

82 W. Oakwood, Livingston

**** New Construction ****

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

- ❖ 6 Bedrooms
- ❖ 6 Full Baths / 1 Half Bath
- ❖ 1st Floor Guest Suite
- ❖ Finished Walk-out Basement
- ❖ 2 Car Attached Garage

1st & 2nd Floor – Approx. 3,500 sq ft
Basement – Approx. 1,764 sq ft
Finished Space – Approx. 5,264 sq ft
Lot Size 100 x 209 / .48 acre
*** Plenty of Room for Future Pool***

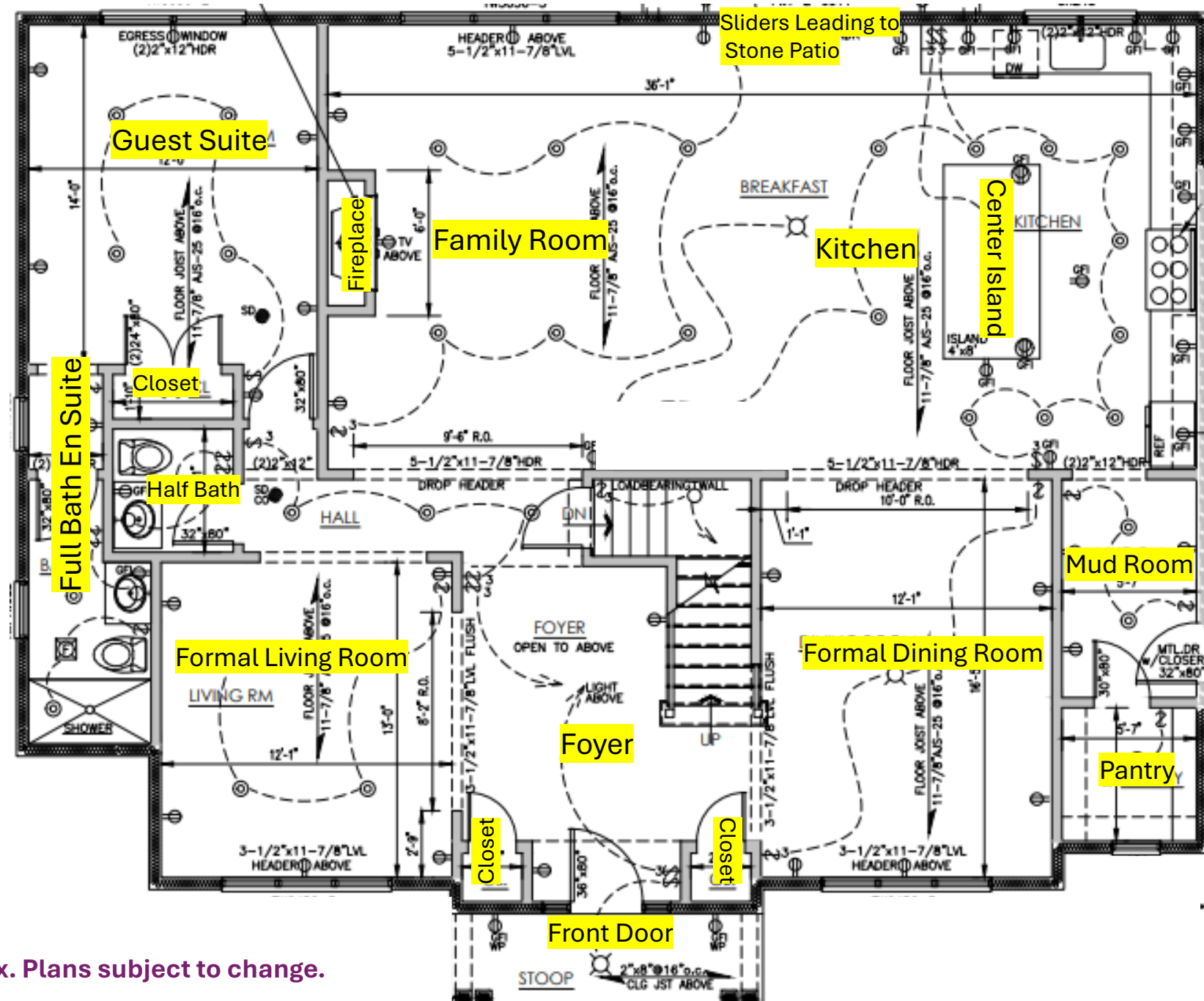
Karen Treacy, Howard Hanna Rand Realty
Cell (973-464-8092) / Email: kctreacy@verizon.net
Builder: Max Homes NJ
Website to view builder's work: karentreacy.com



