

Farm Estates

TIMELESS TRADITIONS | MODERN DESIGNS

PRIMA
CORPORATION

HHDESIGNERS

 **THE NUSSBAUM TEAM**
REAL ESTATE PROFESSIONALS

kw SHORE
PROPERTIES
KELLERWILLIAMS.

Farm Estates

TIMELESS TRADITIONS | MODERN DESIGNS

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About

The Woolworth

2,980 Sqft 4 bed | 3.5 bath | 2 car garage

The Rockefeller 4

3,142 Sqft 4 bed | 3.5 bath | 2 car garage | optional 208 sqft playroom

The Rockefeller 5

3,428 Sqft 5 bed | 3.5 bath | 2 car garage | optional 208 sqft playroom

The Seagram

3,918 Sqft 5 bed | 4.5 bath | 2 car garage | habitable attic space

The Waldorf

4,035 Sqft 5 bed | 4.5 bath | 2 car garage | habitable attic space

The Gettysburg

5,525 Sqft 6 bed | 4.5 bath | 3 car garage

Luxury Features

Grand Opening Special Features

Location

A modern living room with a marble wall, a beige sofa, a round coffee table, and a large potted plant. The room is bright and airy, with a large window on the right side. The text is overlaid on the right side of the image.

It's Where You Are

Home is the centerpiece to how you live your life and spend your time.

Those who choose to settle at **Farm Estates** do so because of the scenic area, world-class shopping locations, and proximity to the beautiful Jersey Shore.

CHURCH ROAD

JACKS WAY

ST. HEIGS COURT

FELDMUS LANE

FERRIS LANE

LOT 8.26
1.002 AC

LOT 8.25
1.003 AC

LOT 8.24
.889 AC

LOT 8.23
.910 AC

LOT 8.22
.545 AC

LOT 8.21
.551 AC

LOT 8.19
1.493 AC

LOT 8.20
.523 AC

STORMWATER
DETENTION
LOT TO
HOMEOWNERS
ASSOCIATION

LOT 8.01
.570 AC

LOT 8.02
.462 AC

LOT 8.03
.461 AC

LOT 8.04
.462 AC

LOT 8.05
.461 AC

LOT 8.06
.461 AC

LOT 8.07
.791 AC

LOT 8.08
.789 AC

LOT 8.09
.523 AC

LOT 8.10
.558 AC

LOT 8.11
.955 AC

ROCKEFELLER COURT

FELDMUS LANE

LOT 8.18
.982 AC

LOT 8.17
.575 AC

LOT 8.16
.477 AC

LOT 8.15
.477 AC

LOT 8.14
.544 AC

LOT 8.13
.984 AC

PRIMA
CORPORATION

Realize your vision & watch it come to life

in a luxury community featuring only 24 homes
in the prestigious area of North Dover, Toms River.

Lot 8.01	.570 Acres	Lot 8.14	.544 Acres
Lot 8.02	.462 Acres	Lot 8.15	.477 Acres
Lot 8.03	.461 Acres	Lot 8.16	.477 Acres
Lot 8.04	.462 Acres	Lot 8.17	.575 Acres
Lot 8.05	.461 Acres	Lot 8.18	.992 Acres
Lot 8.06	.461 Acres	Lot 8.19	Stormwater Detention Lot
Lot 8.07	.791 Acres	Lot 8.20	.523 Acres
Lot 8.08	.789 Acres	Lot 8.21	.551 Acres
Lot 8.09	.523 Acres	Lot 8.22	.545 Acres
Lot 8.10	.558 Acres	Lot 8.23	.910 Acres
Lot 8.11	.955 Acres	Lot 8.24	.889 Acres
Lot 8.12	Stormwater Detention Lot	Lot 8.25	1.003 Acres
Lot 8.13	.984 Acres	Lot 8.26	1.002 Acres



THE WOOLWORTH

4 bedroom | 3.5 bathroom | 2,980 sqft | 2 car garage





ELEVATION
C

- Includes:
- Hip Roof
 - Black Exterior Casement windows (front only)
 - Interior Window color White
 - Black Steel Insulated Garage Door
 - Stucco Under Front Porch
 - Standard Siding Remaining House with Azek Details
 - Stone Wainscoat 4'-0"
 - 10'x12' Pressure Treated Deck with (1) 48" Stair and rail



ELEVATION
D

- Includes:
- Hip Roof
 - Black Exterior Casement windows (front only)
 - Interior Window color White
 - Black Steel Insulated Garage Door
 - Black Trim, Gutters and Leaders
 - Stucco Front
 - Wood Color Accents Around Garage Face and Two Story Den and Master Bedroom Sitting Area
 - Stone Wainscoat 4'-0"
 - 10'x12' Pressure Treated Deck with (1) 48" Stair and rail



ELEVATION
E

- Includes:
- Hip Roof
 - Black Exterior Casement windows (front only)
 - Interior Window color White
 - Black Steel Insulated Garage Door
 - Black Trim, Gutters and Leaders
 - Stucco Front
 - Wood Color Accents Around Garage Face and Two Story Den and Master Bedroom Sitting Area
 - Stone Access Under Porch and Second Floor Bedroom #2 Window
 - 10'x12' Pressure Treated Deck with (1) 48" Stair and rail



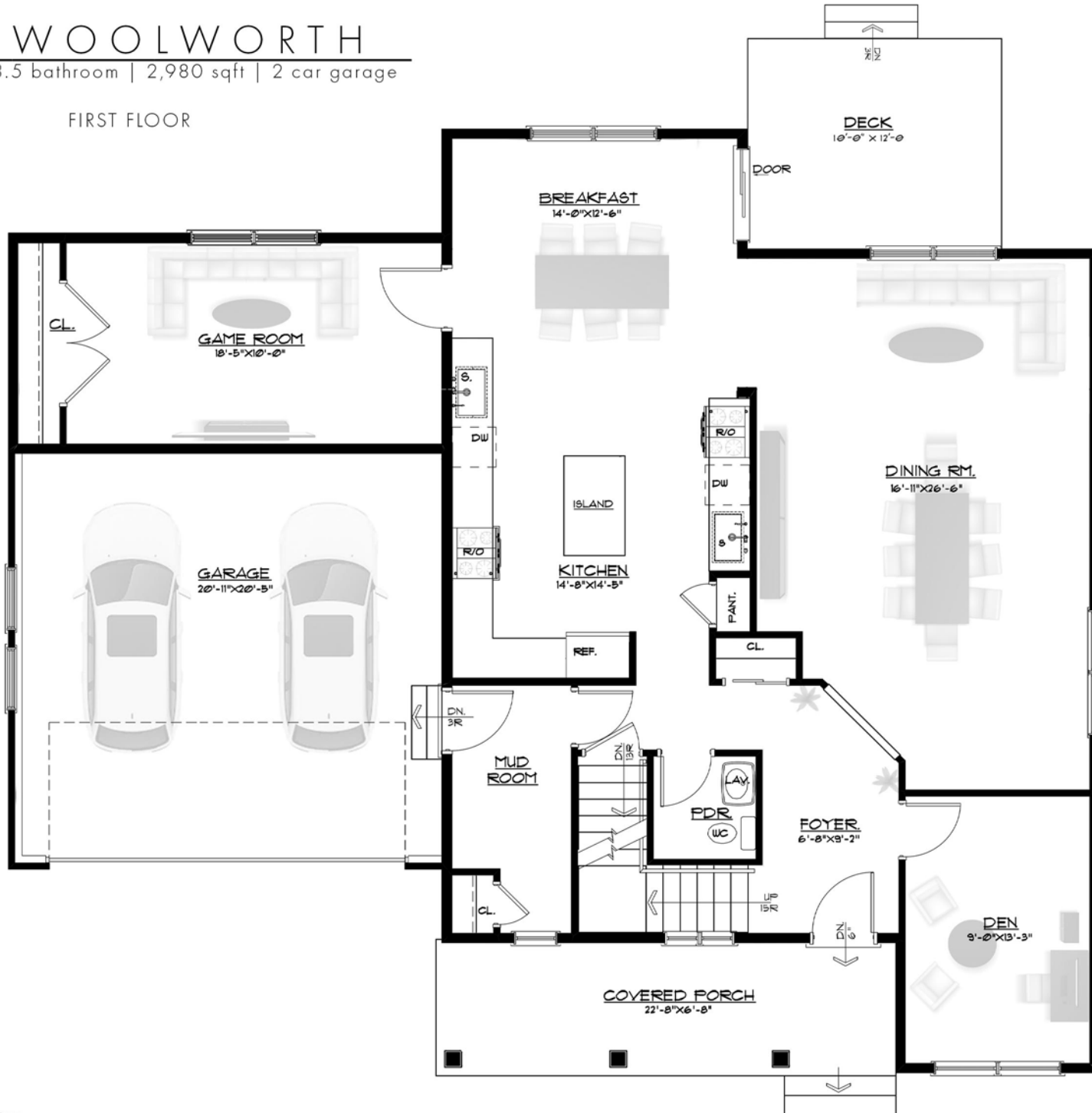
ELEVATION
F

- Includes:
- Hip Roof
 - Black Exterior Casement windows (front only)
 - Interior Window color White
 - Black Steel Insulated Garage Door
 - Black Trim, Gutters and Leaders
 - Stucco Front
 - Stone Wainscoat 4'-0"
 - 10'x12' Pressure Treated Deck with (1) 48" Stair and rail

