

25 Midway Drive, Livingston

Highlights:

- 5 Bedrooms
- 5 Full Bath
- 1st Floor Guest Bedroom
- Finished Basement
- 2 Car Attached Garage

1st & 2nd Floor – Approx. 2,203 sq ft

Basement – Approx. 972 sq ft

Total Finished Space – Approx. 3,175 sq ft

Lot Size 65 x 113 / .16 acres

Karen Treacy - Howard Hanna Rand Realty

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Website: <https://karentreacy.com> – see builder's work

Builder: Blue Print Construction



**** New Construction - 10 Year Builders Warranty ****

*** Work with Builder to Customize your Finishes ***

**** NOTE: Room dimensions and sq. footage are approximate. Plans are subject to change. ****

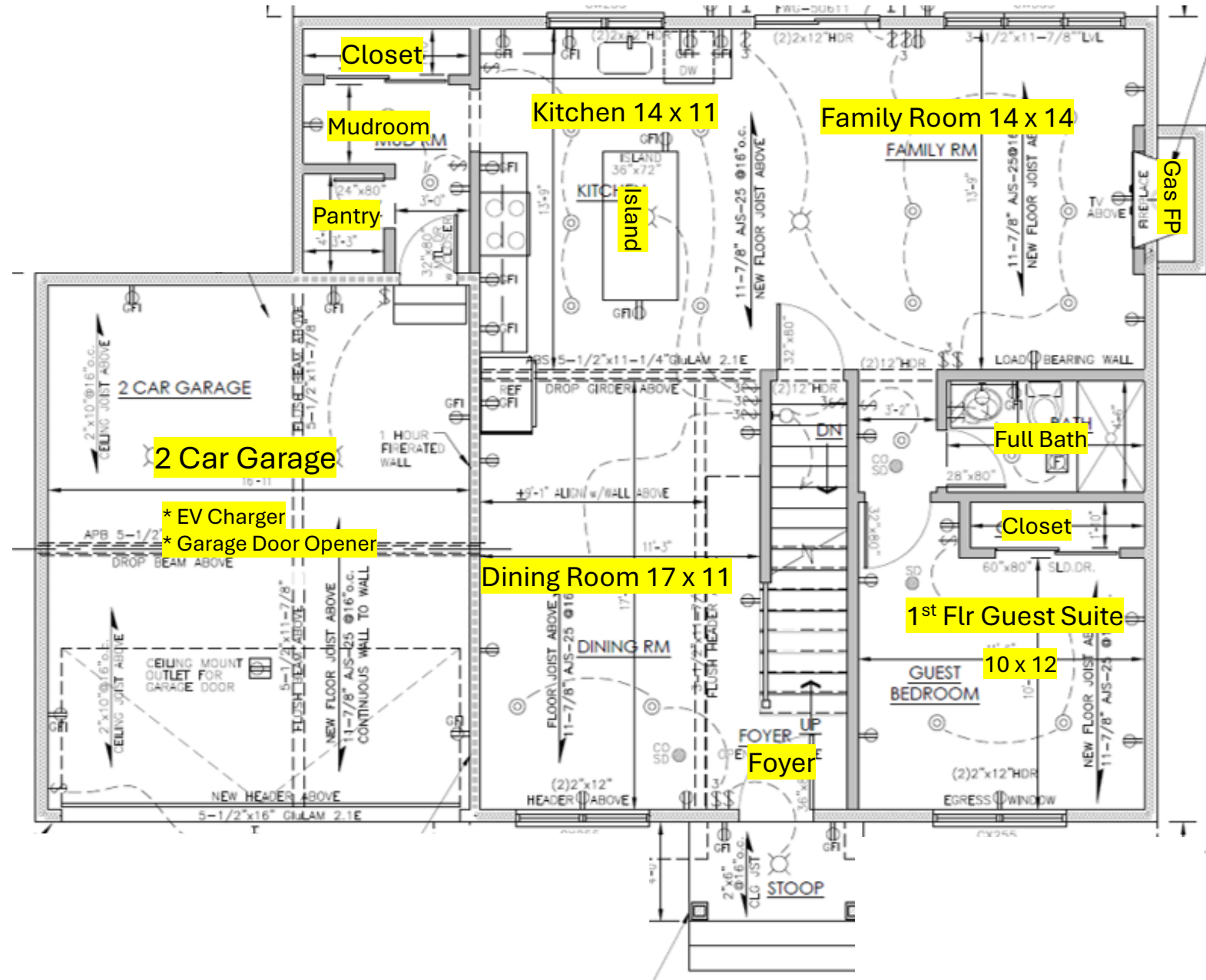
25 Midway Drive – 1st Floor Layout

1st Floor Features:

- Approx. 972 sq ft
- 20ft Foyer Ceiling Height (w/chandelier)
- 10ft Ceilings
- Formal Dining Room (17 x 11) w/coffered ceilings & chandelier.
- 1st Floor Guest Bedroom (10 x 12)
- Full Bath
- Kitchen (14 x 11)
- Family Room (14 x 14) w/Gas Fireplace
- Sliders leading to outdoor Patio
- Mudroom
- Pantry
- Access to 2 Car Attached Garage
- Wainscotting, Crown Molding, Base Molding
- HW Floors – Red Oak throughout
- Separate zone Heating & Cooling
- Recessed lighting

Kitchen Details:

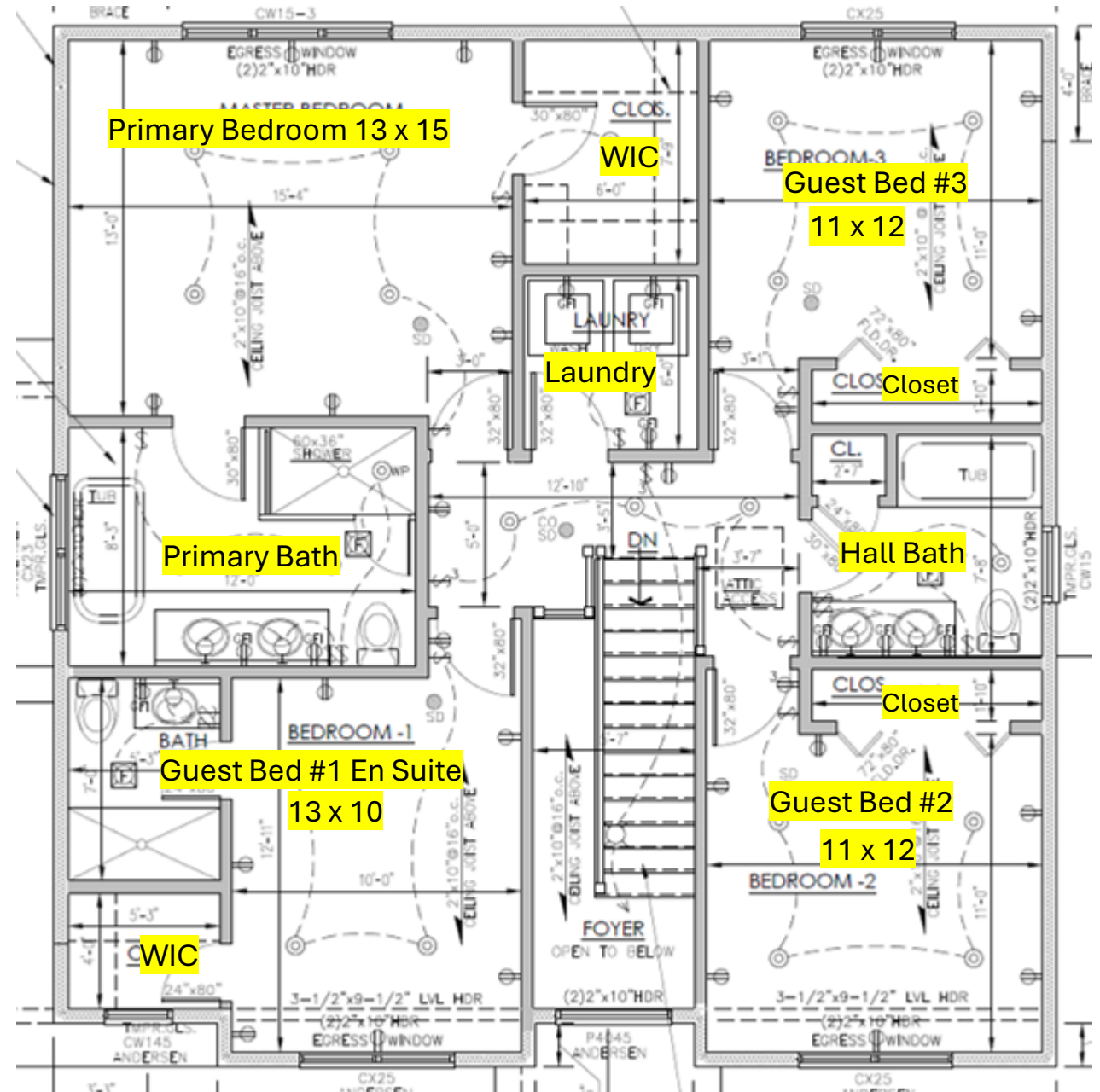
- Center Island (3 x 6)
- Quartz & SS Appliances
- Double Stacked Cabinetry
- Gas Range 36" / Frig 36"
- Dishwasher & Microwave
- Pendants over Island.
- Walk-in Pantry



