

## 4 CLIFFSIDE DRIVE | LIVINGSTON

- INTERIOR:
  - High end woodwork throughout the house: large base molding, crown molding and mood lighting
  - Interior Mission style solid doors and closet hollow doors
  - Andersen windows and sliders
  - Rubbed bronze door hardware
  - Wrought iron staircase spindles
  - Direct vent gas fireplace in the family room with granite surround and remote
  - All LED recessed lighting
  - Cable in the Family Room, Master Bedroom, Master Bath, Guest Bedroom, Office, Rec Room and Bonus Room
  - CAT-5 wiring
  - Dark walnut finished hardwood flooring, 3-1/4" red oak
  - Large Laundry Room with built in cabinetry, sink and floor drain
  - Custom closets in 4 bedrooms, pantry and foyer coat closet
  - Custom blinds throughout house
  - Water softener installed
  - Office features french doors, custom built-ins and lighting
- KITCHEN:
  - White shaker kitchen cabinetry: wood, self-closing drawers
  - Quartz and granite countertops in the kitchen, Backsplash in the kitchen is glass subway and butler's pantry white subway tile
  - Kitchen and butler's pantry LED under-cabinet lighting
  - Large gray island with double-sided storage
  - Butler's pantry gray cabinetry with glass door cabinetry and wine fridge
  - JennAir stainless steel French door refrigerator 36in, 36in gas range, dishwasher, hood and Sharp microwave drawer.
  - Closet pantry with custom shelving
- PRIMARY SUITE:
  - Bathroom:
    - 2 separate vanities
    - Walk-in shower and soaking tub
    - Marble tile, rain shower head and a handheld shower
  - Two walk in closets with custom closet systems

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- BASEMENT:
  - French door from the first floor
  - Full bathroom, Utility/Storage room and Mud room.
  - Open space Rec Room plus additional step down Bonus Room
  - Added shiplap design feature, and tile flooring
  - Added custom bar with wine fridge, shelving and storage cabinets
- EXTERIOR:
  - Hardiplank siding with Azek trim and cultured stone.
  - 30 year Timberline roof
  - White gutters
  - Exterior Carriage lights on either side of the front door, garage door and slider. Recessed porch lights. LED spotlight for the back yard.
  - Craftsman style front door with sidelights (1/4 window)
  - Bluestone front porch with architectural columns Bluestone walkway
  - Porch white PVC railing
  - 2 car-wide blacktop driveway with Belgium Block curbing
  - Garage:
    - Epoxy garage floor
    - Built in storage cabinets and workbench and fridge included
    - Double Carriage-style door with automatic opener
  - Backyard:
    - Fully fenced in
    - Shed
    - Outdoor built-in kitchen with grill, fridge, and fireplace
    - Gas feed for gas grill on rear deck
    - Hot tub
    - Smart outdoor lighting - front and backyard
    - Composite dark brown deck approx. 23ft x 13ft with white PVC railing
    - Expansive patio
    - Fully landscaped front and back
    - Sprinkler system in the front
    - Tiered garden and staircase leading to leveled upper backyard
    - Water spout by the garage and by the deck