

13 Beverly Road, Livingston NJ

**** New Construction ****

**** 10 Year Builders Warranty ****

- 6 Bedrooms
- 5 Full Bath / 1 Half Bath
- 1st Floor Guest Suite
- Finished Basement
- 2 Car Detached Garage

1st & 2nd Fl – Approx. 2,600 sq ft

Basement – Approx. 1,335 sq ft

Total Finished Space – Approx. 4,000 sq ft

Lot Size 60 x 150 / .20 acre

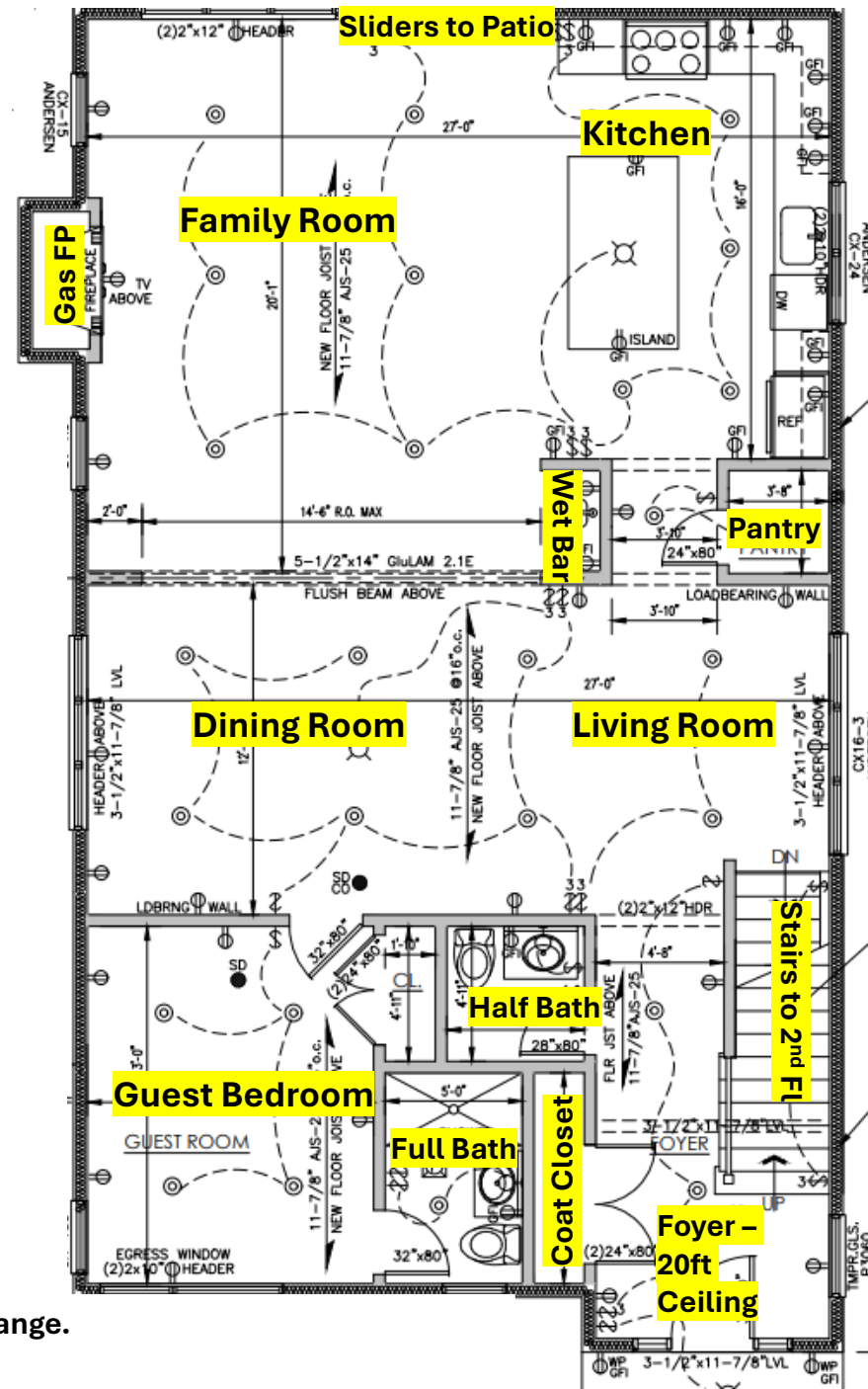
Karen Treacy, Howard Hanna Rand Realty
(973) 464-8092 / kctreacy@verizon.net
www.karentreacy.com – to view builder's work.
Builder is Blue Print Construction



