

22 Tuxedo Drive, Livingston

*** New Construction – Builders 10 Year Warranty ***

- 6 Bedrooms
- 6 Full Baths / 1 Half Bath
- 1st Floor Guest Suite
- Finished Basement
- Covered Deck
- 2 Car Attached Garage

1st & 2nd Fl – Approx. 3,200 sq ft
Basement – Approx. 1,525 sq ft
Total Finished Space – Approx. 4,725 sq ft
Lot Size 100 x 150 / .34 acres



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Builder: Blue Print Construction
Visit website to view builders work (karentreacy.com)

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

Rev. 2-9-25

22 Tuxedo – 1st Floor

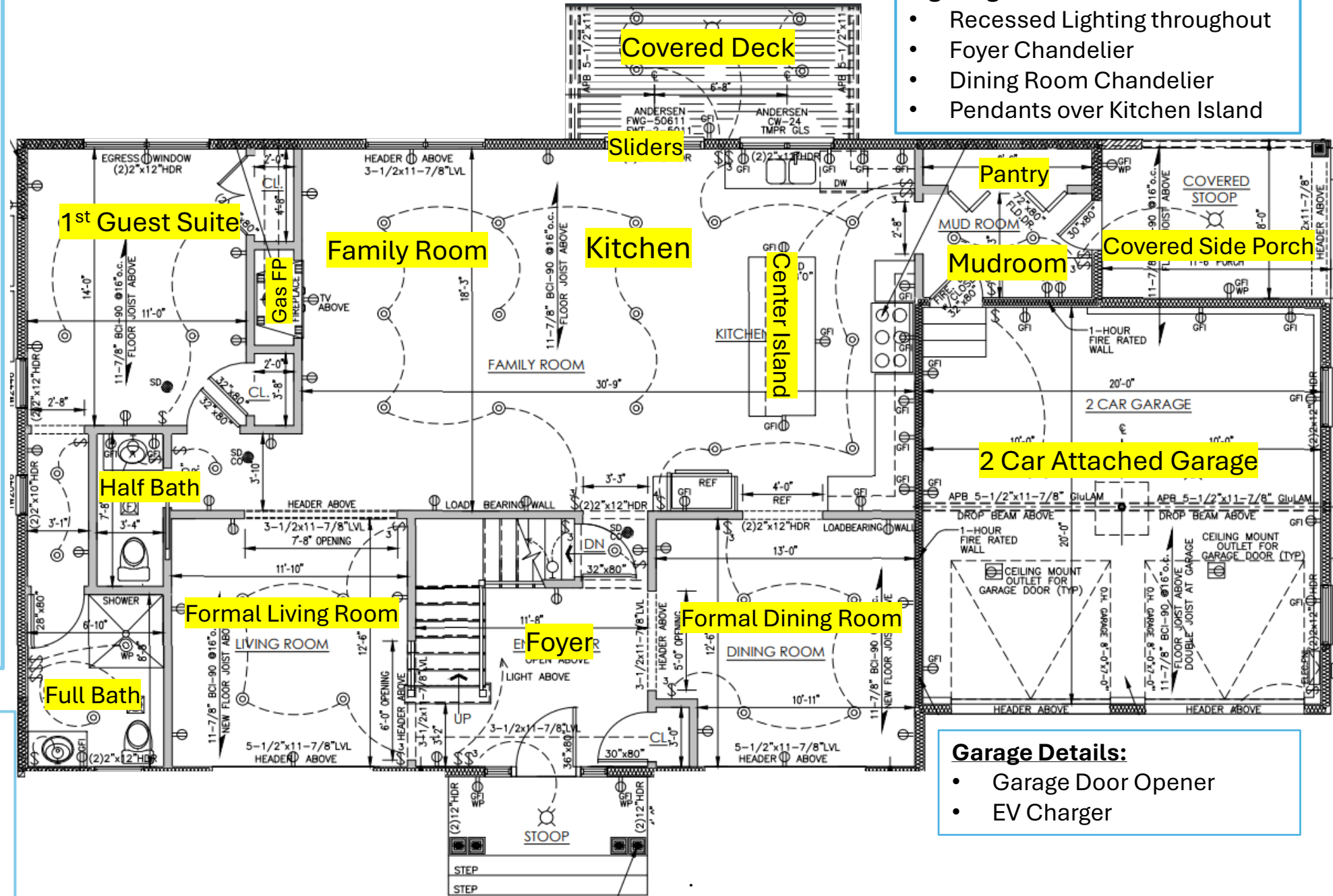
- 10 ft Ceilings
- 20 ft Foyer Ceiling Height
- Formal Living (13 x 12)
- Formal Dining (13x13)
- Family Room (18 x 15)
- Sliders Leading to Covered Deck.
- Kitchen (18 x 16)
- Bedroom (14 x 11) w/Full Bath.
- Half Bath
- Mudroom w/Storage
- Pantry
- Covered Side Porch
- Access to 2 Car Garage
- Coffered Ceilings (LR & DR), Wainscotting, Crown Molding.
- HW Floors – Red Oak
- Separate zone Heating & Cooling.

