
HIGHLIGHTS

54 Faulkner Dr, Westfield NJ 07090

Approx. 4,000 Sq Ft | 6 Bedrooms | 6.5 Bathrooms | 2-Car Garage

Construction & Exterior

- Superior Walls foundation with concrete slab
- Perimeter drainage system (interior & exterior) with sump pumps
- Sewer & water connections to curb
- Underground electric service from street
- Douglas Fir framing with $\frac{3}{4}$ " plywood sheathing
- Lifetime asphalt shingles
- Custom 8' two-panel front entry door
- Andersen 400 Series windows throughout
- 8' sliding glass door at rear of home
- Water table stone veneer
- Bluestone front and rear porch walkways
- Azek custom trim with Hardie Plank siding and Hardie shake accents
- Custom fiberglass front porch columns
- Clopay insulated garage door
- Belgium block curbing with asphalt driveway

- Paver walkways (front & rear yard)
- Walkout basement

Interior Highlights

- 6 full bathrooms & 1 half bathroom
- 5" #1 Red Oak flooring throughout 1st, 2nd & 3rd floors
- Vinyl flooring in basement
- Tile flooring in mudroom, laundry & all bathrooms
- Solid core interior doors with recessed panels
- 5" baseboards
- 3½" Metro window casing
- Three interior staircases with railings
- Wood spindles with oak railings and balusters
- Coffered ceilings in primary suite, family room, living room & dining room
- Wainscoting in 1st and 2nd floor hallways
- Custom trim around fireplace mantels
- Square paneled accent wall along curved staircase

Kitchen & Appliances

- Thermador appliance package:
 - Rangetop
 - Double wall ovens
 - Dishwasher

- 42" refrigerator
- Wet bar with Danby refrigerator
- Quartz countertops (kitchen & primary bath vanity)
- Granite countertops (all secondary bathrooms)

Bathrooms

- American Standard toilets
- Moen & Kohler plumbing fixtures
- Heated floors in primary bath
- Durock underlayment in all bathrooms

Fireplaces

- Fireplaces in primary suite and family room
- Marble fireplace surrounds

Mechanical Systems

- 75-gallon water heater
- Copper, PVC & PEX plumbing lines
- Two HVAC systems with 13 SEER A/C units
- Two-zone Nest thermostats
- Damper system for basement and attic
- Fiberglass insulation

Smart Home & Lighting

- Recessed lighting with dimmers
- Lutron Caseta smart switches
- Bevelo gas lanterns at front exterior

Finishes

- ¾" and ½" sheetrock throughout
- Double ¾" sheetrock at garage ceiling
- Sherwin Williams primer with two finish coats
- Semi-gloss white trim throughout

Outdoor Living & Landscaping

- Professionally landscaped grounds
- 10-zone sprinkler system
- Rear covered outdoor cabana with:
 - Granite countertops
 - Bar area
 - Azek decorative trim
 - Metal roof
 - Paver flooring
- Outdoor kitchen with refrigerator and grill area