25 Midway Drive – 2nd Floor Layout

2nd Floor Features:

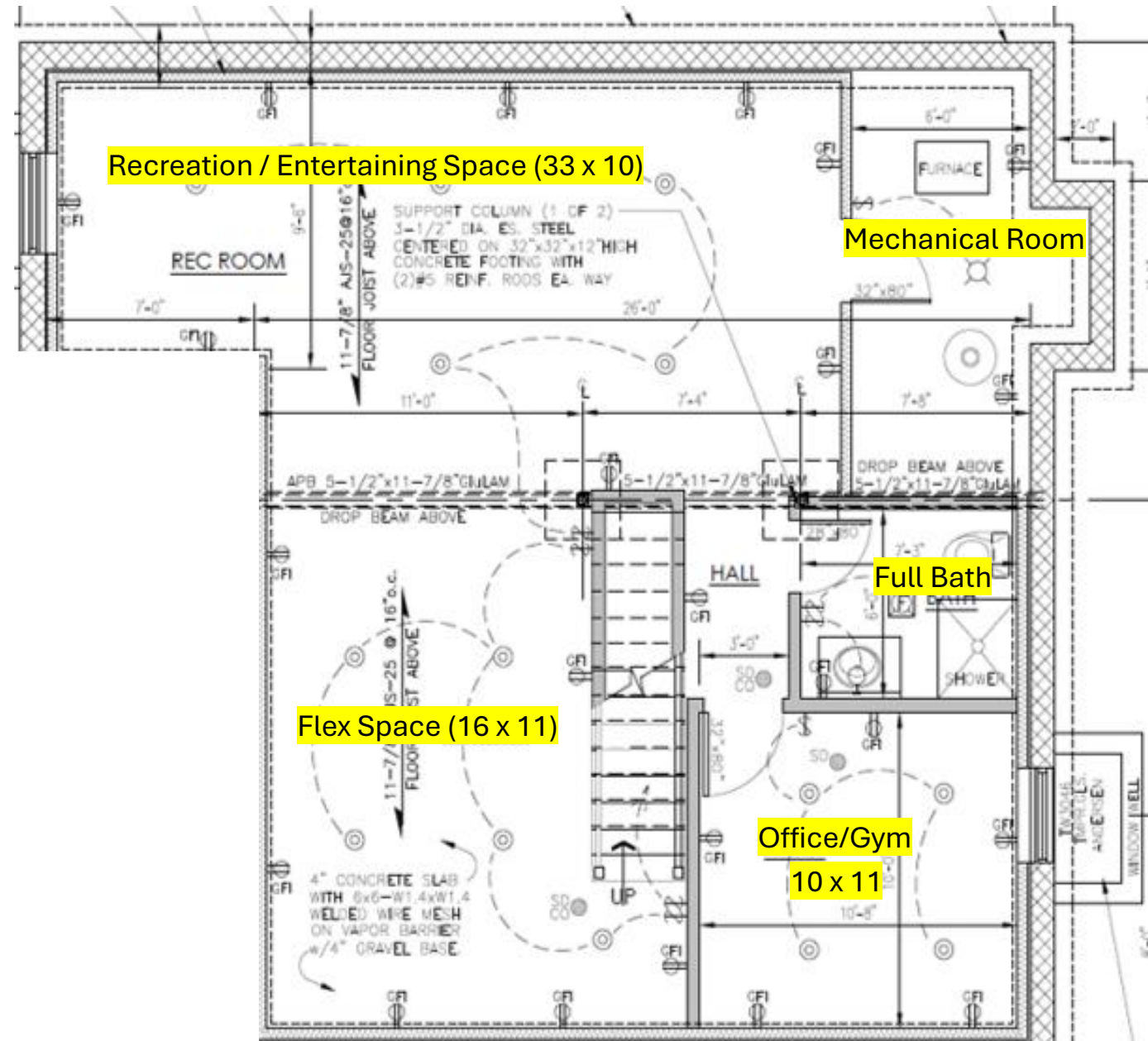
- Approx. 1,146 sq ft
- 9ft Ceiling Height
- Primary Bedroom (13 x 15) w/chandelier or fan
- Primary WIC
- Primary Spa Bath
- Guest Bed #1 (13 x 10) Ensuite w/attached Bath & WIC
- Guest Bed #2 (11 x 12) w/ closet
- Guest Bed #3 (11 x 12) w/ closet
- Laundry Room (washer & dryer not included)
- Hall Bath w/Dual Vanity, Closet & Tub/Shower & toilet.
- Pull down attic stairs.
- Wainscoting in hallway.
- Crown Molding throughout.
- Red Oak HW Floors throughout
- Separate zone Heating & Cooling
- Recessed lighting



