

# 82 Martin Road, Livingston

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

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

1<sup>st</sup> & 2<sup>nd</sup> 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

Karen Treacy, Howard Hanna / Rand Realty  
Cell (973-464-8092 / Email: [kctreacy@verizon.net](mailto:kctreacy@verizon.net)  
Builder: Blue Print Construction  
Visit website to view builders work ([karentreacy.com](http://karentreacy.com))



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

Rev. 2-2-25

## 82 Martin – 1<sup>st</sup> Floor

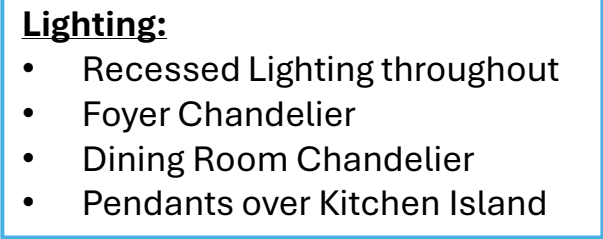
- 10 ft Ceilings
- 20 ft Foyer Ceiling Height
- Formal Living (13 x 12)
- Formal Dining (13x13)
- Family Room (18 x 15)
- Sliders Leading to Covered Deck.
- Kitchen (18 x 16)
- Bedroom (14 x 11) w/Full Bath.
- Half Bath
- Mudroom w/Storage
- Pantry
- Covered Side Porch
- Access to 2 Car Garage
- Coffered 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

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## Garage Details:

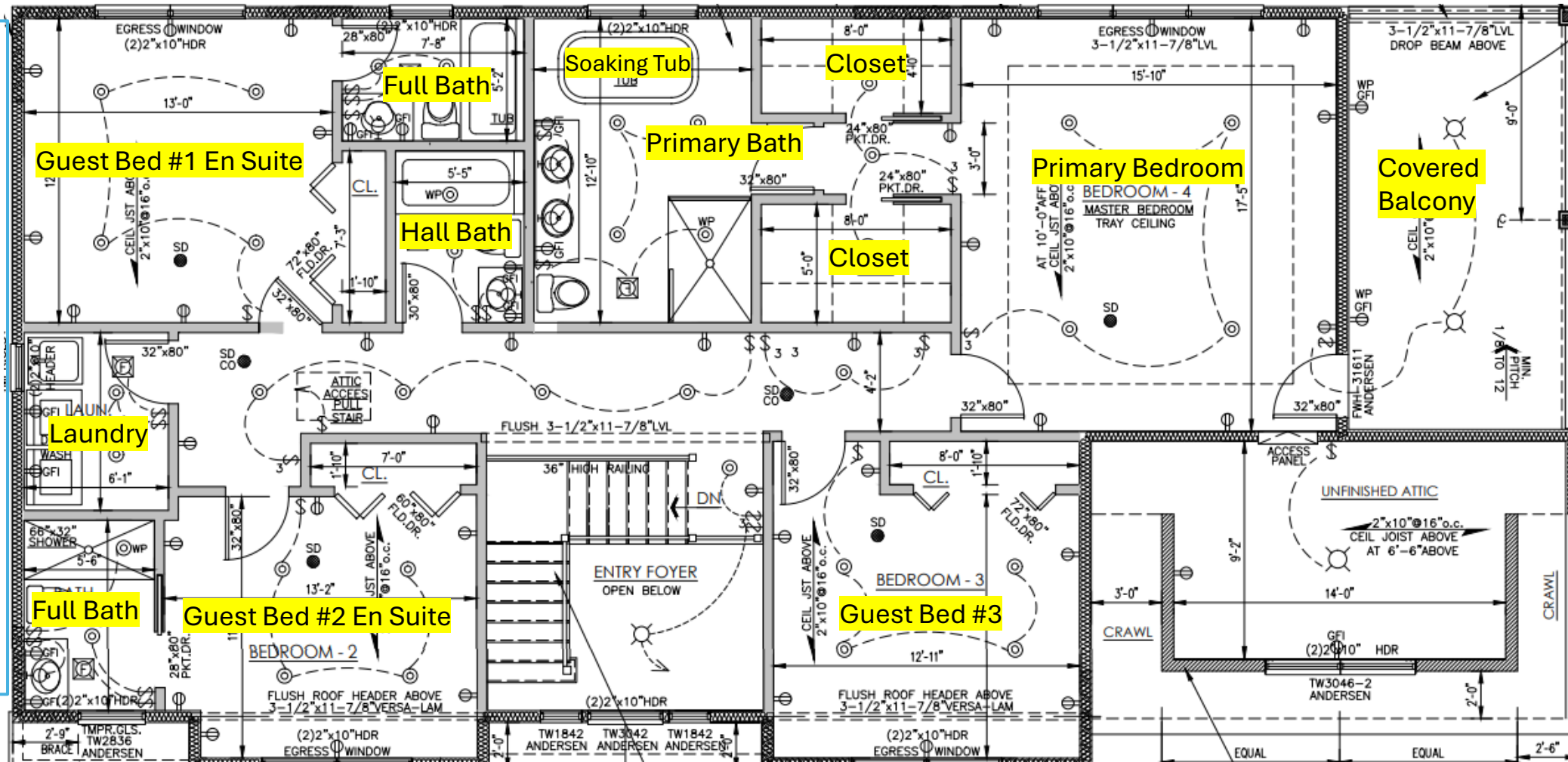
- Garage Door Opener
- EV Charger

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## 82 Martin 2<sup>nd</sup> Floor