THE WOOLWORTH

4 bedroom | 3.5 bathroom | 2,980 sqft | 2 car garage

FIRST FLOOR



THE WOOLWORTH
SECOND FLOOR



THE ROCKEFELLER 4

4 bedroom | 3.5 bathroom | 3,142 sqft | 2 car garage





Farm Estates

TIMELESS TRADITIONS | MODERN DESIGNS



FULL PORCH
ELEVATION
C

- Includes:
- Hip Roof
 - Black Exterior Casement windows (front only)
 - Interior Window color White
 - Black Steel Insulated Garage Door
 - Black Exterior Trim Second Floor, Gutters and Leaders
 - Standard Siding
 - Stone Wainscoat 4'-0" front
 - 12'x16' Pressure Treated Deck with (1) 48" Stair and rail



FULL PORCH
ELEVATION
D

- Includes:
- Hip Roof-
 - Black Exterior Casement windows (front only)-
 - Interior Window color White-
 - Black Steel Insulated Garage Door-
 - Black Exterior Trim Second Floor, Gutters and Leaders-
 - Stucco front-
 - Wood Color Accent Second Floor Master Bedroom-
 - Stone Wainscoat 4'-0" front-
 - 12'x16' Pressure Treated Deck with (1) 48" Stair and rail-



FULL PORCH
ELEVATION
E

FULL PORCH ELEVATIONS



- Includes:
- Hip Roof-
 - Black Exterior Casement windows (front only)-
 - Interior Window color White-
 - Black Steel Insulated Garage Door-
 - Black Trim, Gutters and Leaders-
 - Stucco Accents-
 - Stone under the Porch-
 - Stone Wainscoat 4'-0-
 - Wood Color Accent Second Floor Master Bedroom-
 - 12'x16' Pressure Treated Deck with (1) 48" Stair and rail-



1/2 PORCH
ELEVATION
F

- Includes:
- Hip Roof
 - Black Exterior Casement windows (front only)
 - Interior Window color White
 - Black Steel Insulated Garage Door
 - Black Exterior Trim Second Floor, Gutters and Leaders
 - Stucco Accents around front door to Garage and Garage Face
 - Stone Wainscoat 4'-0"
 - Standard Siding Remaining Front
 - 12'x16' Pressure Treated Deck with (1) 48" Stair and rail



1/2 PORCH
ELEVATION
G

- Includes:
Hip Roof-
- Black Exterior Casement windows (front only)-
 - Interior Window color White-
 - Black Steel Insulated Garage Door-
 - Black Exterior Trim Second Floor, Gutters and Leaders-
 - Stucco Front-
 - Wood Color Accent Second Floor Master Bedroom-
 - Stone Wainscoat 4'-0"-
 - 12'x16' Pressure Treated Deck with (1) 48" Stair and rail-



1/2 PORCH
ELEVATION
H

1 / 2 PORCH ELEVATIONS

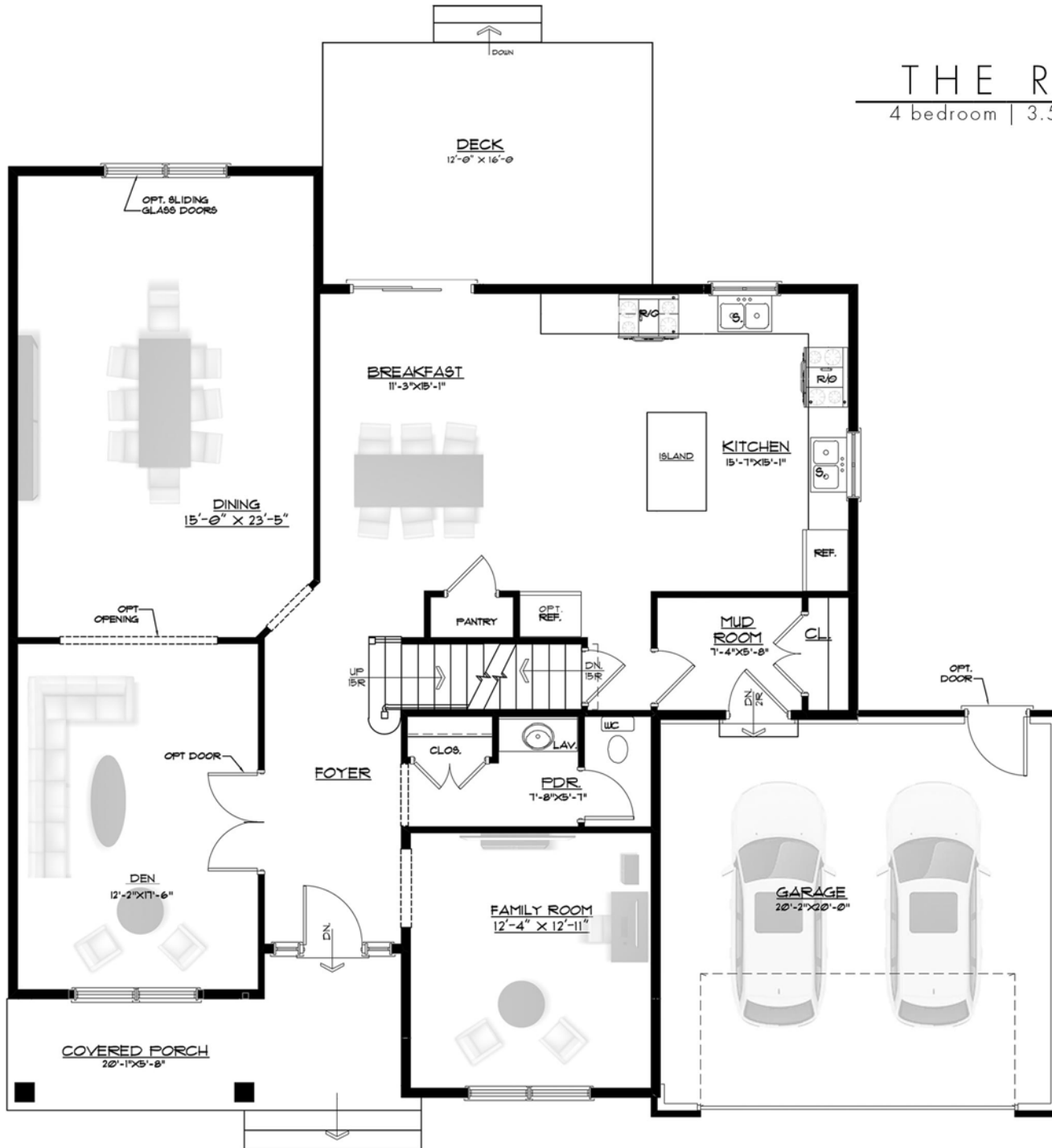


- Includes:
Hip Roof-
- Black Exterior Casement windows (front only)-
 - Interior Window color White-
 - Black Steel Insulated Garage Door-
 - Black Exterior Trim Second Floor, Gutters and Leaders-
 - Stone Accents Around Front Door to Garage Wall and Two Story-
 - Stucco Front Remaining Front-
 - Wood Color Accent Second Floor Master Bedroom-
 - 12'x16' Pressure Treated Deck with (1) 48" Stair and rail-

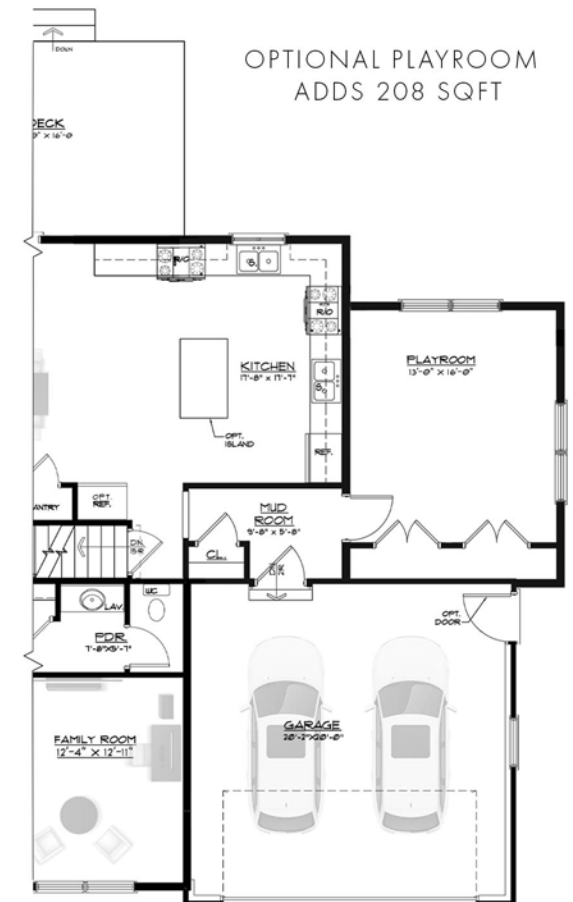
THE ROCKEFELLER 4

4 bedroom | 3.5 bathroom | 3,142 sqft | 2 car garage

FIRST FLOOR



OPTIONAL PLAYROOM
ADDS 208 SQFT



THE ROCKEFELLER 4
SECOND FLOOR



THE ROCKEFELLER 5

5 bedroom | 3.5 bathroom | 3,428 sqft | 2 car garage





Farm Estates

TIMELESS TRADITIONS | MODERN DESIGNS



- Includes:**
- Hip Roof
 - Black Exterior Casement windows (front only)
 - Interior Window color White
 - Black Steel Insulated Garage Door
 - Black Exterior Trim, Gutters and Leaders
 - Stucco Accent Two Story
 - Standard Siding
 - Stone Wainscoat 4'-0" front
 - 12'x16' Pressure Treated Deck with (1) 48" Stair and rail

