

**The Coddington
by TJC Homes, LLC**

www.tjchomes.com

(908)707-0042

Charming Custom Colonial Home

2646 sf heated living space

FEATURES

HOME EXTERIOR

- * Gracious Classic Colonial partial cultured stone front
- * Upgraded Pella Proline "Tilt" windows!
- * Pella insulated front door w/ sidelights
- * 2 car insulated garage with storage area
- * Rear Deck off Breakfast area included
- * Masonry entry steps with Limestone treads
- * Masonry front landing with Limestone border & columns
- * Underground utilities
- * Foundation Planting package included, \$1,000 allowance
- * Walk-out basement with Sliding Glass door and oversized windows
- * Brick Paver Front Walk!
- * Paved Driveway

HOME INTERIOR

- * 4 BRs, 2 full baths, Powder Rm, Family Rm, Dining Rm den/study/5th Br, Laundry Rm, kitchen with Breakfast area!
- * Grand volume entry with stairs to balcony overlook with upgraded decorative metal spindles!
- * 9' 1st floor ceilings, generous molding & finish details
- * Elegant Trim Package in dining Rm, Foyer and Family Rm includes columns
- * Beautiful Tray Ceiling in Dining Rm
- * Spacious Study w/French Doors
- * Masonry Stone finish fireplace in Family Rm with coffered 10' ceiling
- * Upgrade paint package w/White ceiling & Semi-gloss trim
- * Second floor spacious Laundry Rm

FLOORING

- * Ceramic tile in all Baths and Laundry area
- * Oak treads and handrails on main stairs
- * MBR whirlpool with tile surround and apron
- * Oak hardwood flooring entire 1st floor!
- * Wall to wall carpeting in all Bedrooms and Upper Hall

MASTER BEDROOM & BATH

- * Double door entry to Master Bedroom with volume ceiling, columns and arch to sitting area
- * Optional gas fireplace
- * Furniture grade cabinets with Granite or solid surface tops
- * His and her sinks
- * Full width mirror over vanity
- * Whirlpool tub with tile surround and apron
- * Large custom shower with glass doors
- * Volume ceilings
- * Walk in closet

KITCHEN/BREAKFAST

- * Oversized kitchen with Breakfast Bar
- * Excess of counters and cabinets
- * Choice of high quality Kitchen with dovetail cabinetry
- * Granite or solid surface tops
- * Dishwasher, Range
- * Access to rear deck from Breakfast area
- * 8" deep kitchen dual sink with spray

ELECTRIC, PLUMBING AND HEATING

- * ©Kohler plumbing Faucets, elongated toilets
- * Front and rear frost-free hose bibs
- * Fan boxes included in Family Rm & MBR
- * Ceiling fan install included in Family Rm & MBR
- * Exhaust fans in all baths
- * 200 AMP electrical service
- * Communication package- 8 CATV and 10 pair phone/Cat5phone
- * 75 Gallon hot water heater
- * Front/Rear Exterior weatherproof electrical outlets
- * Multi-zone central AC & heating with high energy electronic Tstats
- * UL apprvd smoke detector, hard wired & battery backup
- * GFI safety outlets in kitchen, baths, garage & exterior
- * CO² detectors in upstairs hallway
- * Radon system ready for fan installation
- * Pedestal sink and decorative toilet in powder
- * High basement perfect for finishing

For more information contact TJC Homes, LLC (908) 707-0042

Subject to errors and omissions

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