

## New Construction for Sale Marlboro, NJ, \$699,000



39 Old Mill Rd., Marlboro, NJ 07746

Call Owner at (732)207-8972

<http://jianyang.yourkwagent.com/>

### *Features and Facts*

- v New Construction
- v 4,100 square feet
- v 5 Bed rooms
- v 3 full and 1 half baths
- v 2 car side garage
- v Full basement
- v Large master bedroom suite
- v Guest suite
- v Open kitchen and dining area
- v Two zone Heating/AC
- v Large deck
- v Anderson windows
- v Private street, quiet backyard
- v Close to Rt. 9, 18, 79
- v **! Customize colors, wood floor, tiles, kitchen cabinets**

### *Room Sizes*

Room type	Lvd	Size
Foyer	1	12x18
Living Rm	1	12x28
Great Rm	1	20x20
Kitchen	1	20x30
Dining	1	12x22
BedRm	1	12x13
Office	1	12x14
MudRm	1	8x7
BedrmMaster	2	20x20
BedRm	2	12x15
BedRm	2	12x15
BedRm	2	13x15

### *Schools*

HighSch: Marlboro  
MiddleSch: Marlboro  
ElemSch: Frank Dugan

# Features of the House

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## **Elegant Building Features**

- Easy maintenance brick & and vinyl siding exteriors.
- Aluminum gutters and downspots
- Roofing with 30 years warranty
- Ridge and soffit venting
- Building entrance with all brass lanterns, hardware and kickplate

## **Dramatic Interior Features**

- Spacious, distinctive floor plans
- 9' ceiling for the first floor
- Elegant carpeting in variety of colors
- Spacious laundry room.
- Single level interior door hardware
- Colonial raised six panel interior doors
- Prewired with 2 telephone and cable locations
- Vinyl coated, ventilated closet shelving
- Convenient rocker style light switches (luminous in halls, bedrooms and baths
- Interior copper water lines
- 10 years home builders warranty insurance
- 150 amp electrical panel
- GFI safety outlets in kitchen and baths

## **Designer Kitchen Features**

- GE's self-cleaning range with glass oven door
- GE's multi-cycle dishwasher
- GE's 18 cubic ft frost-free refrigerator with ice maker
- Kohler's stainless steel sink
- Moen's single handle faucet with spay attachment
- Beautiful wood cabinetry with 42" upper cabinets (Natural maple)
- Granite countertop

## **Designer Bath Features**

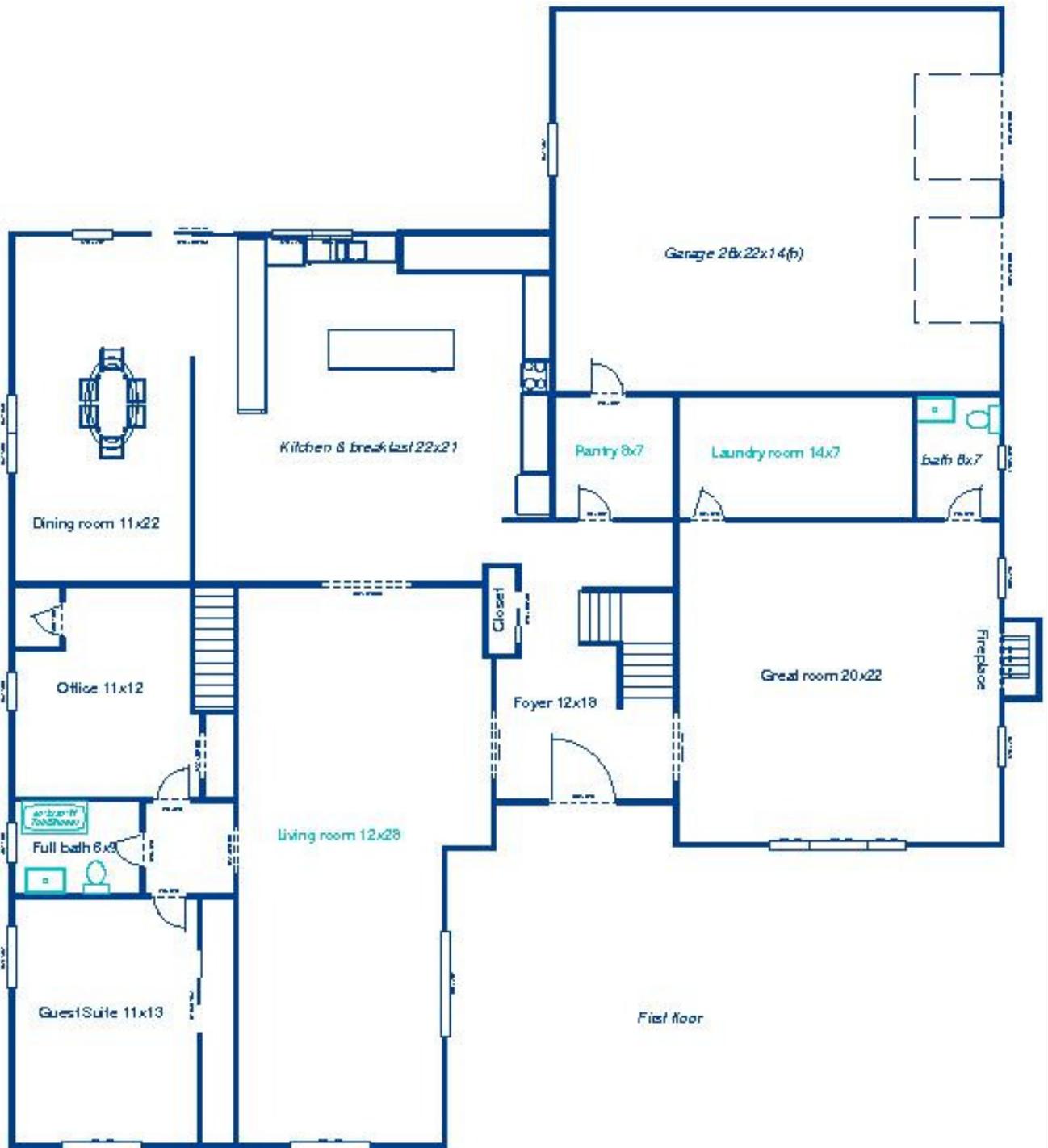
- Designer brass Hollywood lighting
- Anti-scaling post-temp chrome tub or shower faucets
- Moen's chrome lever handled sink faucets
- 8"x8" ceramic floor tile
- Ceramic tile walls in shower area
- Cultured marble vanity tops with integral molded sink
- Obscure glass shower area
- Soaking bath in master bath

## **Convenient Energy Efficiency Features**

- Natural gas forced HVAC/high efficient furnace
- Central air conditioning with 13 SEER rating
- Insulated raised panel entry door with brass hardware and kickplate
- 80 Gallon energy saving hot water heater
- Climate control programmable day/night thermostats
- Energy efficient, vinyl, double-hung windows and screens
- High quality R-13 outside wall insulation, R-13 in top floor ceiling, R-19 in garage ceiling
- 2 zone HVAC

All information is subject to change without notice. No warranty or representation, express or implied is made as to the accuracy of the information contained herein and same is submitted subject to errors, price changes or other conditions.

# First floor plan



First floor

