walkway from driveway to the front door
- Thermo pane Silverline high-performance low-e windows with screens and grilles between the glass
- Two (2) frost free hose bibs in front and rear of home

## Flooring

- Elegant 3 1/4" strip oak hardwood flooring standard in Foyer, Dining Room, Powder Room, Kitchen, Dinette and Laundry Room
- Professionally installed wall-to-wall carpeting in remaining areas

## Bathrooms

- Tile for all bath floors and shower/tub surrounds
- Elegant cabinetry and countertop selections with cultured marble tops
- Kohler pedestal sink in first floor Powder Bath (Vanity in Chester Expanded)
- Two undermount sinks with granite countertops in Master Bath and full length mirror
- Kohler two-handle sink faucets and Kohler tub/shower trim

## Plumbing Heating & Electrical

- High efficiency natural gas heating (92% efficiency) & air conditioning units (13 SEER)  
Two independent systems included, one for first floor, one for second floor
- Programmable digital thermostats for a comfortable living climate
- 50 Gallon high efficiency natural gas hot water heater
- 200 AMP electrical service
- Four ethernet or cable outlets
- Interconnected smoke detectors in all bedrooms and each level including CO detectors
- GFI electrical outlets in kitchen, baths, garage and two on the exterior
- Electric outlets for future garage door openers
- Six recessed lights included in the Kitchen
- Decorative designer strip lights over the vanities



## Alexandria



Square Feet	Bedrooms	Bathrooms	Garage Doors
<b>2,810 - 2,931</b>	<b>4</b>	<b>2.5</b>	<b>2 - 3</b>
Starting at:	<b>Classic</b>	<b>\$642,490</b>	
	<b>Grand Manor</b>	<b>\$650,390</b>	

## Ridgewood



Square Feet	Bedrooms	Bathrooms	Garage Doors
<b>3,163 - 3,625</b>	<b>4</b>	<b>2.5 - 3.5</b>	<b>2 - 3</b>
Starting at:	<b>Classic</b>	<b>\$663,490</b>	
	<b>Traditions</b>	<b>\$671,090</b>	

## Chester



Square Feet	Bedrooms	Bathrooms	Garage Doors
<b>3,181 - 3,271</b>	<b>4</b>	<b>2.5 - 3.5</b>	<b>2 - 3</b>
Starting at:	<b>Traditions</b>	<b>\$681,490</b>	
	<b>Grand Manor</b>	<b>\$689,290</b>	

## Chester Expanded



Square Feet	Bedrooms	Bathrooms	Garage Doors
<b>3,560</b>	<b>4</b>	<b>3.0 - 4.0</b>	<b>3</b>
Starting at:	<b>Traditions</b>	<b>\$751,490</b>	
	<b>Grand Manor</b>	<b>\$759,290</b>	

**One Lot Remaining**

Lot 18.27

**Daylight Window**

**Option Available**



## Shrewsbury



Square Feet	Bedrooms	Bathrooms	Garage Doors
<b>4,052 - 4,404</b>	<b>4</b>	<b>3.0 - 4.0</b>	<b>3</b>
Starting at:	<b>Grand Manor</b>	<b>\$827,165</b>	



## Popular Structural Options

### Three Car Garage Option (Alexandria, Ridgewood & Chester Models)

Add an additional garage bay and additional area on second floor to the closet.  
Garage includes three (3) 8'-wide garage doors.

**\$15,820**

### Finished Great Room in Attic (Ridgewood Model)

Add stairwell to second floor hallway to gain walk-up access to a finished room in the attic. Includes twin windows on the gable end, standard padded carpeting, six (6) recessed lights and a future fan rough-in. (approx. 369 square feet).

**\$27,670**

### Add Princess Bathroom (Ridgewood, Chester, Chester Expanded & Shrewsbury Models)

Add a full Princess Bathroom to the second floor as shown on the floor plans. New second floor configuration (including closet modifications) as shown on the brochures.

**\$9,940**

### Finished Great Room above Family Room (Shrewsbury Model)

Close in second story space above Family Room to create a second floor Great Room. Includes four (4) single windows in the room plus a picture window in the stairwell. Standard padded carpeting, six (6) recessed lights and a future fan rough-in. (approx. 352 square feet).

**\$24,980**

### Walkout Basement (Lots 18.29 and 18.32)

Includes grading change to exterior of home. Includes a 6-foot slider and two (2) single windows.

**\$8,875**

### Add Luxury Master Bathroom (Ridgewood, Chester & Expanded Models)

Upgrade and expand the Master Suite Bathroom to include an oversized 5x4 shower with tiled mud pan, marble entry sill, marble shower seat and upgraded semi-frameless shower door. Includes expanded vanity, added three drawer storage, and covered recessed light with switch in shower.

**\$5,970**

With freestanding soaking tub and freestanding tub faucet with hand spray.

**\$8,860**

### Add Daylight Windows (Lots 18.27, 18.28, 19.29, 18.30, 18.31, 18.32, 18.33)

Add twin windows to the basement.

Per twin window **\$1,290**

### Private Covered Porch and Loft (Shrewsbury Model)

Transform the Master Sitting Room and one Walk-in-Closet into a luxurious outdoor covered patio. Floor is fiberglass with choice of color with white vinyl railing. Includes a French Door. Master walk-in-closet is converted to a Den off the main hallway.

**\$7,230**





3322 US Highway 22, Suite 1401  
Branchburg, NJ 08876

Robert Fallone  
Licensed Real Estate Broker  
Office: (908) 595-6878  
Fax: (908) 722-1983  
Cell: (908) 229-3357

HIC Lic: 13VH07699800