ELEVATION
A

ELEVATION
B



- Includes:**
- Hip Roof
 - Black Exterior Casement windows (front only)
 - Interior Window color White
 - Black Steel Insulated Garage Door
 - Black Exterior Trim Second Floor, Gutters and Leaders
 - Stucco Accent Two Story and Garage Face
 - Two Color Standard Siding
 - Stone Wainscoat 4'-0" front
 - 12'x16' Pressure Treated Deck with (1) 48" Stair and rail



- Includes:**
- Hip Roof
 - Black Exterior Casement windows (front only)
 - Interior Window color White
 - Black Steel Insulated Garage Door
 - Black Exterior Trim Second Floor, Gutters and Leaders
 - Stucco Accent Two Story
 - Stone Accents under Porch and Two Story Family Room and Master Bedroom
 - Wood Color Accents Second Floor above front door and Master Bathroom
 - 12'x16' Pressure Treated Deck with (1) 48" Stair and rail

ELEVATION
C

ELEVATION
D



- Includes:**
- Hip Roof
 - Black Exterior Casement windows (front only)
 - Interior Window color White
 - Black Steel Insulated Garage Door
 - Black Exterior Trim Second Floor, Gutters and Leaders
 - Stucco front
 - Stone 4'-0" across front
 - Wood Color Accents around Front Door and above Second Floor
 - 12'x16' Pressure Treated Deck with (1) 48" Stair and rail



- Includes:**
- Hip Roof
 - Black Exterior Casement windows (front only)
 - Interior Window color White
 - Black Steel Insulated Garage Door
 - Black Exterior Trim Second Floor, Gutters and Leaders
 - Stucco front
 - Stone 4'-0" across front
 - Wood Color Accents Second Floor foyer and Master Bedroom
 - 12'x16" Pressure Treated Deck with (1) 48" Stair and rail



- Includes:**
- Hip Roof
 - Black Exterior Casement windows (front only)
 - Interior Window color White
 - Black Steel Insulated Garage Door
 - Black Exterior Trim Second Floor, Gutters and Leaders
 - Stucco front
 - Stone Wainscoat 4'-0" front
 - 12'x16" Pressure Treated Deck with (1) 48" Stair and rail

**ELEVATION
E**

**ELEVATION
F**



- Includes:**
- Hip Roof
 - Black Exterior Casement windows (front only)
 - Interior Window color White
 - Black Steel Insulated Garage Door
 - Black Exterior Trim Second Floor, Gutters and Leaders
 - Stucco front
 - Stone Accents under Porch and Two Story on Family Room and Master Bedroom
 - Wood Color Accents Around Front Door and Second Floor Foyer
 - 12'x16" Pressure Treated Deck with (1) 48" Stair and rail