13 Beverly Road – First Floor Layout

1st Floor – Approx 1,335 sq ft

- 10 ft Ceilings
- 20 ft Ceiling in Foyer
- 1st Floor Guest Bed EnSuite (13 x 11)
- Family Room (20 x 15) w/Gas FP
- Living Room (12 x 13)
- Dining Room (12 x 14)
- Wet Bar
- Half Bath
- Kitchen w/Center Island (16 x 12)
- Walk-in Pantry
- Sliders leading to Patio/Backyard
- Red Oak HW Floors throughout w/Herringbone design in Foyer.
- Crown & Baseboard Molding throughout.
- Wainscotting & Coffered Ceilings in LR, DR, FR
- Wainscotting in Foyer
- Recessed Lighting
- Foyer & Dining Room Chandelier
- Separate zone Heating & Cooling



Kitchen Details:

- 48" Gas Range
- 42" Frig/Freezer
- Dishwasher
- Island Microwave
- 8' x 4' Center Island
- Double Cabinetry
- Under Cabinet Lighting
- Quartz Counters
- Pendant Lighting

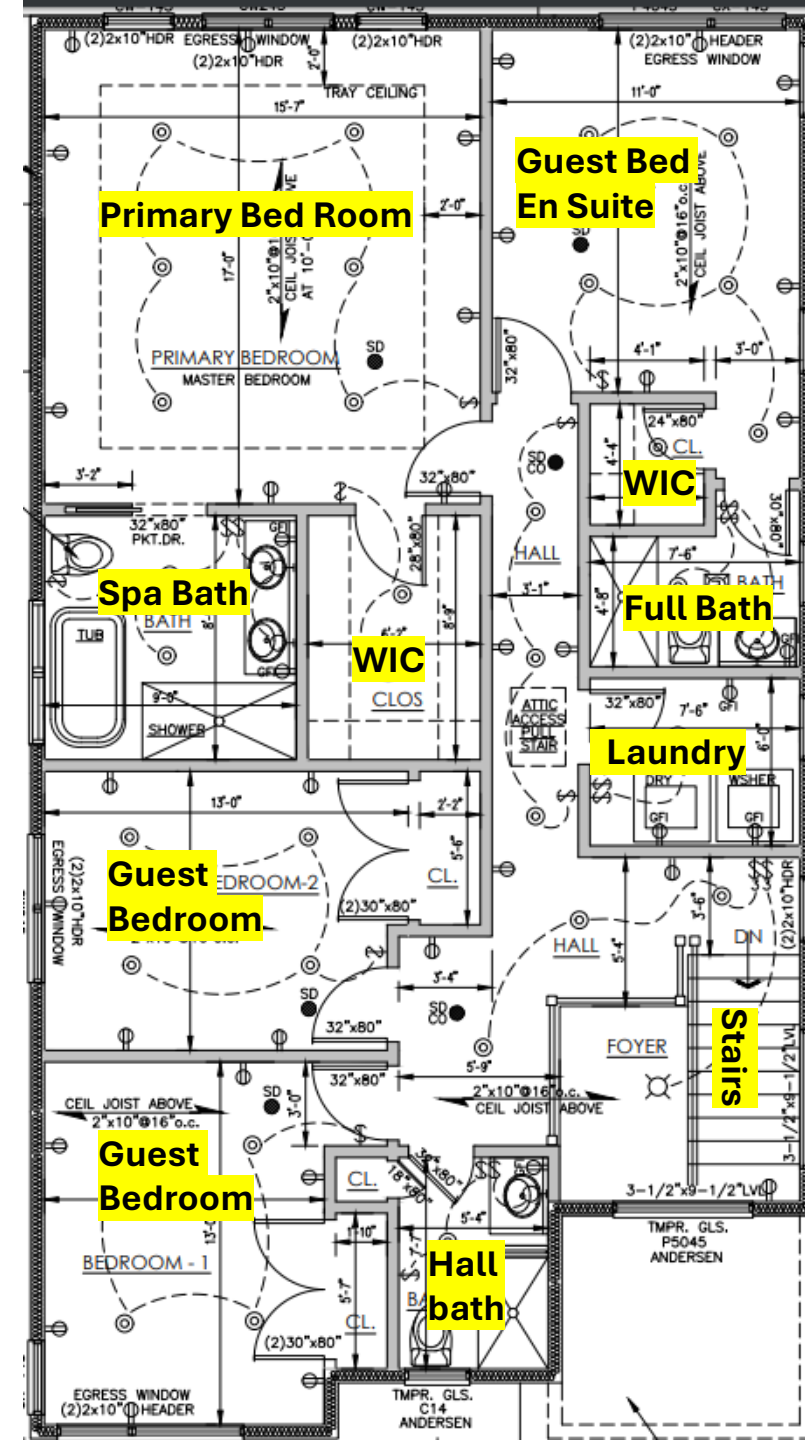
Note: Room dimensions and sq footage are approx. Plans subject to change.