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

82 W. Oakwood – 1st Floor

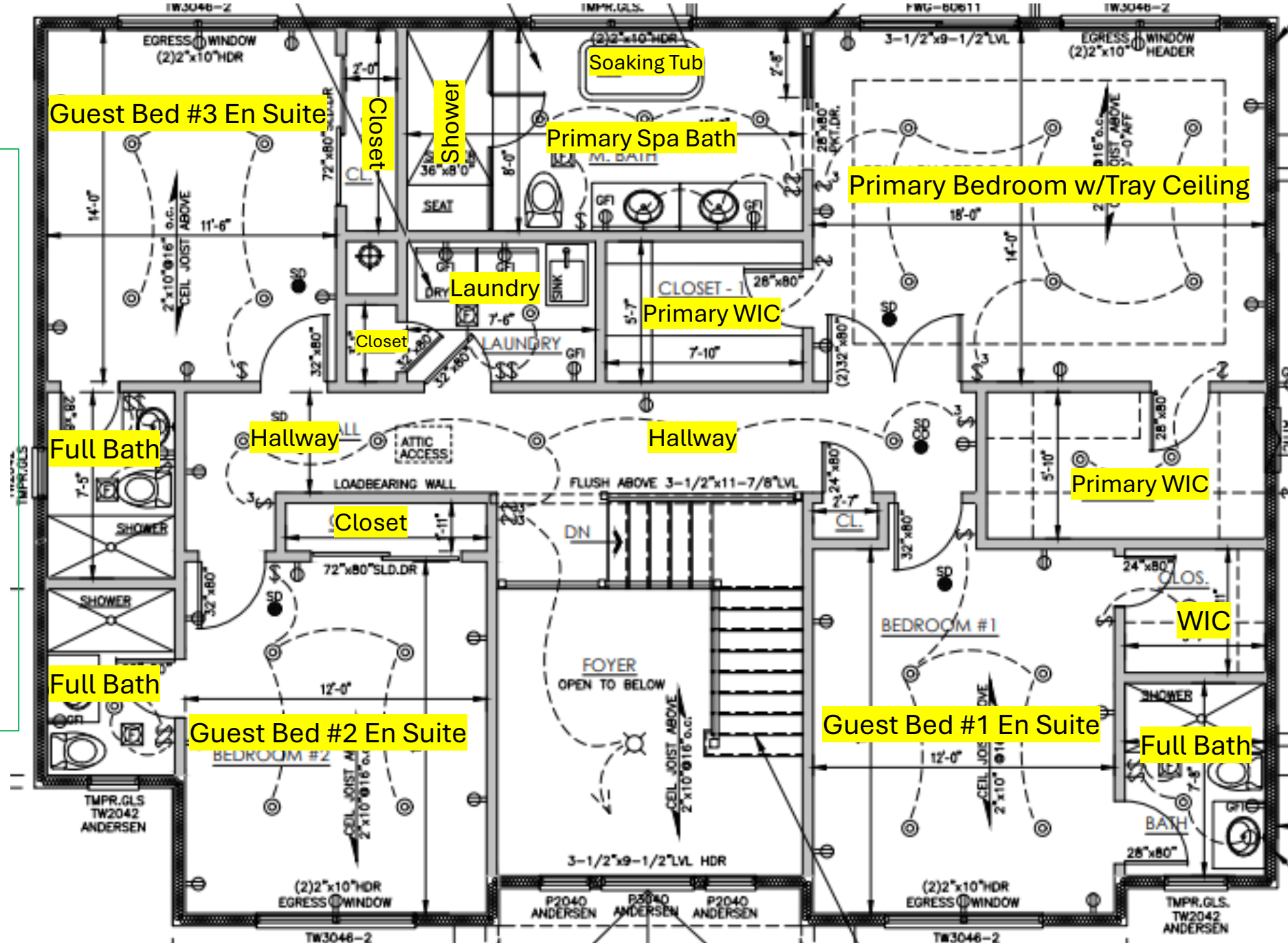
- Approx. 1,764 sq ft
- 10 ft Ceiling Height
- 20 ft Foyer Ceiling Height
- Red Oak HW Flooring Throughout
- Formal Living Room (13 x 12)
- Formal Dining Room (17 x 12)
- Guest Bedroom En Suite (14 x 12)
- Family Room w/Gas FP (18 x 18)
- Kitchen w/Island (18 x 18)
- Viking Appliance Package
- Walk-in Pantry
- Mudroom w/bench & hooks
- Half Bath
- Stone Patio– access from sliders in Kitchen.
- 2 Car Attached Garage w/EV charger.
- Separate zone Heating & Cooling
- Crown & Baseboard Molding
- Recessed Lighting