25 Midway Drive – Basement

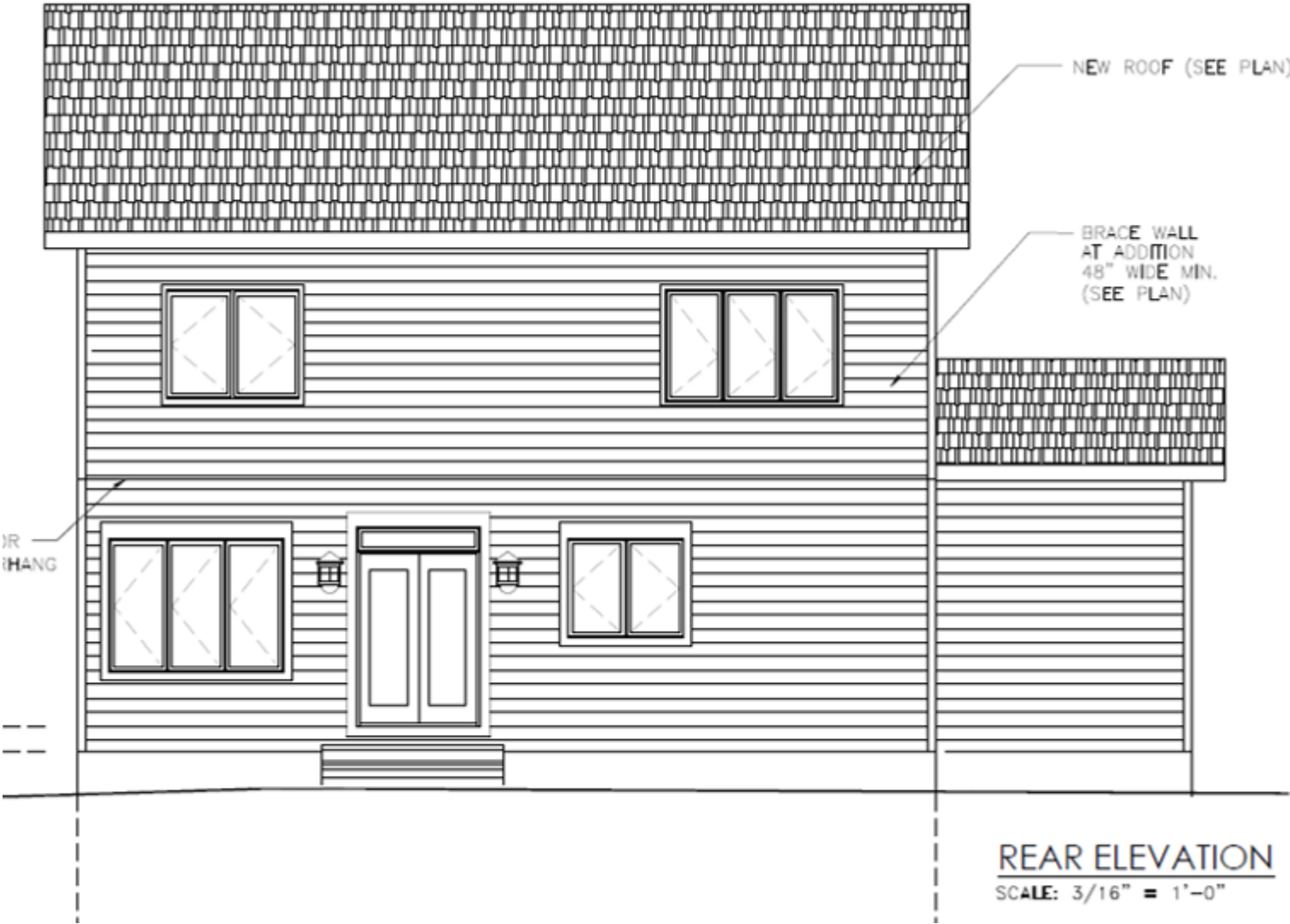
Finished Basement Features:

- Approx. 972 sq ft
- 9ft ceilings
- Entertaining / Recreation (33 x 10)
- Flex Space (16 x 11)
- Office/Gym (10 x 11)
- Wet Bar
- Full Bath
- Mechanical Room
- LVP Flooring (Luxury Vinyl Plank)
- Baseboard Molding
- Recessed Lighting
- Separate zone Heating & Cooling
- Sump pump



NOTE: Room dimensions and sq. footage are approximate. Plans are subject to change.

25 Midway Drive – Rear View



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25 Midway Drive – Side Views