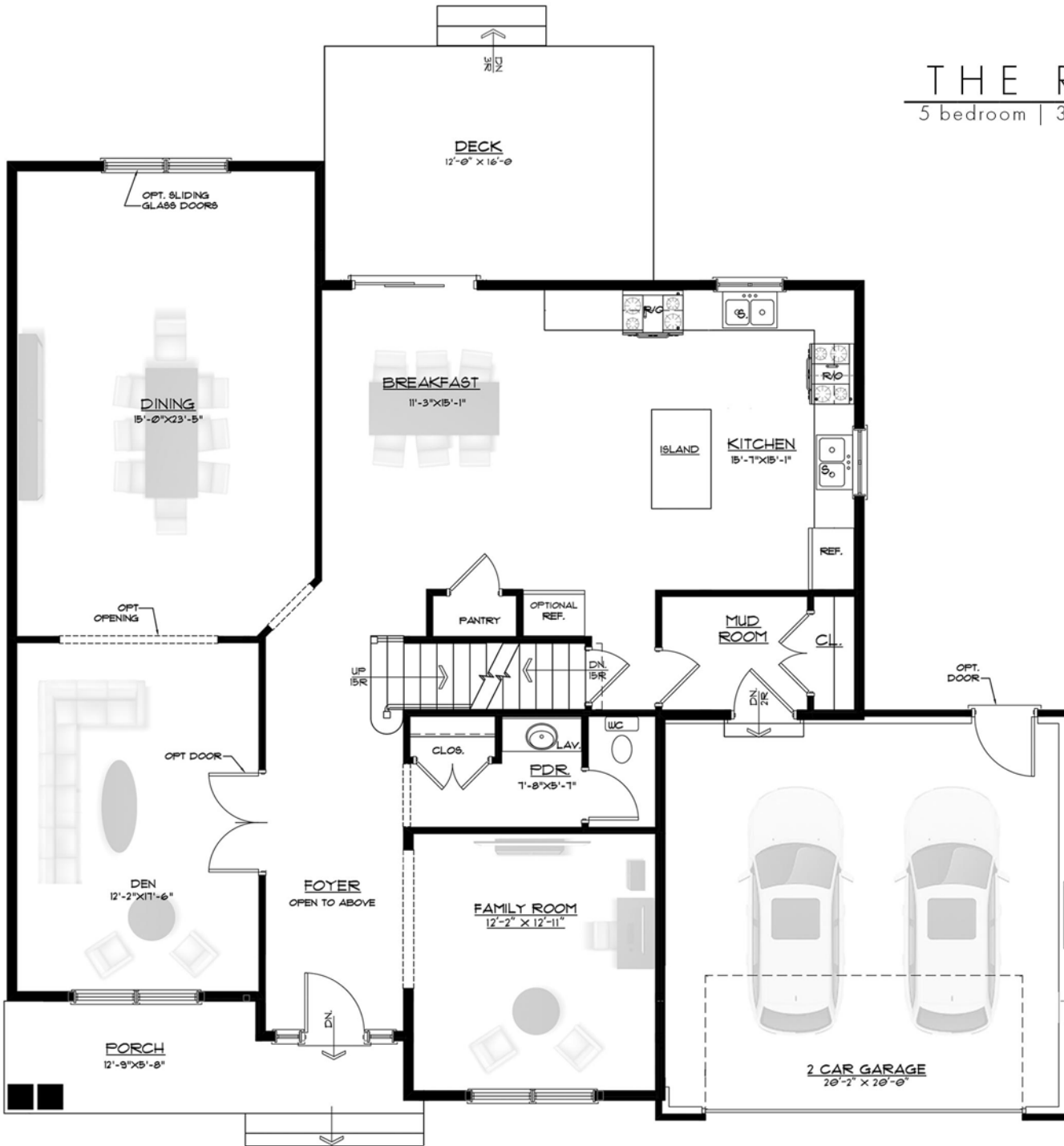
**ELEVATION
G**



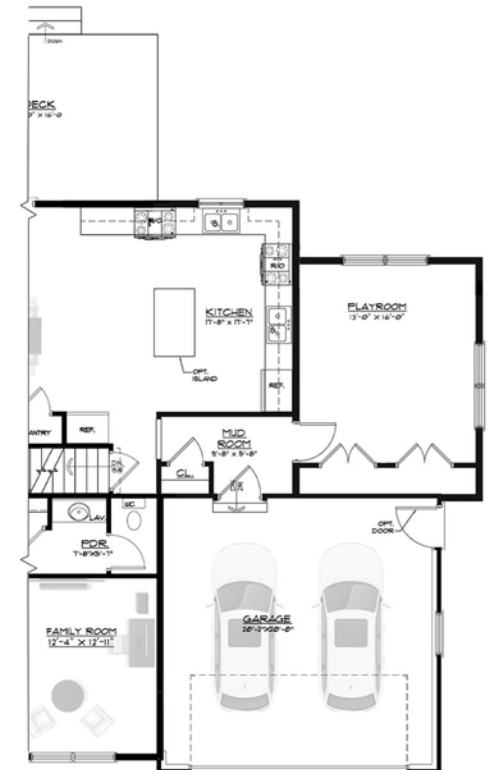
THE ROCKEFELLER 5

5 bedroom | 3.5 bathroom | 3,428 sqft | 2 car garage

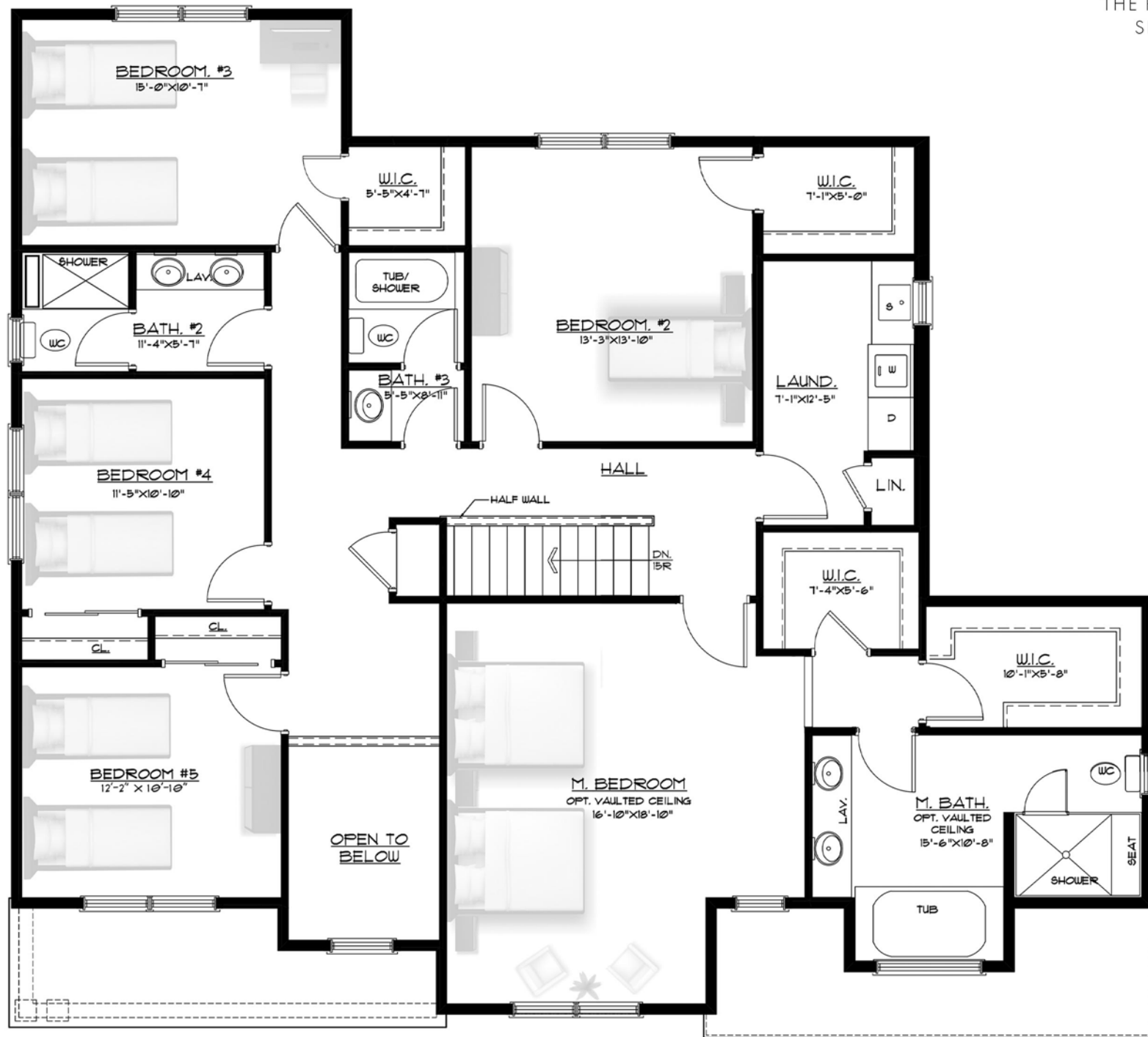
FIRST FLOOR



OPTIONAL
208 SQFT PLAYROOM



THE ROCKEFELLER 5
SECOND FLOOR



THE SEAGRAM

5 bedroom | 4.5 bathroom | 3,918 sqft | 2 car garage | habitable attic space





ELEVATION
E

- Includes:**
- Hip Roof
 - Black Exterior Casement windows (front only)
 - Interior Window color White
 - Black Steel Insulated Garage Door
 - Black Exterior Trim, Gutters and Leaders
 - Black Railing on Master Bedroom Balcony
 - Stucco First Floor
 - Standard Siding Second Floor
 - 4'-0" Wainscoat of Stone front only
 - 12'x18' Pressure Treated Deck with (1) 48" Stair and rail



ELEVATION
F

- Includes:**
- Hip Roof
 - Black Exterior Casement windows (front only)-
 - Interior Window color White-
 - Black Steel Insulated Garage Door-
 - Black Exterior Trim, Gutters and Leaders-
 - Black Railing on Master Bedroom Balcony-
 - Stucco Front-
 - Wood Color Accents around front door, above second floor and above garage-
 - 4'-0" Wainscoat of Stone front only-
 - 12'x18' Pressure Treated Deck with (1) 48" Stair and rail-



ELEVATION
G

- Includes:**
- Hip Roof
 - Black Exterior Casement windows (front only)
 - Interior Window color White
 - Black Steel Insulated Garage Door
 - Black Exterior Trim, Gutters and Leaders
 - Black Railing on Master Bedroom Balcony
 - Stucco Second Floor
 - Wood Color Accents around front door, above second floor, second floor above garage
 - Stone First Floor and Garage Face
 - 12'x18' Pressure Treated Deck with (1) 48" Stair and rail



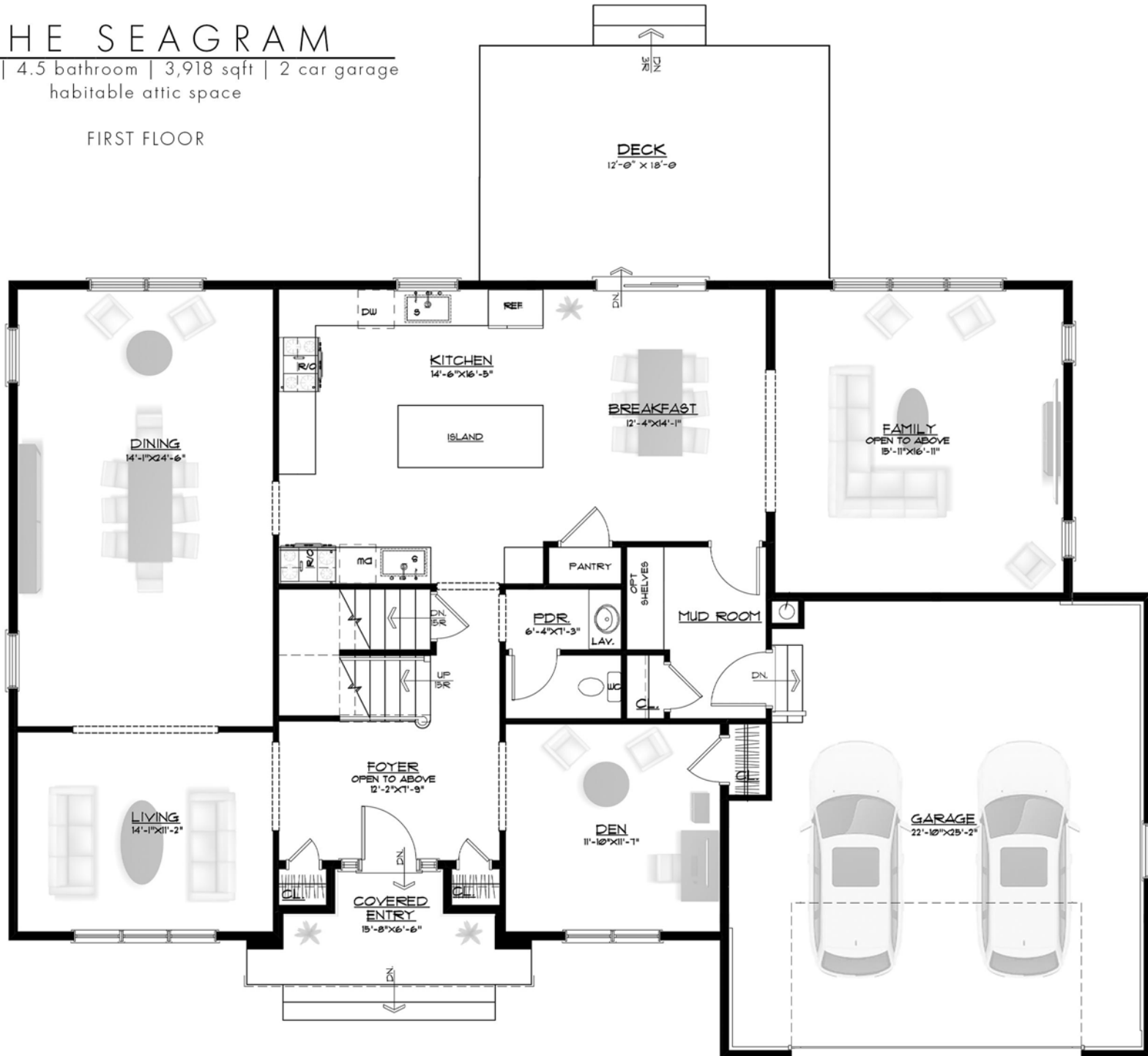
ELEVATION
H

- Includes:**
- Hip Roof
 - Black Exterior Casement windows (front only)-
 - Interior Window color White-
 - Black Steel Insulated Garage Door-
 - Black Exterior Trim, Gutters and Leaders-
 - Black Railing on Master Bedroom Balcony-
 - Stucco First and Second Floor-
 - Stone Wainscoat 4'-0" front-
 - 12'x18' Pressure Treated Deck with (1) 48" Stair and rail-