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82 W. Oakwood – 2nd Floor

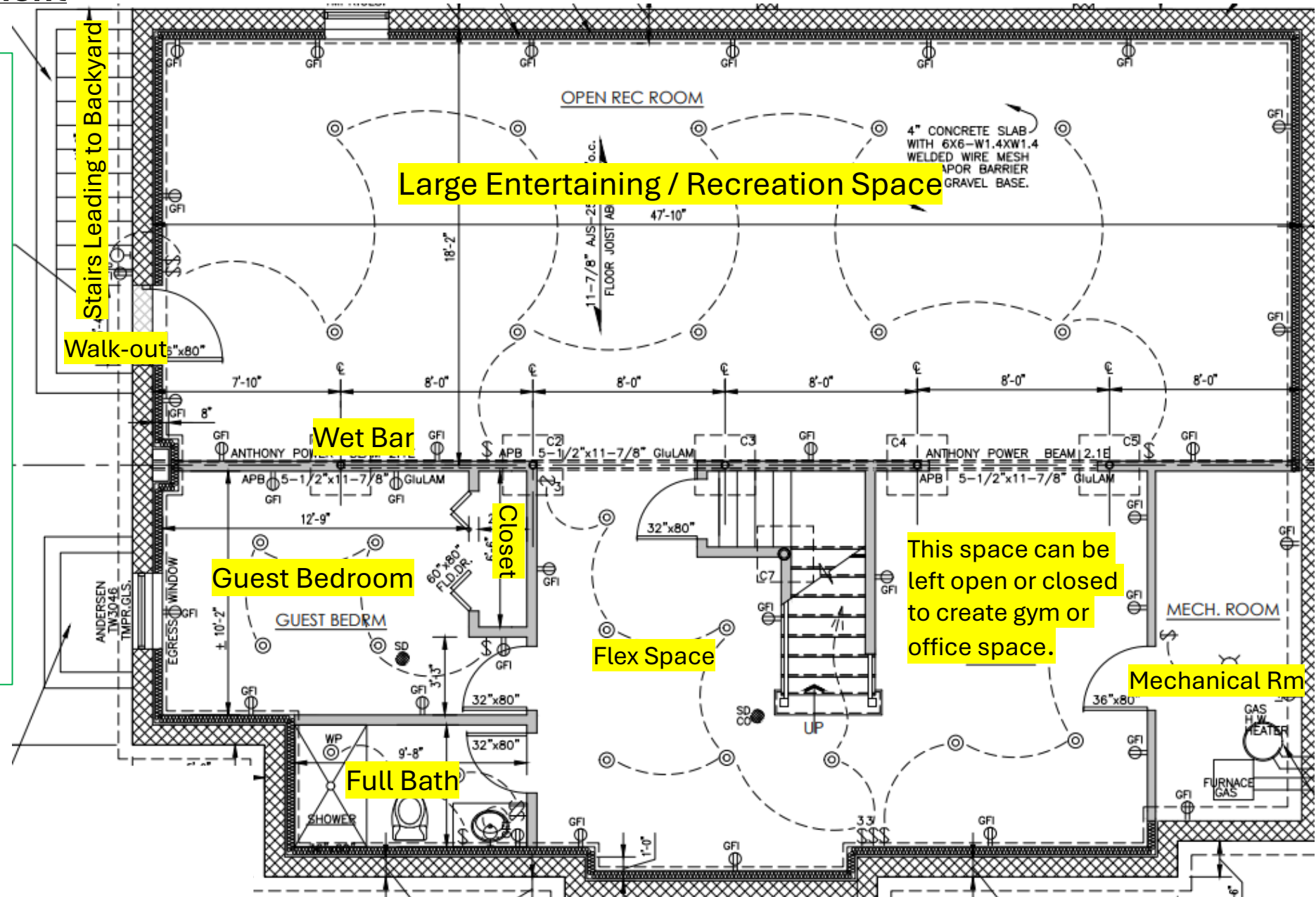
- Approx. 1,560 sq ft
- 9ft Ceiling Height
- Primary Bed (14 x 18)
- Primary Bath (16 x 8)
- 2 Primary WIC's
- Guest Bed #1 En Suite (15 x 12)
- Guest Bed #2 En Suite (14 x 12)
- Guest Bed #3 En Suite (14 x 12)
- Laundry Room w/closet (washer & dryer not included)
- Pull down Attic Stairs
- Separate zone Heating & Cooling
- Crown & Baseboard Molding
- Wainscotting in Hallways
- Recessed Lighting



