



'The Cheltenham'
on Hartman Court, Clark, NJ 07066
 by **TJC Homes, LLC**

www.TJCHomes.com (908) 707-0042



Framed with Flexible Floor Plan Options, including 1st Floor BR 3,298 sq. ft. heated living space

HOME EXTERIOR

- * Gracious Classic Colonial Home, primarily cultured stone front
- * Pella Proline or Andersen Windows
- * Covered Porch
- * Thermatru insulated front door with sidelights
- * 2 car insulated garage with storage area
- * Standard pressure treatedwood deck and rails
- * Masonry entry steps with Limestone treads
- * Masonry front landing with Limestone border
- * Underground utilities, public water & sewer
- * Foundation Planting Package included, \$1,000 allowance
- * Walk-out basement with Sliding Glass door and oversized windows
- * Paved Driveway
- * Upgraded Garage Doors **NEW!**

HOME INTERIOR

- * 4 BRs, 4 full baths, Family Rm, Living Rm, Dining Rm, Recreation Rm/5th BR, Laundry Rm, Kitchen w/ Breakfast area!
- * Grand volume entry with angled stairs to balcony overlook
- * 9' 1st floor ceilings, and now 9' ceilings in all Bedrooms **NEW!**
- * Peninsula Kitchen overlooking Breakfast area and Family Rm
- * Playroom ideally situated for easy supervision
- * 2nd Floor Recreation Rm or optional 5th Bedroom
- * Elegant Trim Package in Dining Rm, Foyer, and Living Rm, includes decorative columns
- * Masonry Stone finish fireplace in Family Rm with coffered 10' ceiling
- * Tray Ceiling in Dining Rm & Playroom **NEW!**
- * MBR with fireplace, volume ceiling, walk-in closets, and fantastic bath
- * Upgrade paint package w/ White ceiling & Semi-gloss White Trim
- * Second floor Laundry Rm
- * High ceilings in Walkout Basement w/ oversized windows

FLOORING

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

MASTER BEDROOM & BATH


- * Step-up grand entry to Master Bedroom with volume ceiling
- * Master Bedroom Gas Fireplace
- * Furniture grade cabinets with Granite tops
- * Master Bath w/ volume ceiling, and columns
- * His and her sinks, separate Linen closet
- * Full width mirror over vanity
- * Whirlpool tub with tile surround and apron
- * Large custom shower with glass doors
- * Private toilet area

KITCHEN/BREAKFAST AREA

- * Peninsula Kitchen with Breakfast Bar overlooking separate Breakfast area and Family Rm w/ fireplace and coffered ceiling
- * Excess of counters and cabinets
- * Choice of high quality Kitchen with dovetail cabinetry
- * Granite, Corian, or equal counter tops
- * Dishwasher, Gas Range
- * Access to rear deck from Breakfast area
- * 8" deep Kitchen dual sink with spray

ELECTRIC, PLUMBING AND HEATING

- * Kohler fixtures upgraded to Devonshire sinks, faucets & elongated toilets and Finial faucets in MBR
- * Front and rear frost-free hose bibs
- * 75 Gallon high-efficiency hot water heater
- * Exhaust fans in all Baths
- * Multi-zone central AC & heating with electronic Tstats
- * 200 AMP electrical service
- * Fan boxes included in Family Rm & MBR
- * Ceiling fan install included in Family Rm & MBR
- * Front/Rear Exterior weatherproof electrical outlets
- * UL apprvd smoke detector, hardwired & battery backup
- * All copper wiring, all copper water supply pipes
- * GFI safety outlets in Kitchen, Baths, Garage & exterior
- * Exterior flood lights included
- * Communications Package - 8 CATV and 10 pair phone/Cat5 network cables, 2 multimedia ports
- * CO² detectors in upstairs hallway



Century 21
 Warden & Green
 256 Route 206
 Hillsborough, NJ 08844
 Office (908) 874-4700 Ext. 298
 Cell (908) 256-1453
 Fax (908) 874-6024
 E-mail Gary.Thomas1@Century21.com
 Gary J. Thomas
 Sales Associate
 Each Office is independently owned and operated