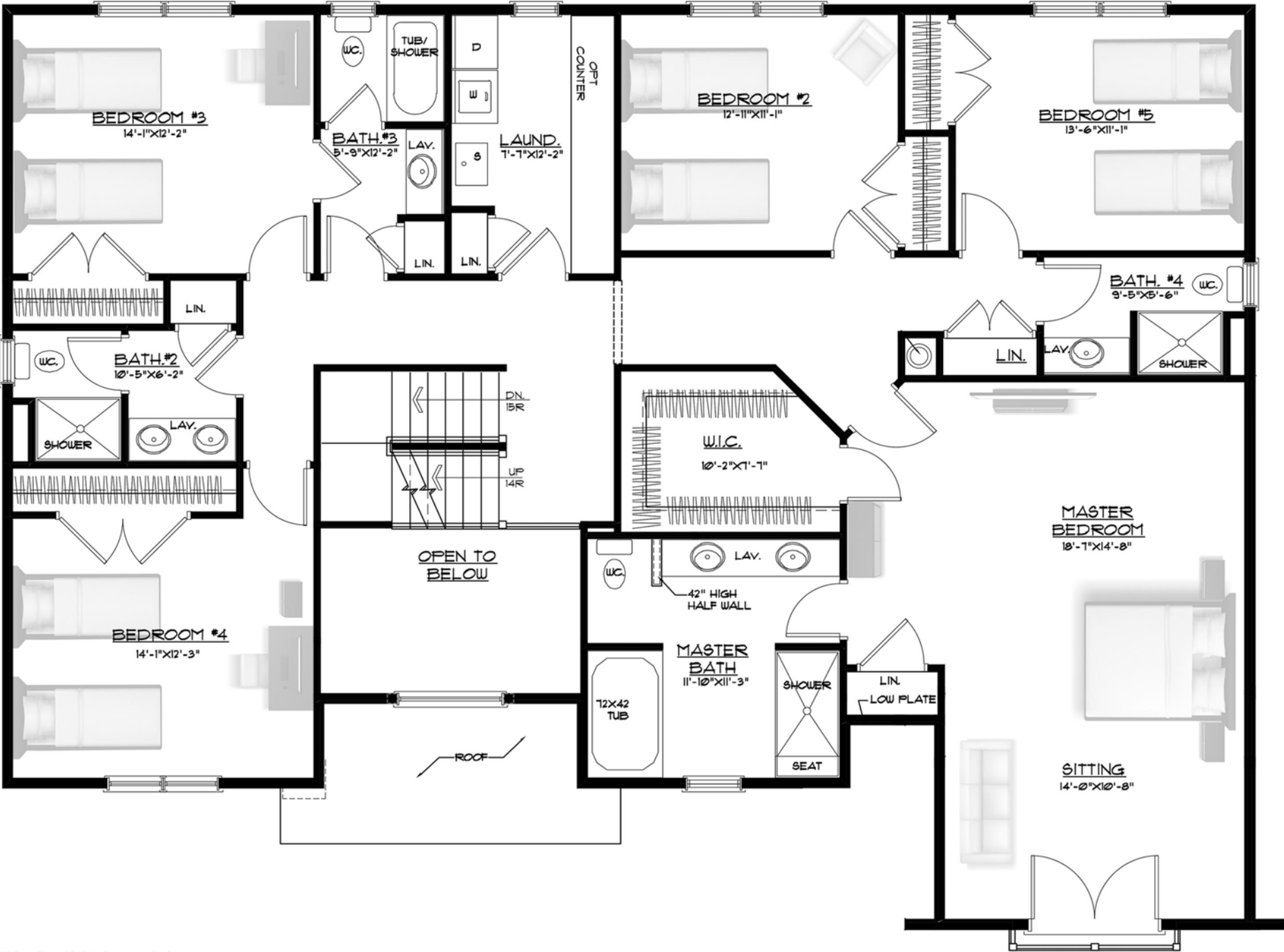
THE SEAGRAM

5 bedroom | 4.5 bathroom | 3,918 sqft | 2 car garage
habitable attic space

FIRST FLOOR

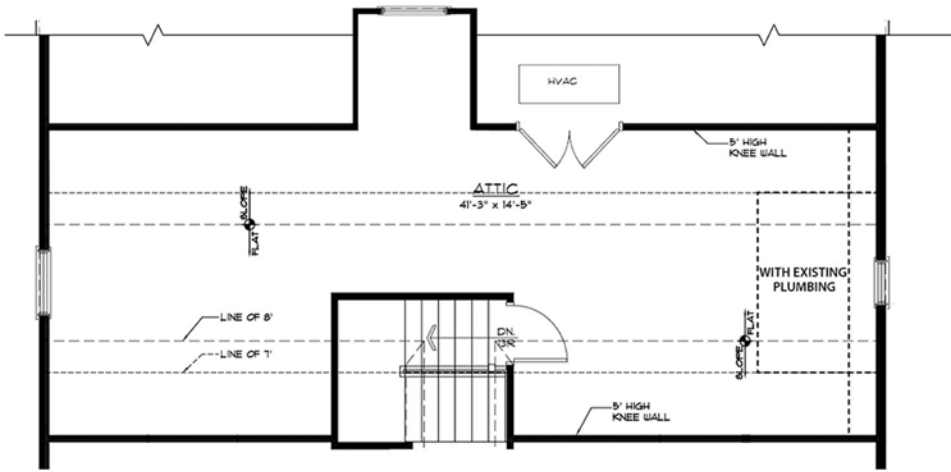


THE SEAGRAM
SECOND FLOOR

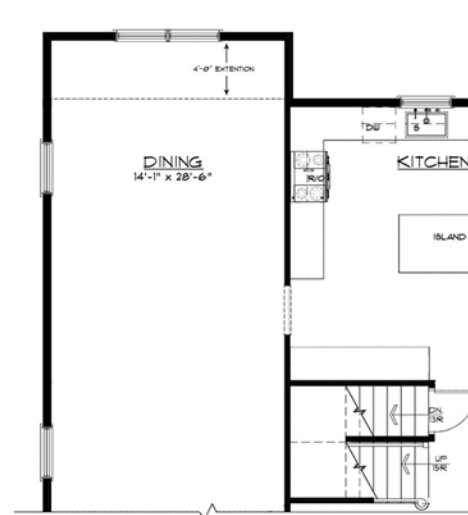


*All information subject to change. - 10/10/2020.

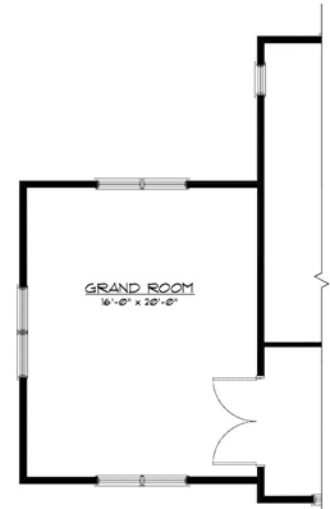
THE SEAGRAM
STANDARD UNFINISHED ATTIC & OTHER AVAILABLE OPTIONS



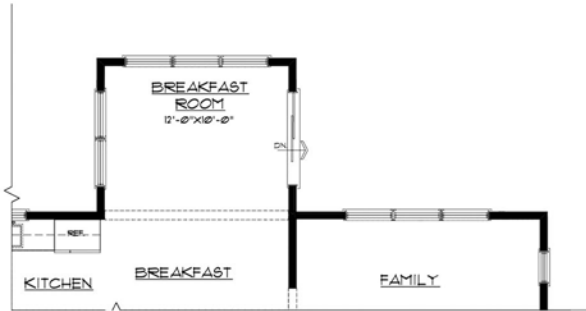
UNFINISHED ATTIC (With Existing Plumbing)
-STANDARD-
(ATTIC AREA WILL BE REDUCED WHEN MASTER BEDROOM HAS A VAULTED CEILING)