Kitchen Details:

- Center Island (4 x 8)
- Quartz & SS Appliances
- Double Stacked Cabinetry
- 48" Gas Range & 42" Frig
- Dishwasher & Microwave

Lighting:

- Recessed Lighting throughout
- Foyer Chandelier
- Dining Room Chandelier
- Pendants over Kitchen Island



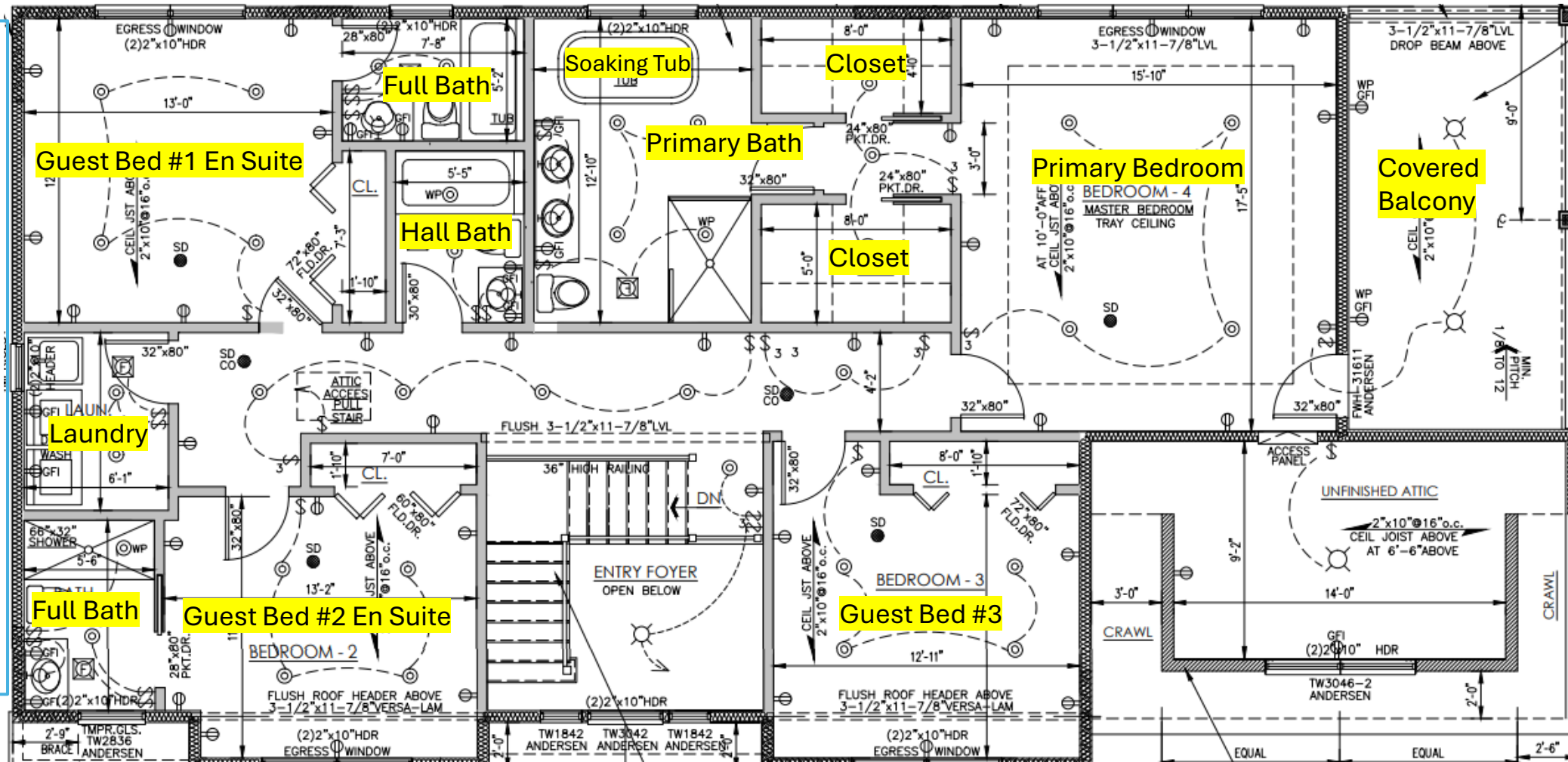
Garage Details:

- Garage Door Opener
- EV Charger

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22 Tuxedo 2nd Floor

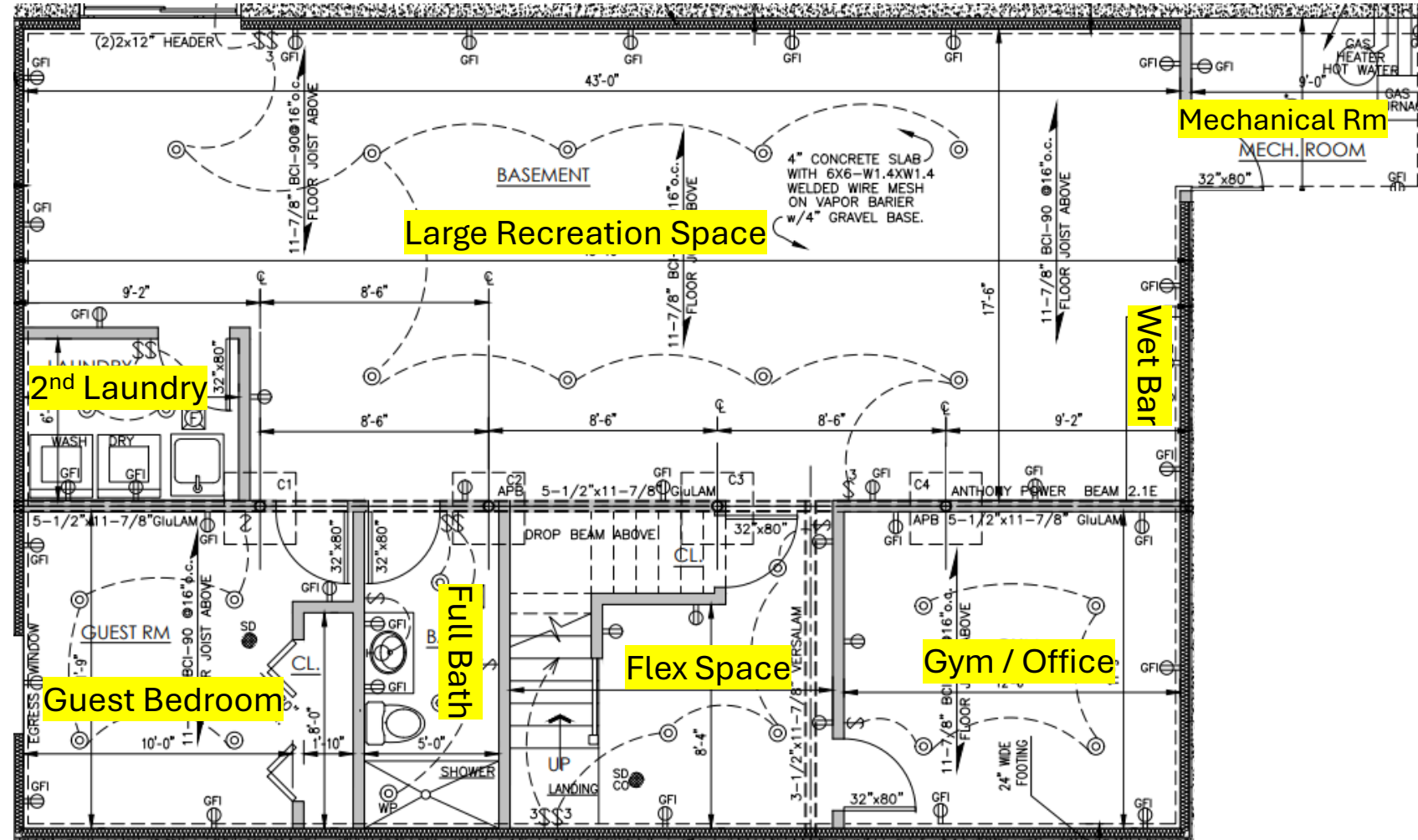
- 9 ft Ceilings
- Primary (16 x 18)
- Primary Spa Bath
- Covered Balcony
- 1st Bed (13 x 13)
- 2nd Bed (11 x 13)
- 3rd Bed (11 x 13)
- Hall Bath
- Laundry Room
- Wainscotting in hallway.
- Crown Molding throughout.
- Red Oak HW
- Separate zone Heating & Cooling.
- Pull down Attic
- Recessed lighting



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22 Tuxedo – Basement Level

- 9ft Ceilings
- Large Rec Room (18 x 44)
- Guest Bedroom (12 x 10)
- Full Bath
- Gym / Office (12 x 13)
- Flex Space
- Wet Bar
- 2nd Laundry Room (connections)
- LVP Flooring (Luxury Vinyl)
- Mechanical Room
- Separate zone Heating & Cooling
- Baseboard Molding
- Recessed Lighting
- Sump pump



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