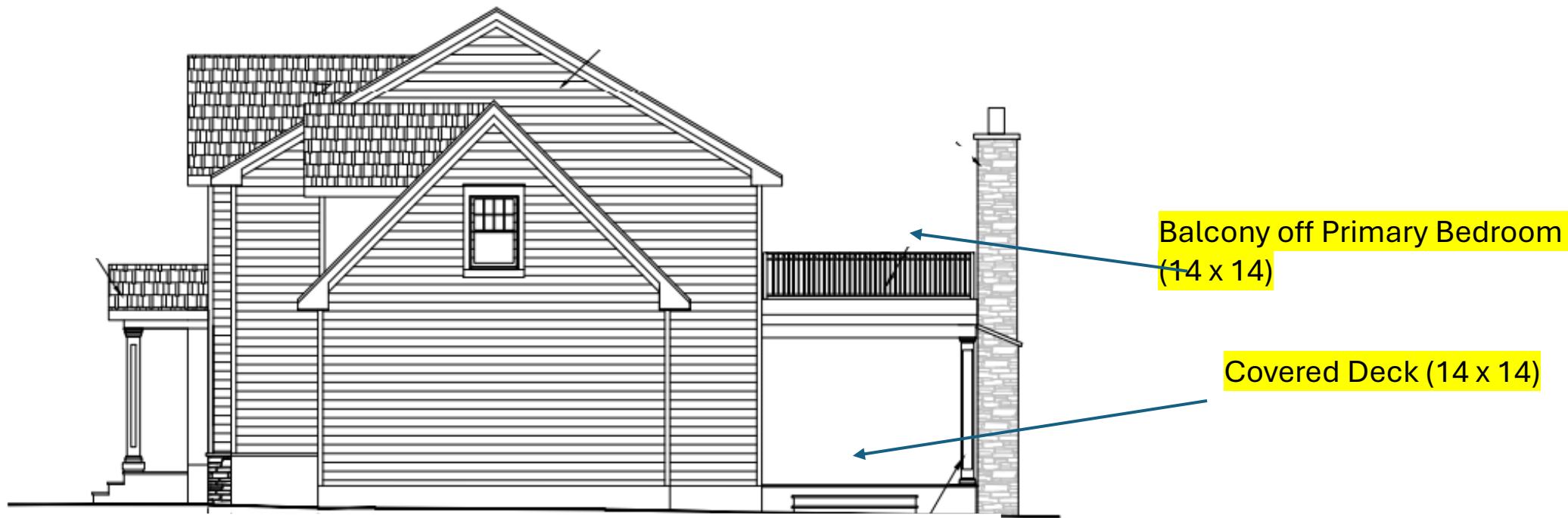
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82 W. Oakwood – Basement

- Approx. 1,764 sq ft
- 9ft Ceilings
- Walk-out
- Rec Space (18 x 48)
- Bedroom (10 x 13)
- Gym/Office (15 x 13)
- Full Bath
- Wet Bar w/ Bev Frig
- Flex / Open Space
- Mechanical Room
- Separate Zone Heating & Cooling
- LVP Flooring (Luxury Vinyl Plank)
- Sump Pump
- Baseboard Molding
- Recessed Lighting



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Balcony off Primary Bedroom
(14 x 14)

Covered Deck (14 x 14)

