

Stunning Custom *New Construction Masterpiece* in Prestigious Neighborhood

12 Echo Ridge Road | Upper Saddle River, New Jersey

Exterior Features:

- Exterior – Hardi Plank Shake & Shingle Siding with Natural Stone Accents
- Windows – Andersen 400 Professional Series windows
- Roof – GAF Timberline Dimensional – LIFETIME WARRANTY
- Garage – Attached 3 car garage with electric openers, outside keypads, and 3 remotes
- Driveway – Belgium block curbing and asphalt
- Front Walkways – Pavers Back Walkways – Travertine
- Back Patio & steppingstones – Travertine
- 5 ft Privacy PVC Fence with 2 Gates
- Multi-Zone underground sprinkler system
- Electrical outlets – Front and rear
- Water hose bibs – Front and rear
- Covered Terrace with Professional Outdoor kitchen and Fireplace
- Whole house generator
- 18 x 40 inground gunite pool with hot tub and LED programmable light show and WIFI Controls
- Outdoor speakers and sound system
- Exterior surveillance cameras
- Landscaping – Sod throughout, planter beds and trees
- Landscaping Lighting New Septic system

Interior Specs:

- 6,500+ square feet – not including basement
- 6 bedrooms, 6 full bathrooms, 1 half bathroom

Flooring:

- 5 - 1/4" wide plank white oak hardwood throughout 1st and 2nd Floors and stair landings
- Tiles installed in all bathroom floors, tub surround and showers, mud room and laundry
- 3 Fireplaces (x2 gas & 1 wood-burning)

Kitchen Features:

- Custom Built Kitchen
- Under cabinet LED lighting
- Quartzite Countertops and Backsplash
- 2 Islands with WATERFALL Quartz countertops and overhang for seating
- Professional Series SUB ZERO & WOLF Stainless Steel Appliance Package (will supply list)

Amenities:

- Heating – 6 zone -- High Efficiency systems
- Cooling – 6 zone central A/C -- High Efficiency systems
- 75 Gallon water heater High Efficiency
- Underground Electric Service – 400 AMP
- Central vacuum system, outlets throughout including basement & garage
- Stairs are white oak treads and pine risers with white oak railings and iron spindles
- Cable TV, Internet, & Telephone jacks in each room with centralized video distribution location in the basement
- Speakers and sound system throughout
- Prewire for internet access points
- Fully equipped movie theater with power recline seating
- Gym room finished with gym rubber flooring and wall-to-wall mirrors
- Wet bar with seating area. dishwasher, ice maker, refrigerator
- Smoke and CO2 detectors as per code
- Interior doors are solid core
- Paint – Benjamin Moore
- 10-year New Home Warranty
- Finished closets in all bedrooms
- Custom primary walk-in closets with LED lighting
- Kohler plumbing
- Low voltage Fire alarm & burglar system

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