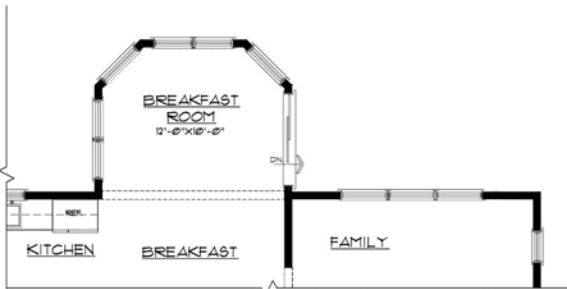
**OPTIONAL (4')
EXTENDED DINING ROOM**



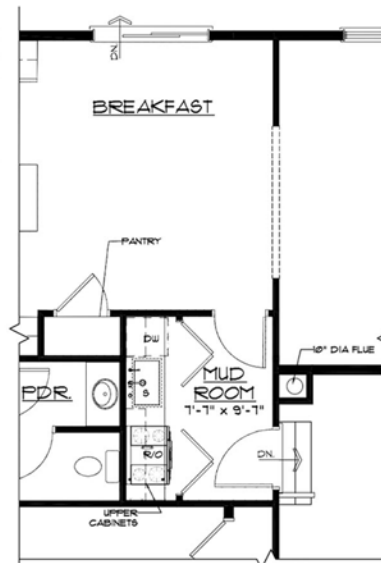
**OPTIONAL
GRAND ROOM**



**OPTIONAL
BREAKFAST ROOM**



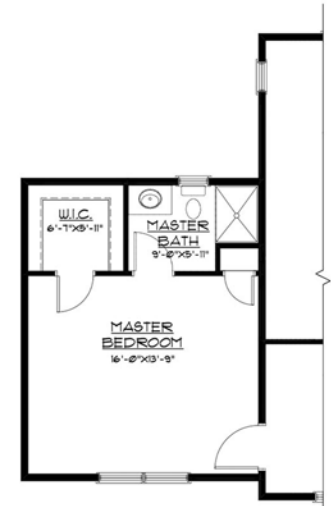
**OPTIONAL
BREAKFAST ROOM 2**



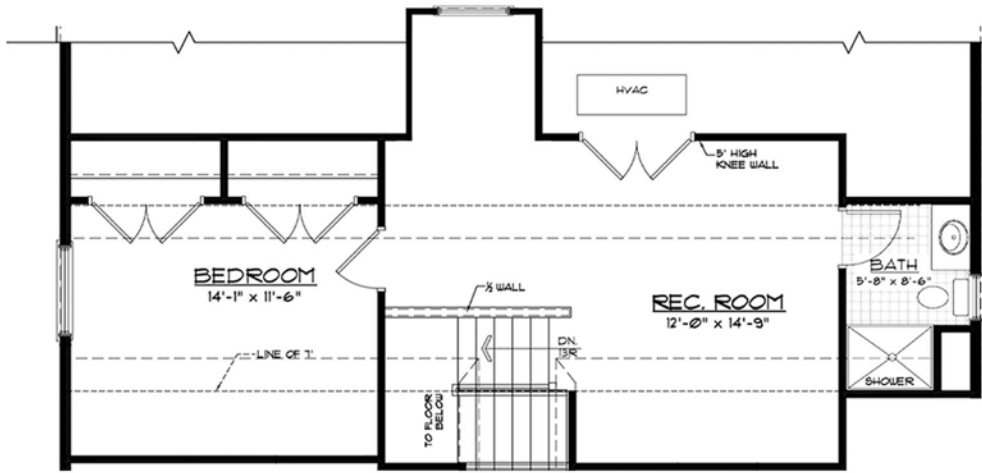
**OPTIONAL
PASSOVER KITCHEN**



**OPTIONAL
GRAND ROOM &
GUEST ROOM**



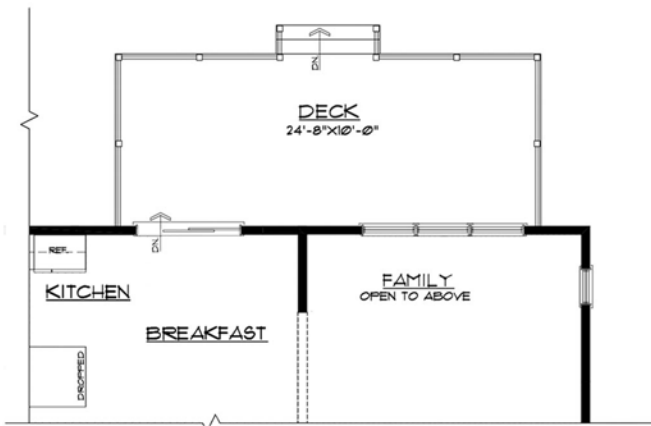
**OPTIONAL
MASTER BEDROOM
FIRST FLOOR**



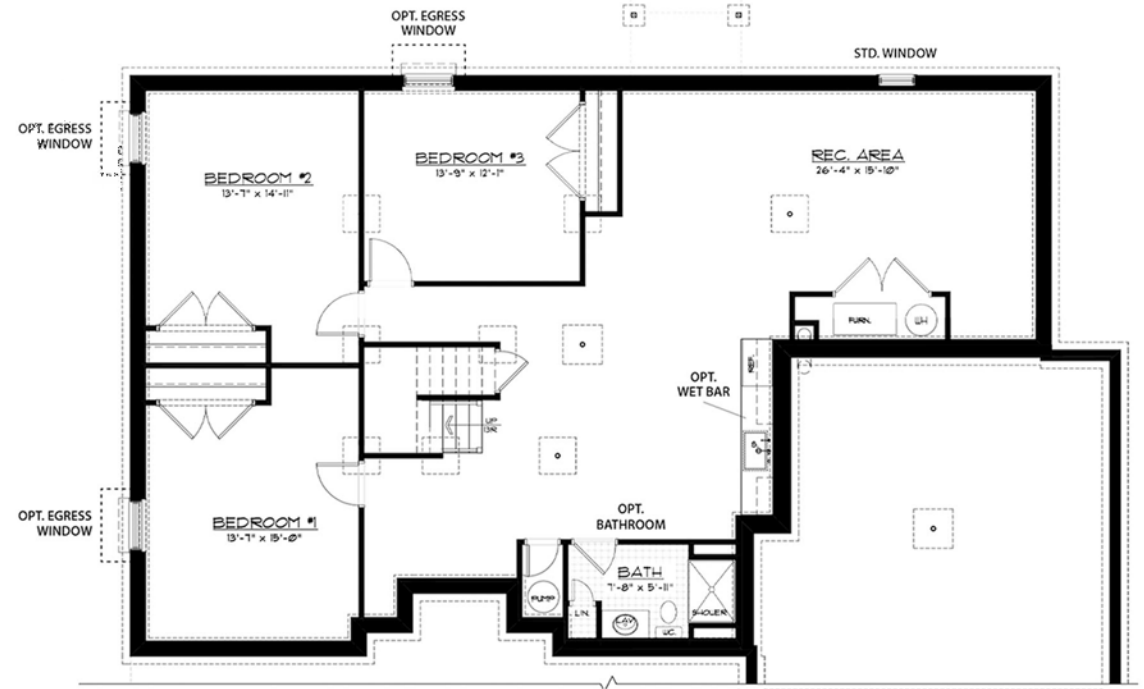
OPTIONAL
FINISHED ATTIC



OPTIONAL
SIDE ENTRY GARAGE



OPTIONAL
LARGER DECK



OPTIONAL
FINISHED BASEMENT

THE WALDORF

5 bedroom | 4.5 bathroom | 4,035 sqft | 2 car garage | habitable attic space





ELEVATION E ELEVATION F



Includes:

- Hip Roof
- Black Exterior Casement windows (front only)
- Interior Window color White
- Black Steel Insulated Garage Door
- Black Exterior Trim Second Floor, Gutters and Leaders
- Black Railing on Second Floor Decks
- Stucco Accent on Garage Face
- Standard Siding
- Exterior Steel Patio Doors Flex Room and Den
- Exterior Steel Patio Doors Master Bedroom and Junior Suite
- Stone Wainscoat 4'-0" front
- 12'x18' Pressure Treated Deck with (1) 48" Stair and rail

Includes:

- Hip Roof-
- Black Exterior Casement windows (front only)-
- Interior Window color White-
- Black Steel Insulated Garage Door-
- Black Exterior Trim Second Floor, Gutters and Leaders-
- Black Railing on Second Floor Decks-
- Stucco Front-
- Wood Accent around Front Door and above Second Floor-
- Exterior Steel Patio Doors Flex Room and Den-
- Exterior Steel Patio Doors Master Bedroom and Junior Suite-
- Stone Wainscoat 4'-0" front-
- 12'x18' Pressure Treated Deck with (1) 48" Stair and rail-



ELEVATION G ELEVATION H



Includes:

- Hip Roof
- Black Exterior Casement windows (front only)
- Interior Window color White
- Black Steel Insulated Garage Door
- Black Exterior Trim Second Floor, Gutters and Leaders
- Black Railing on Second Floor Decks
- Stucco Accents Garage Face, above second floor Junior Suite and Master bedroom
- Wood Accent around Front Door and above Second Floor
- Exterior Steel Patio Doors Flex Room and Den
- Exterior Steel Patio Doors Master Bedroom and Junior Suite
- Stone Accents Two Story Den and Bedroom #3, One Story Flex room
- 12'x18' Pressure Treated Deck with (1) 48" Stair and rail

