

# 44 NORMAN PLACE, TENAFLY NJ



## Information

- 6 Bedrooms
- 5 Bathrooms
- First floor – 1,971 sf
- Second floor – 1,686 sf
- Basement – 1,675 sf
- Total area – 5,332 sf
- Garage – 450 sf
- Lot size – 12,394 sf
- New Construction – Poured concrete and iron bars foundation

## Exterior

- Exterior – Stucco or Hardie plank and natural stones
- Windows – Marvin Line
- Pergola
- Garage – 2 Cars, Wi-Fi smart controls Opener, garage heater
- Roof – Tamko or equivalent
- Driveway/Walkway/Patio – Ledge stone 3pc limestone quarry blend or equivalent
- Landscaping – Fully Fenced and sodded backyard
- Underground sprinkle system
- Generac 200Amp transfer switch ready for a standby generator hooked to the entire home
- Exterior recess lights front/rear of the home
- Decorative lights on each side of the entry door and above the garage doors
- Hose bibs – ( 2 ) Located at the garage and rear

## Interior

- Transitional style; open floor design
- Hardwood floors throughout, Premium Select 3.75" Red Oak
- 6' by 8' double entry doors or similar
- Red oak staircase with custom iron balusters
- First floor – Aprox 9' ceiling
- Second floor – 9'- Cathedral bedrooms ceiling
- Basement – 9' ceiling
- 6 Bedrooms
  - Master bedroom
  - 3 Kids bedrooms on the second floor
  - 1 bedroom/Office on the first floor
  - 1 bedroom/Office in the basement
- 5 bathrooms
  - Master bathroom
  - 1 ensuite bathroom and a shared jack & jill bathroom on the second floor
  - 1 bathroom on the first floor
  - 1 bathroom in the basement
- Laundry room on the second floor
- Living Room – 18' ceiling
- Mudroom – Custom built bench/shelves
- Basement
  - Recreation area wired for TV
  - Soundproof media room (1/2 step platform, carpet, 4 decorative LED

## Bathrooms

- Master bathroom
  - Custom built solid wood double sink vanity with quartz counter top
  - Freestanding soaking tub and tub filler
  - Large shower, head/rain shower, wall shower and hand shower
  - Toilet – Kohler or equivalent
- Junior suite bathroom with a Shower on the second floor
- Jack and Jill shared bathroom with a soaking tub and double vanity
- First floor bathroom with a shower
- Basement bathroom with a shower
- All bathrooms' flooring and showers' walls Tiled
- Plumbing fixtures – Kohler or equivalent

## Door and Carpentry

- Interior doors – Shaker doors or equivalent
- Hinges – Black finish
- Trim/Molding
  - Doors and windows
  - Base molding
  - Crown molding

## Kitchen

- Solid wood custom cabinetry
- Soft close drawers, doors and pullouts
- Porcelain/Quartz countertop
- Kohler Graze Pull-down kitchen sink/faucet or equivalent
- Under cabinets hidden outlets and lights
- Oversized Island
- Appliances
  - Thermador Fridge/Freezer
  - Thermador Range or equivalent
  - Thermador Hood
  - Thermador dishwasher
  - Sharp Drawer Microwave

## Amenities

- 200Amp Transfer switch ready for a Generac standby generator hooked to the entire home
- Gemini 45" contemporary gas fireplace (Family room)
- Heating and cooling – 4 Rheem Classic forced air units/zones
- Hot water heater – Rheem 75 Gallon
- Contemporary light switches (optional smart switches/dimmers)
- Ardex Flexbone electric radiant heat system in all bathrooms
- Garage
  - Heated
  - Smart Wi-Fi controlled
  - Wired for electric car charger
- Nest/Google Smart Home System – Hello smart HD video doorbell, smart outdoor camera, 3 smart learning thermostats
- CAT 6, Coax and Audio wiring for all TV's and computers
- Access Point (Wi-Fi signal boosters) on each floor
- Wall mounted media rack
- Episode Signature or equivalent in-ceiling speakers (kitchen, dining room)
- Episode Signature or equivalent outdoor speakers (rear patio)
- LG Smart Wi-Fi Washer and Dryer units (Laundry room)
- Electric service – 200 Amp
- Central vacuum – 6 outlets (including basement and garage)
- Exterior gas line for BBQ grill