

# Stunning Custom *New Construction* Masterpiece

196 Midwood Road | Paramus, New Jersey



## Exterior Features:

- Exterior – French Chateau Style with a Masonry Stucco Exterior
- Windows – Anderson 400 Series
- Roof – GAF Timberline Dimensional – LIFETIME WARRANTY
- Garage – Attached 4 car garage with electric openers, outside keypads, and 4 remotes
- Driveway – Pavers & asphalt
- Walkways – Pavers
- Patio – Pavers
- 6 ft Privacy Vinyl Fence with 2 Gates
- Multi-Zone underground sprinkler system
- Electrical outlets – Front and rear
- Water hose bibs – Front and rear
- Gas hook up in rear
- Landscaping – Basic landscaping with top soil and sod throughout, planter beds in the front

## Interior Room Counts & Total Square Footage:

- 10,000 Square Feet Total on all 3 levels
- 7 bedrooms, 7 full bathrooms, 1 half bathroom

## Kitchen Features:

- Custom Built Kitchen
- Under cabinet LED lighting
- Quartz Countertops and Backsplash
- Island with Quartz countertops and overhang for seating
- Professional Series SUB ZERO, WOLF & XO Stainless Steel Appliances:

- 48" SUBZERO Refrigerator (Model: CL4850S-O)
- 48" WOLF Range
- 24" COVE Dishwasher
- 24" XO Microwave Drawer
- 24" XO Under-counter Wine Refrigerator

## Additional Features:

- Heating – 4 zone - High Efficiency system – Forced Hot Air
- Cooling – 4 zone central A/C – High Efficiency system
- Tankless high-efficiency hot water heater
- Electric Service – 200 Amps
- Central vacuum system, outlets throughout including basement & garage
- Stairs are red oak treads and pine risers with red oak railings and iron spindles
- Cable TV, Internet, & telephone jacks in each room with centralized video distribution location in the basement
- 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
- Primary Bedroom with Custom-built closets
- Kohler plumbing
- Heated floors in ALL bathrooms on first first and second level

## Flooring:

- 6 1/4" wide plank white oak engineered hardwood throughout 1st and 2nd Floors and stair landings
- Tiles installed in all bathroom floors, tub surround and showers, mud room, and laundry
- Basement to have luxury Vinyl Plank 7" x 48"

## First Floor:

- 11 Ft ceilings
- Two-Story entrance Foyer
- Dining Room
- Living Room
- Spacious Great Room
- Kitchen with waterfall island
- Butler's Pantry and Pantry Closet
- Breakfast nook
- Custom woodwork throughout with casings around doors & windows & base moldings
- Guest bedroom with Full bath with Stand-Up Shower
- Mudroom
- Powder Room
- Custom Wine Display Feature - glass enclosed

## Second Floor:

- 10 ft ceilings throughout second floor
- 4 Junior Suites with full en-suite bathrooms and closets
- Primary Bedroom Suite
- Primary walk-in custom built closets – one features an island
- Primary SPA-like bathroom with stand up shower and rain head, free standing tub, 2 toilets and custom double vanities with custom cabinetry & mirrors
- Heated floors in ALL bathrooms on first first and second level

## Lower Level:

- 10 Ft ceilings
- Huge Recreational open area
- Wet Bar
- Gym finished with gym rubber flooring and wall-to-wall mirror
- Fully equipped movie theater with power recline seating, surround sound, projector & screen
- Bedroom with egress window
- Full Bathroom with stand-up shower
- 3 Storage Closets
- Mechanical Closet
- Sauna