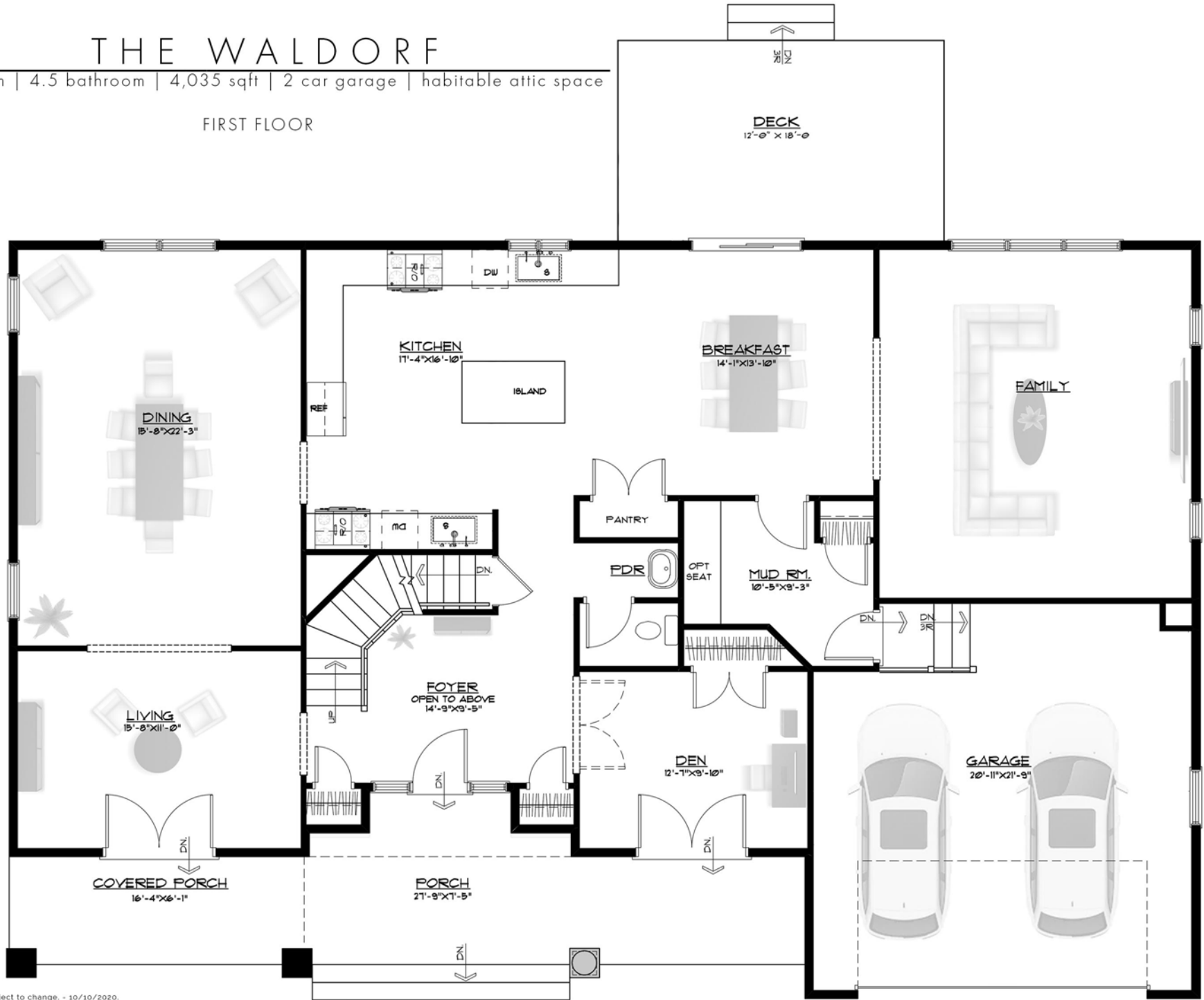
Includes:

- Hip Roof-
- Black Exterior Casement windows (front only)-
- Interior Window color White-
- Black Steel Insulated Garage Door-
- Black Exterior Trim Second Floor, Gutters and Leaders-
- Black Railing on Second Floor Decks-
- Stucco Front-
- Exterior Steel Patio Doors Flex Room and Den-
- Exterior Steel Patio Doors Master Bedroom and Junior Suite-
- Stone Wainscoat 4'-0" front-
- 12'x18' Pressure Treated Deck with (1) 48" Stair and rail-

THE WALDORF

5 bedroom | 4.5 bathroom | 4,035 sqft | 2 car garage | habitable attic space

FIRST FLOOR



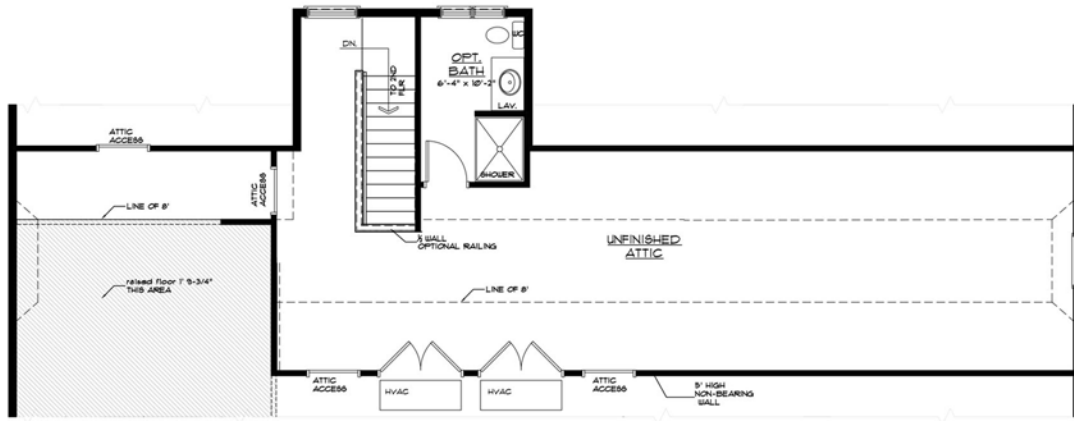
*All information subject to change. - 10/10/2020.

THE WALDORF
SECOND FLOOR



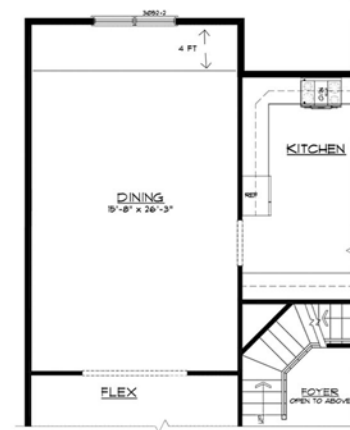
*All information subject to change. - 10/10/2020.

THE WALDORF
STANDARD UNFINISHED ATTIC & OTHER AVAILABLE OPTIONS



**UNFINISHED ATTIC (With Existing Plumbing)
-STANDARD-**

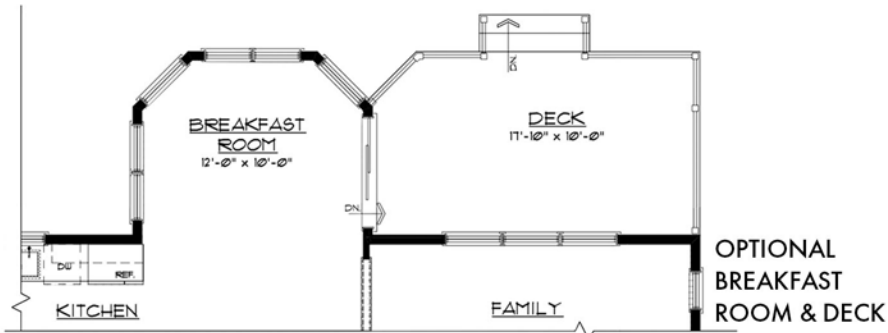
(ATTIC AREA WILL BE REDUCED WHEN MASTER BEDROOM HAS A VAULTED CEILING)



