

8 LUXURY 4-5 BEDROOM
ESTATES

IN A PRIVATE CUL DE SAC
SETTING

Rolling Hill Estates

Hazlet, New Jersey

Duck Developments LLC
www.rollinghill-nj.com

Some images in this brochure reflect options and upgrades



Floorplans



5 Bedroom
Monarch Model



4 Bedroom
Imperial Model



Spacious designs feature a four and five bedroom model

Site Plan



COUNTRY COUNTRY

Overall Dimensions: 36'-0" (width) x 48'-0" (depth) x 72'-0" (depth)

Rooms and Features:

- LIVING ROOM** (9'-0" x 9'-0")
- DINING ROOM** (10'-0" x 10'-0")
- KITCHEN** (10'-0" x 10'-0") with island and breakfast room access.
- FAMILY ROOM** (12'-0" x 12'-0") with direct vent gas fireplace, flat screen TV, and access to the optional deck.
- OPTIONAL DECK** (20'-0" x 20'-0") (See 1/4" site plan)
- Garage** (20'-0" x 20'-0") with two car spaces.
- Master Bedroom** (12'-0" x 12'-0") with en-suite bathroom.
- Bedroom** (10'-0" x 10'-0") with en-suite bathroom.
- Bath** (5'-0" x 5'-0")
- Boiler** (10'-0" x 10'-0")
- Covered Entry**
- Front Porch** (10'-0" x 10'-0")
- Back Porch** (10'-0" x 10'-0")
- Optional Overhang** (See elevation options)

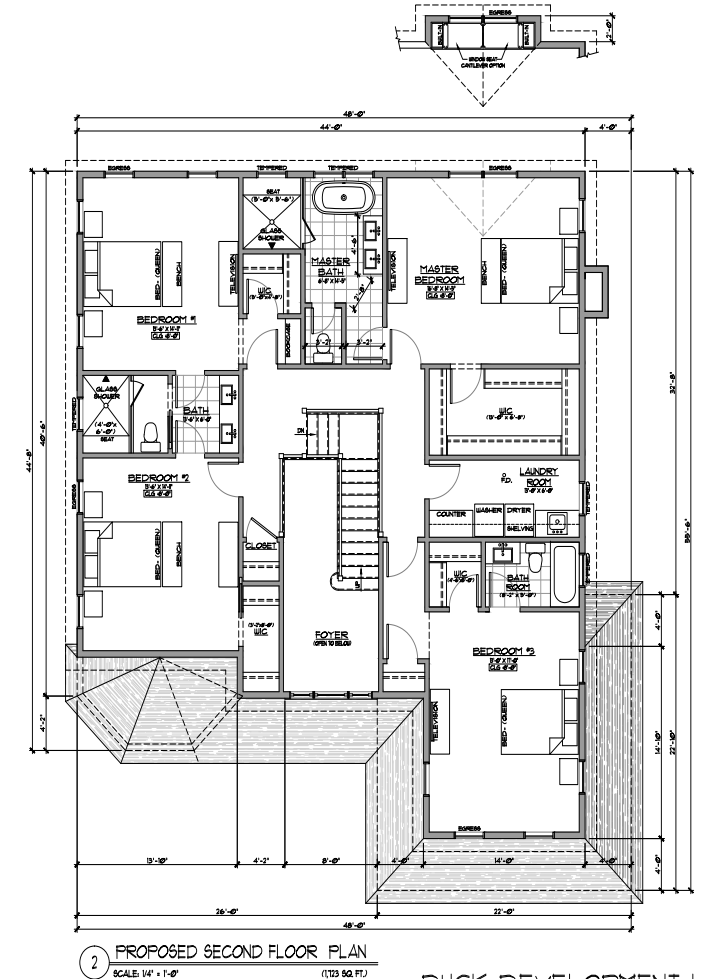
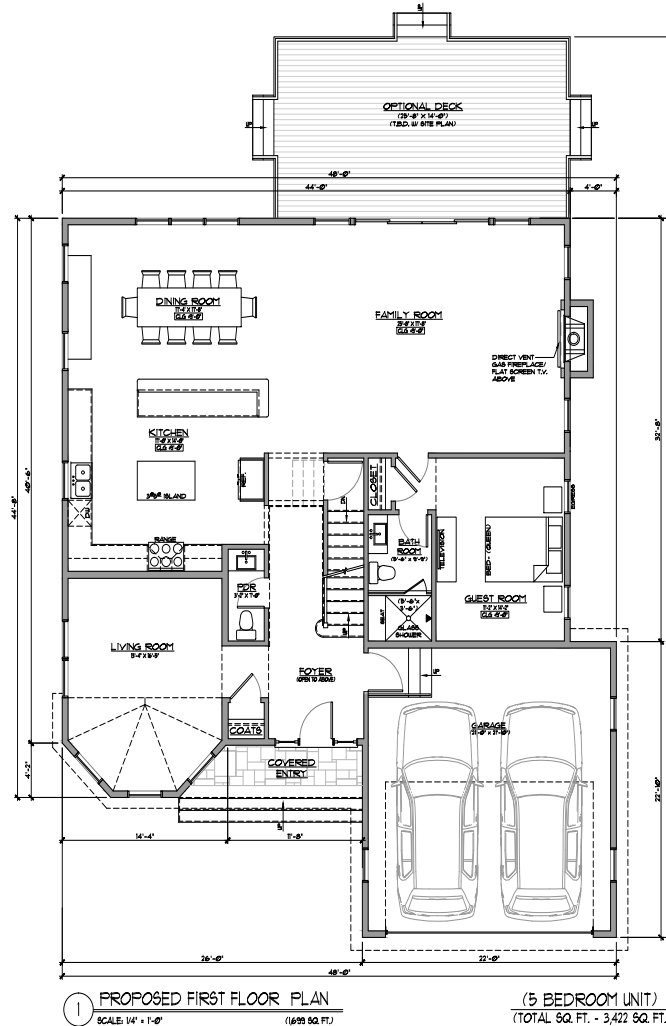
This detailed floor plan illustrates a 3,200 sq. ft. residence with the following features:

- Overall Dimensions:** 44'-0" wide by 48'-0" deep.
- Bedrooms:** Five bedrooms, each 12'-0" x 12'-0" (144 sq. ft.).
- Bathrooms:** Three full bathrooms, each 5'-0" x 7'-0" (35 sq. ft.).
- Laundry Room:** 10'-0" x 12'-0" (120 sq. ft.) with a washer, dryer, and shelving.
- Living Areas:** Includes a living room, dining room, and kitchen area.
- Staircase:** Centrally located, providing access to the upper and lower levels.
- Storage:** Multiple closets, including a linen closet and a closet for the laundry room.
- Deck:** A cantilevered deck is shown at the rear of the house, with an optional overhang and elevation options indicated.
- Other Features:** A balcony, a master bedroom with a private bathroom, and a master bathroom with a separate shower.

SK-3

Architecture

The Five Bedroom Monarch Model



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DUCK DEVELOPMENT LLC

MAJOR SUBDIVISION
LOT 24, BLOCK 194.04 (5 BEDROOM UNIT)
TWP. OF HAZLET, N.J.
DATE: 07/18/21 (REVISED 02/24/2021)
SCALE: AS SHOWN
PROJECT NUMBER: 964-2002

SK-3

Features

Standard Home Features:

- 4 & 5 Bedroom spacious open floorplans
- 9 foot first floor ceilings
- 2 car garages
- Open two story entry foyer
- Gourmet kitchen layout with breakfast bar and island
- Stainless Steel appliances
- Numerous exterior options and colors
- Master suite with walk in closet and luxurious bath
- Jack and Jill bath
- Princess suite with private bath and walk in closet
- Home Office on first level
- Full Basement using Superior Wall Foundation
- 5 bedroom layout offering guest suite on first floor with private bath
- Two zone Rheem HVAC systems
- Tankless water heater
- Hardwood flooring throughout first level with ceramic baths
- Timberline HDZ roofing shingles with Lifetime limited warranty

Site Characteristics:

- Exclusive single cul de sac design for ultimate privacy
- Wooded lots
- Extensive landscape plantings
- Located on the Holmdel border close to all major roadways including Garden State Parkway, Highway 35 & 36, Academy bus service and NJ Transit stops just about an hour from New York City. Red Bank just 10 a ten minute drive and beaches a short commute away.

About Hazlet: <https://www.hazletwp.org>

- Top rated school district <https://www.hazlet.org/board>
- Numerous parks and recreation areas along with a Pool Club a few minute walk away <https://www.monmouthcountyparks.com>

Contact

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