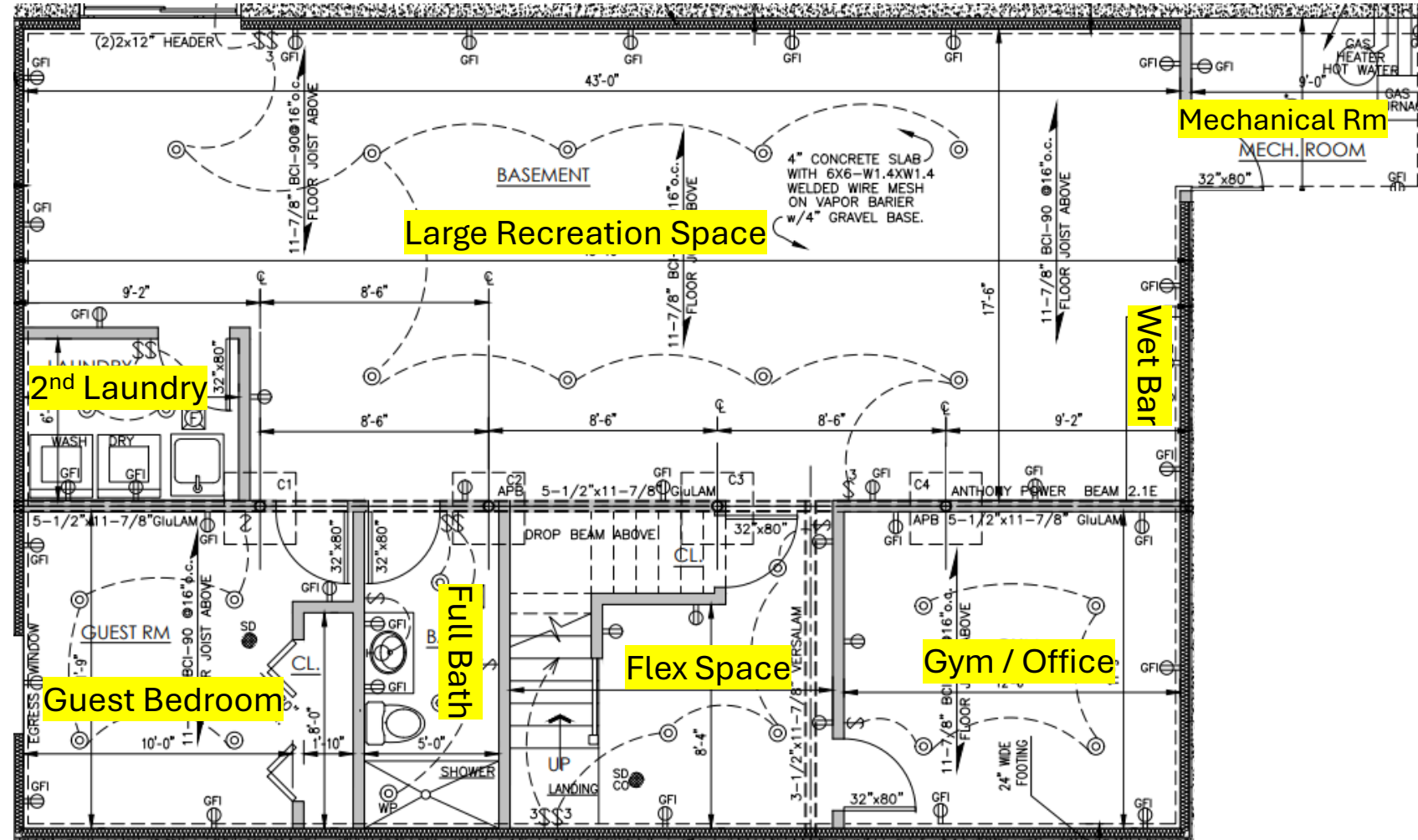
- 9 ft Ceilings
- Primary (16 x 18)
- Primary Spa Bath
- Covered Balcony
- 1st Bed (13 x 13)
- 2<sup>nd</sup> Bed (11 x 13)
- 3<sup>rd</sup> Bed (11 x 13)
- Hall Bath
- Laundry Room
- Wainscoting in hallway.
- Crown Molding throughout.
- Red Oak HW
- Separate zone Heating & Cooling.
- Pull down Attic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



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## 82 Martin – 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
- 2<sup>nd</sup> Laundry Room (connections)
- LVP Flooring (Luxury Vinyl)
- Mechanical Room
- Separate zone Heating & Cooling
- Baseboard Molding
- Recessed Lighting
- Sump pump



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