13 Beverly Road – 2nd Floor Layout

2nd Floor – Approx 1,264 sq ft

- 9 ft Ceilings
- Primary Bed En Suite (17 x 16) w Tray Ceiling
- Primary Spa Bath with Shower & Soaking Tub
- Primary Custom Walk-in Closet
- Guest Bed En Suite (13 x 11) w/WIC
- Guest Bed (13 x 10)
- Guest Bed (10 x 13)
- Hall Bath
- Laundry Room w/ Cabinet & Sink (washer & dryer not included)
- Red Oak HW Floors
- Crown & Baseboard Molding throughout.
- Wainscotting in Hallway.
- Recessed Lighting
- Separate zone Heating & Cooling

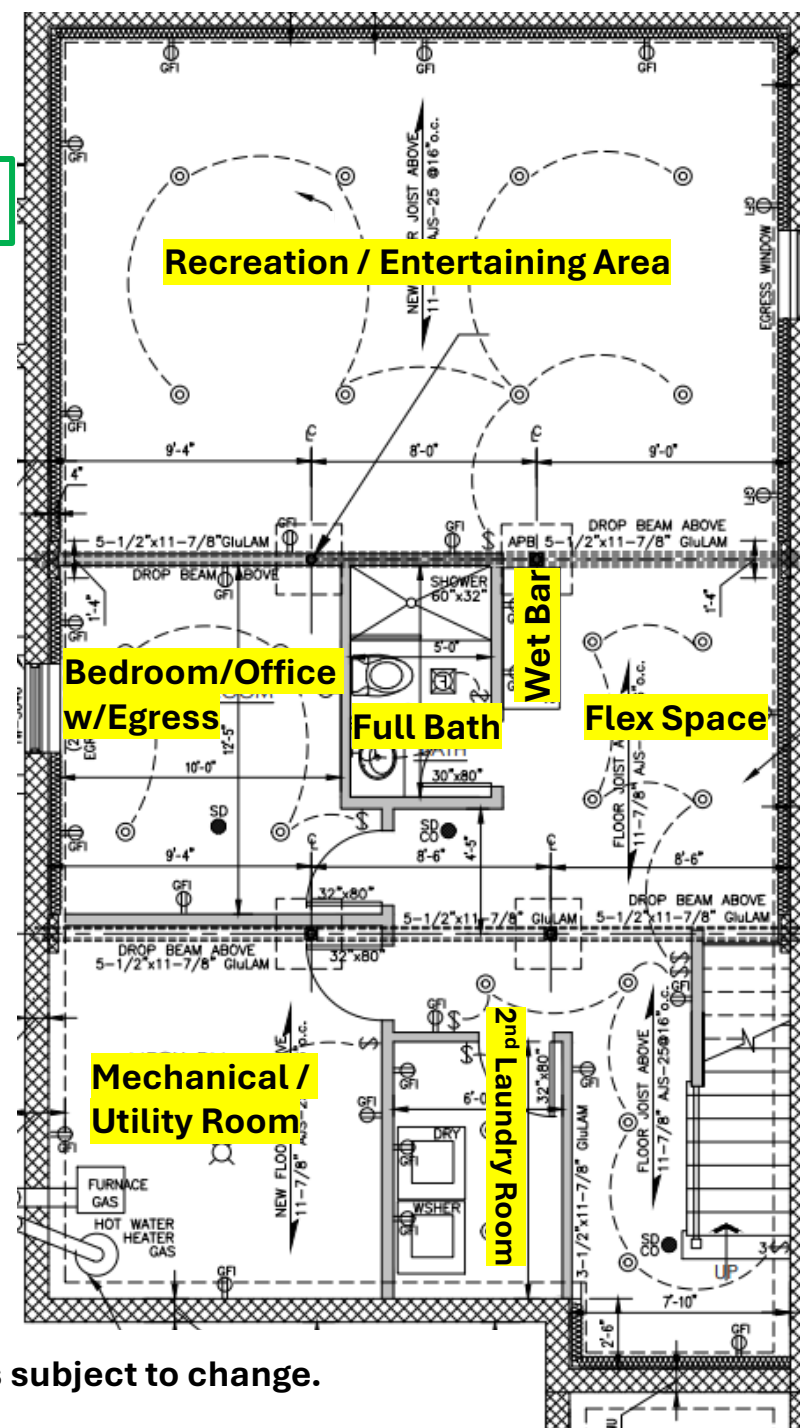
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13 Beverly Road – Basement Layout

Basement Level – Approx 1,335 sq ft

- 9 ft Ceilings
- Large Entertaining /Recreation Space (28 x20)
- Legal Bedroom/Office with Egress Window - (13 x 10) – no closet.
- Full Bath
- Wet Bar
- Flex Space
- Luxury Vinyl Plank Flooring (LVP)
- Separate zone Heating & Cooling
- Recessed Lighting
- Baseboard Molding
- 2nd Laundry Room Connections
- Mechanical / Utility Room



Note: Room dimensions and sq footage are approx. Plans subject to change.