

7 Franklin Ave, Livingston

- ❖ 5 Bedrooms
- ❖ 4 Full Bathrooms
- ❖ 1st Floor Guest Bedroom
- ❖ Finished Basement
- ❖ 1 Car Detached Garage

1st & 2nd Floor – Approx. 1,500 sq ft
Finished Basement – Approx. 750 sq ft
Total Finished Space – Approx. 2,250 sq ft
Lot Size – 50 x 100 / .11 acre

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



**** New Construction – 10 Year Builders Warranty ****
***** Work with Builder to Customize your Finishes. *****

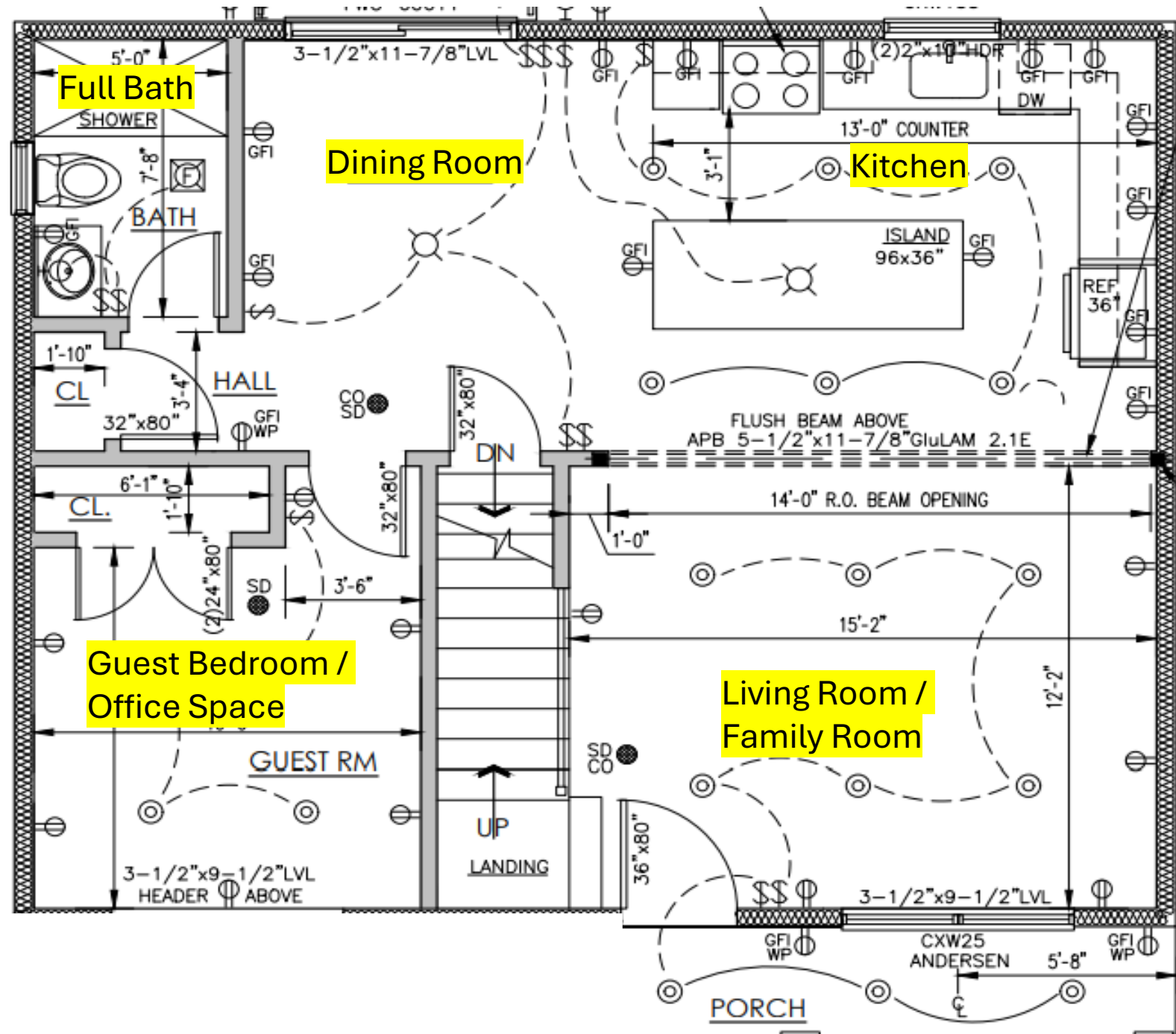
7 Franklin Ave – 1st Floor Layout

1st Floor – Approx. 750 sq ft

- 10 ft Ceilings
- 1st Floor Guest Bed / Office (10 x 10)
- Living / Family Room (12 x 15)
- Kitchen /Dining Room (12 x 23)
- Full Bath
- Kitchen
- Sliders leading to Patio / Backyard
- Red Oak HW Floors
- Crown & Baseboard Moldings throughout
- Wainscotting in Living Room & Hallway
- Recessed Lighting
- Dining Room Chandelier
- Separate zone Heating & Cooling

Kitchen Details:

- ❖ 30" SS Gas Range
- ❖ 36" SS Refrigerator / Freezer
- ❖ SS Dishwasher & Island Microwave
- ❖ Quartz Countertops
- ❖ Center Island w/Pendant Lighting
- ❖ Cabinetry w/under lighting



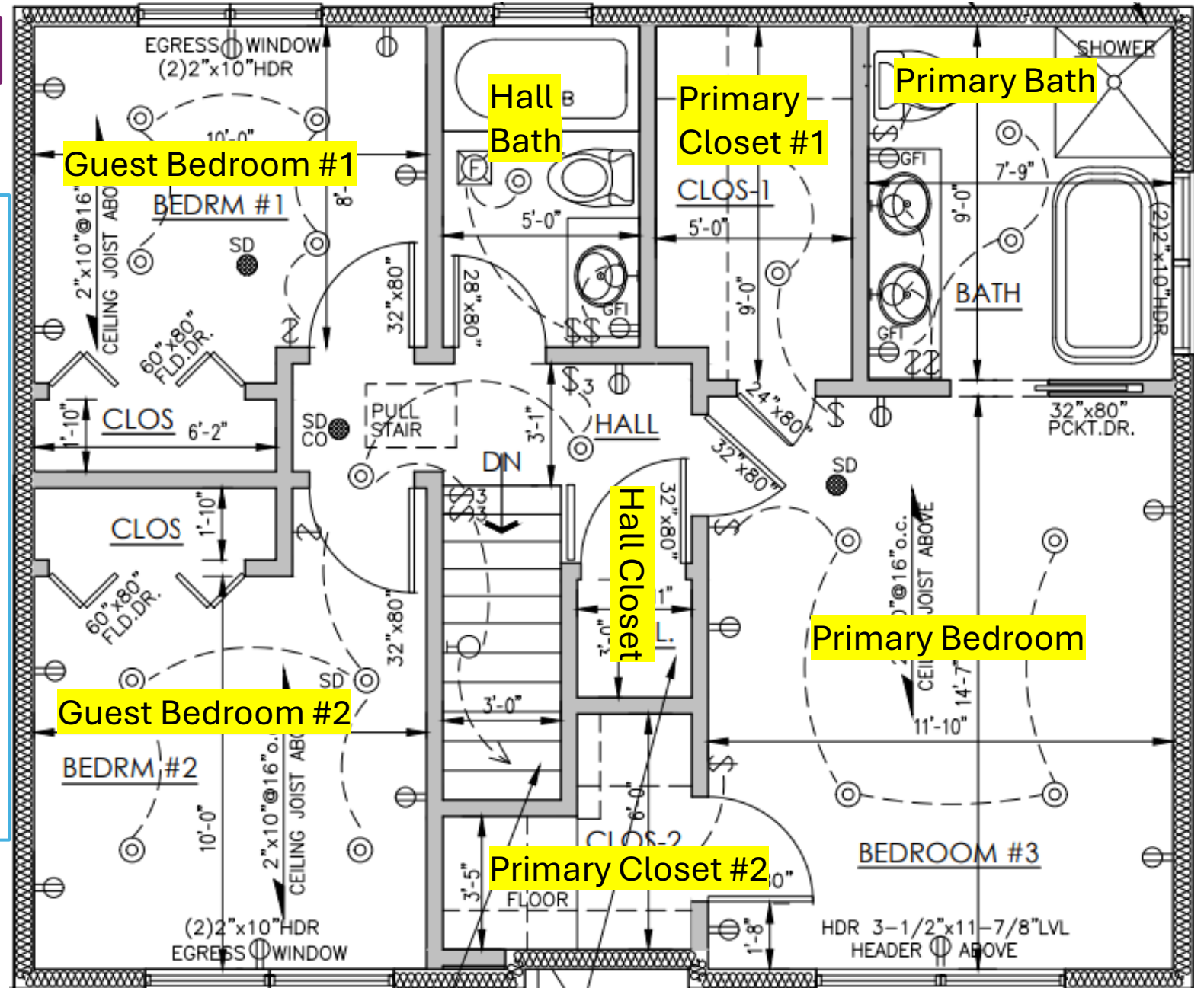
** Room Dimensions are Approx. **

7 Franklin Avenue – 2nd Floor Layout

2nd Floor – Approx. 750 sq ft

- 9 ft Ceilings
- Primary Bedroom (15 x 12)
- Primary Bath w/ shower & soaking tub
- Primary WIC's (9 x 5) & (6 x 4)
- Guest Bed #1 (8 x 10)
- Guest Bed #2 (10 x 10)
- Hall Full Bath
- Hall Closet
- Pull down attic access
- Red Oak HW Floors
- Crown & Baseboard Moldings throughout
- Wainscotting in Hallway
- Recessed Lighting
- Separate zone Heating & Cooling

** Room Dimensions are Approx. **



7 Franklin Road – Basement Level

Basement Level – Approx. 750 sq ft

- 9ft Ceilings
- Large Entertaining / Rec Space (22 x 16)
- Guest Bedroom w/closet & egress (12 x 9)
- Full Bath
- Laundry Room Connections
- Mechanical Room
- Luxury Vinyl Plank Flooring (LVP)
- Recessed Lighting
- Baseboard Moldings
- Separate zone Heating & Cooling

** Room Dimensions are Approx. **

