



Meadowbrook

Estates

By



Chester

Traditions Elevation



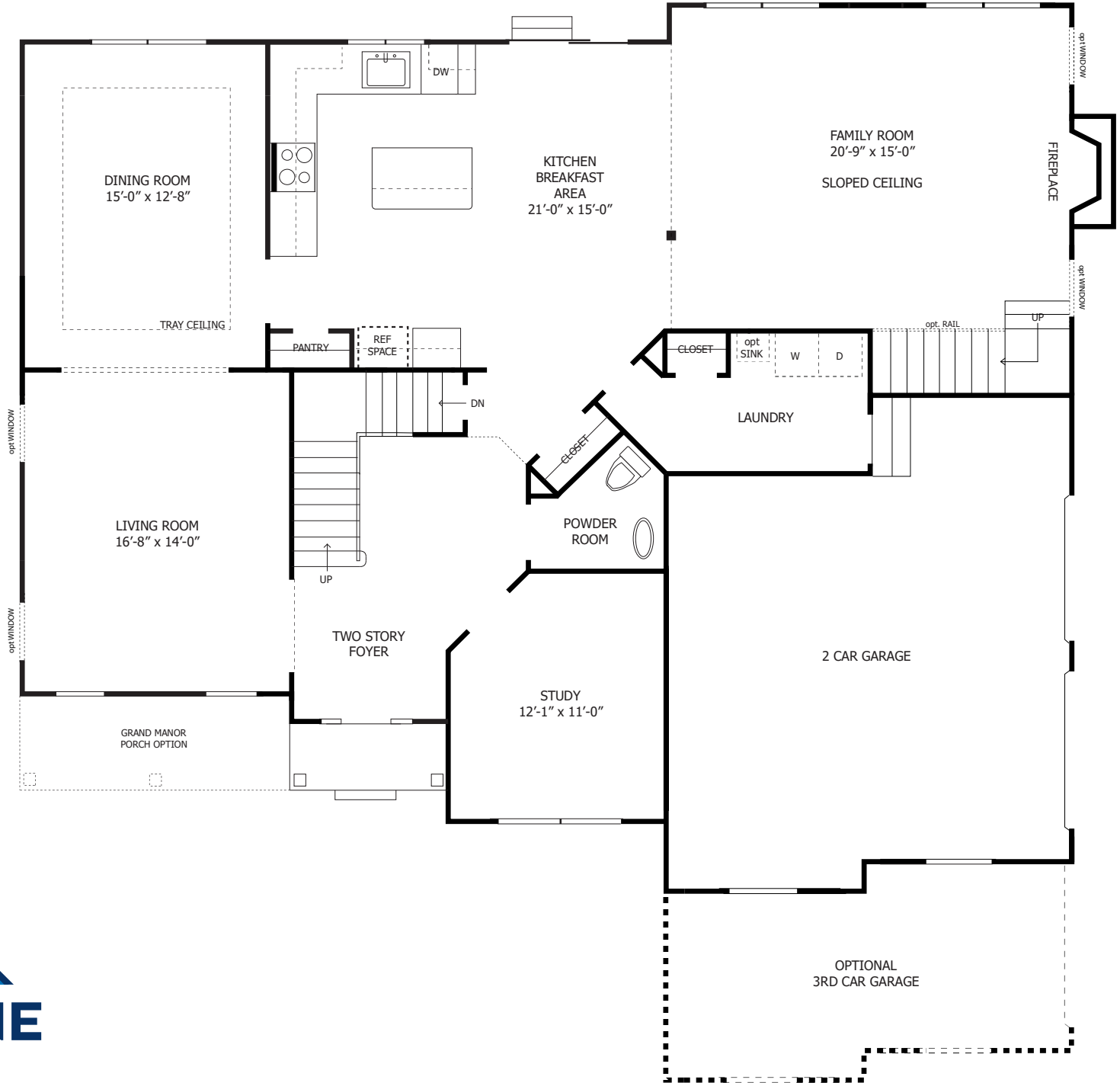
Meadowbrook Estates at Raritan Township

Chester

Grand Manor Elevation

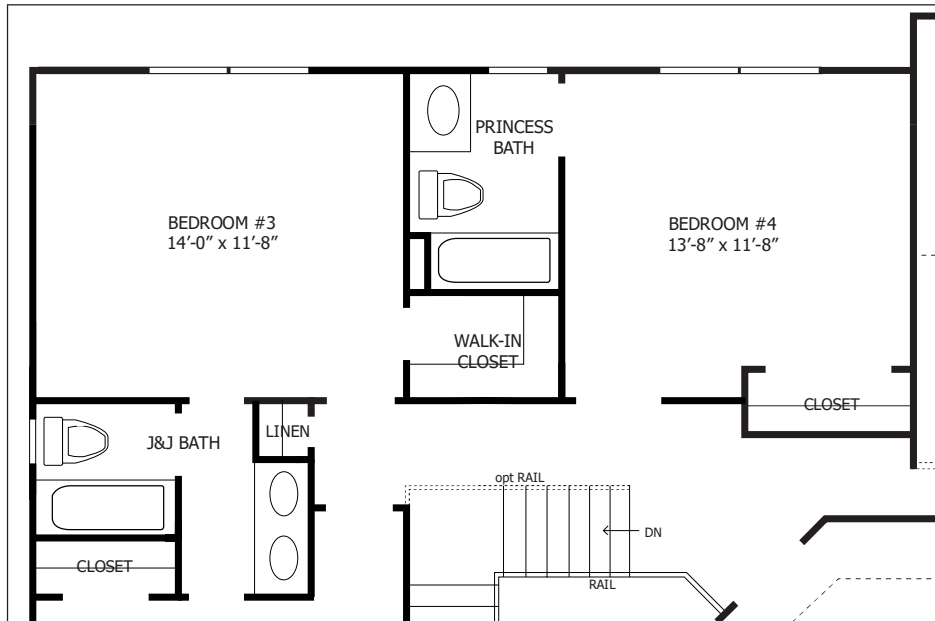


Meadowbrook Estates at Raritan Township

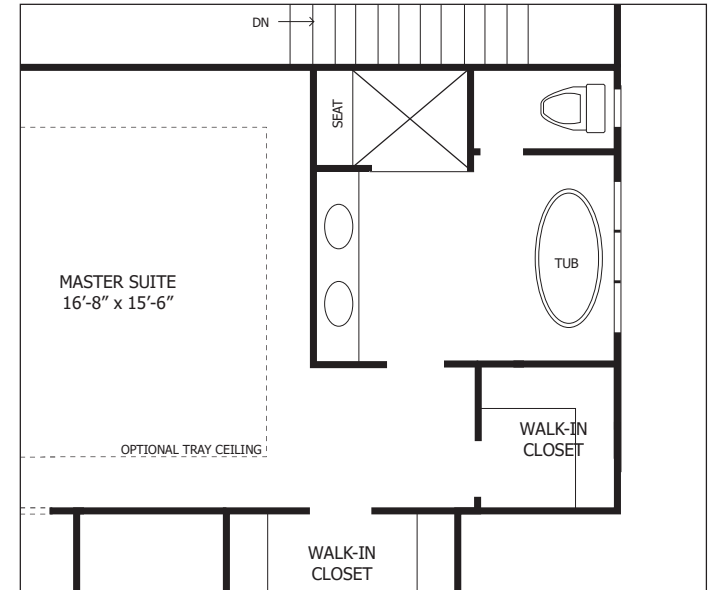




Princess Bath



Luxury Master Bath





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
2,810 - 2,931	4	2.5	2 - 3
Starting at:	Classic	\$642,490	
	Grand Manor	\$650,390	

Ridgewood



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

Chester



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

Chester Expanded



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

One Lot Remaining

Lot 18.27

Daylight Window

Option Available



Shrewsbury



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

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





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