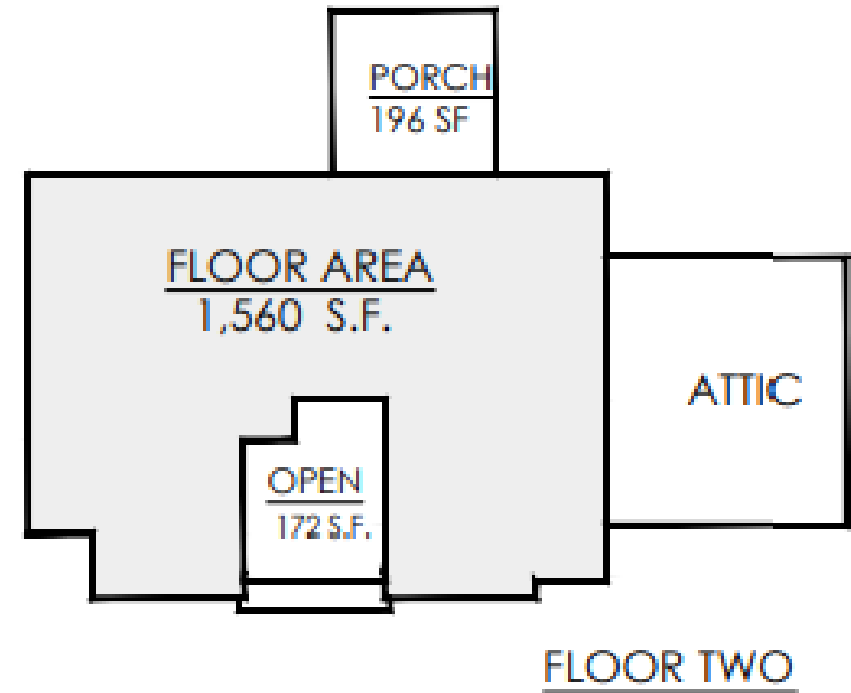
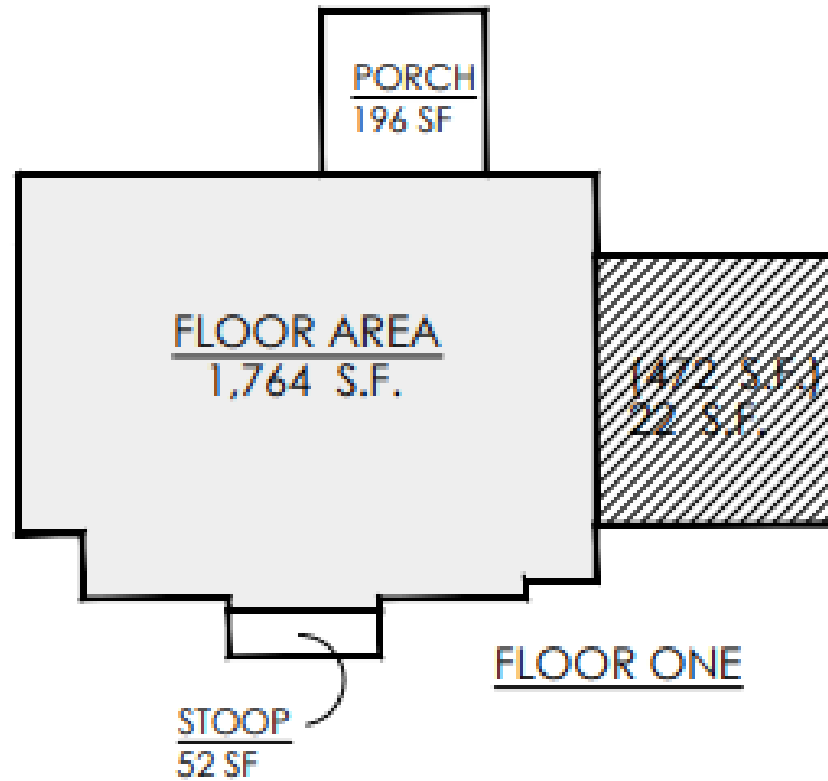
82 W. Oakwood – Side Elevation

Plenty of room for Future Pool.
Over 100 ft from end of Patio to Property Line.

Optional Upgrades:

- Outdoor Covered Deck
- Outdoor Fireplace
- Outdoor Kitchen
- Balcony off 2nd Floor Primary Suite

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FLOOR AREA DIAGRAM

FLOOR AREA DIAGRAM - LIVING AREA

FLOOR AREA DIAGRAM

FLOOR 1	1,764 S.F
FLOOR 2	1,560 S.F
OPEN	172 S.F
GARAGE(472)...	22 S.F
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TOTAL =	3,518 S.F.

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82 W. Oakwood Survey