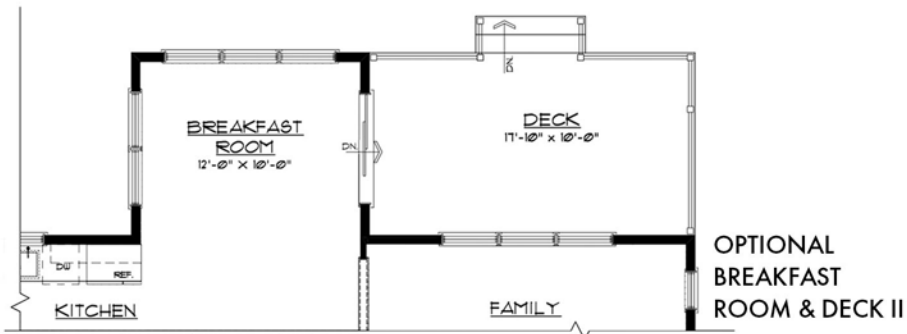
**OPTIONAL (4')
EXTENDED DINING ROOM**



**OPTIONAL
GRAND ROOM**



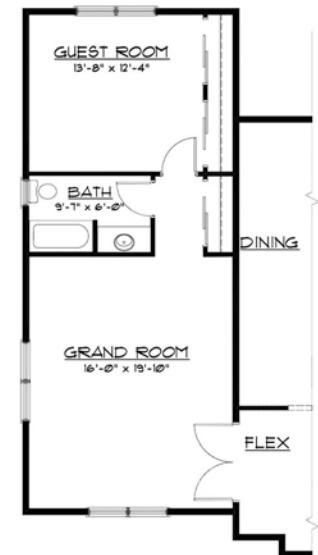
**OPTIONAL
BREAKFAST
ROOM & DECK**



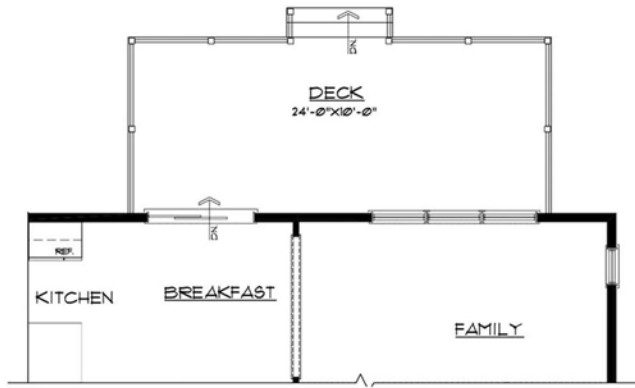
**OPTIONAL
BREAKFAST
ROOM & DECK II**



**OPTIONAL
MASTER BEDROOM
FIRST FLOOR**



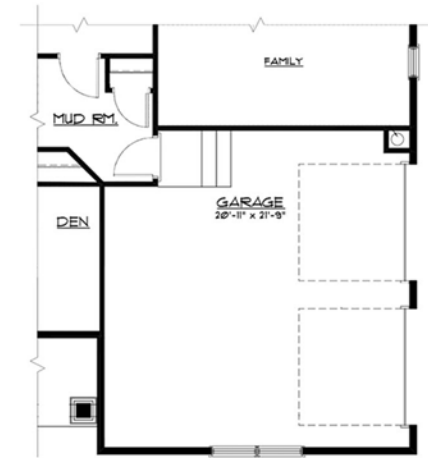
**OPTIONAL
GRAND ROOM &
GUEST ROOM**



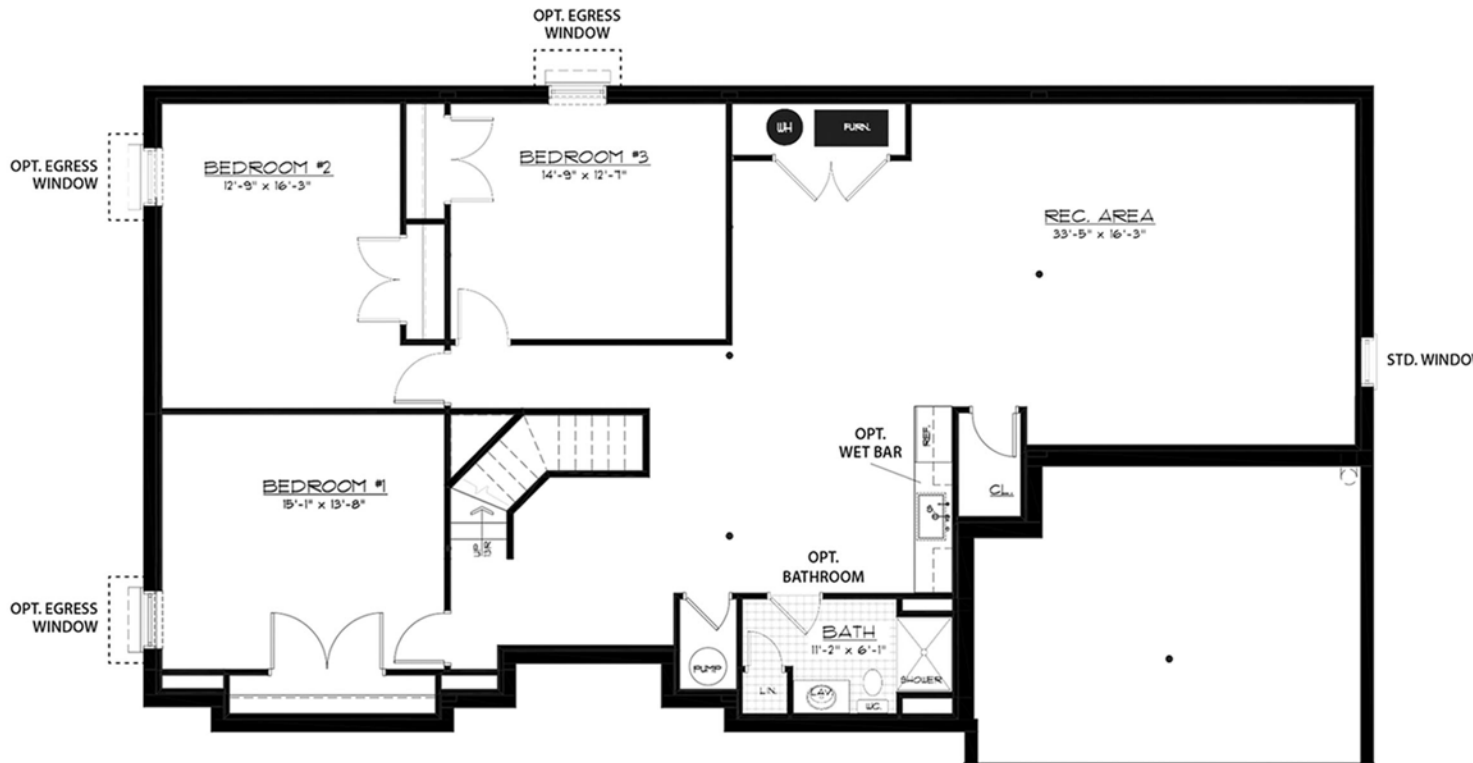
OPTIONAL
LARGER DECK



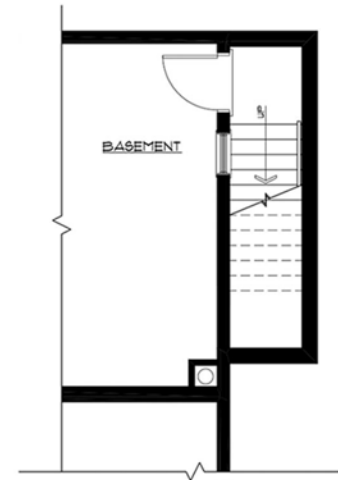
OPTIONAL
PASSOVER KITCHEN



OPTIONAL
SIDE ENTRY GARAGE



OPTIONAL
FINISHED BASEMENT



OPTIONAL
BASEMENT STAIRS

THE GETTYSBURG

6 bedroom | 4.5 bathroom | 5,525 sqft | 3 car garage





The Gettysburg

Includes:

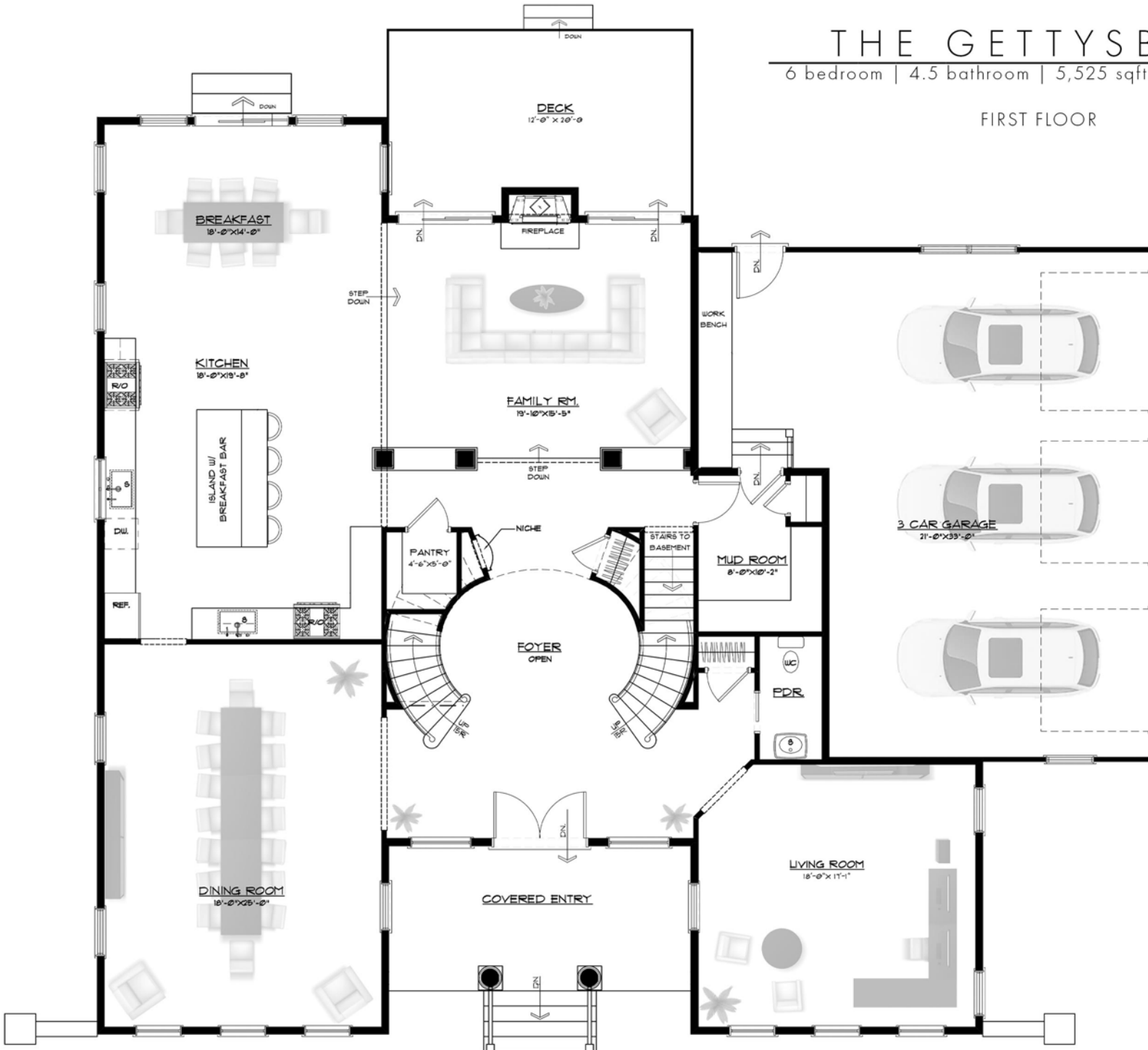
- 40 -5" Recessed lights.
- Pre-wire alarm first-floor windows and doors, (2) motion detectors on the second floor.& (2) keypads.
- (6) data ports, 5 intercom locations.
- (3) Garage door openers and (1) keypad.
- 12' x 20' Timbertech deck (Standard Gray Color) with white vinyl railing.
- Kwikset black lever handle sets.
- Garage access door.
- Metal balusters on the stairway.
- Vessel sink with shelf and granite top in the powder room.
- Sprinkler system (3) Sides coverage and future rear zone.



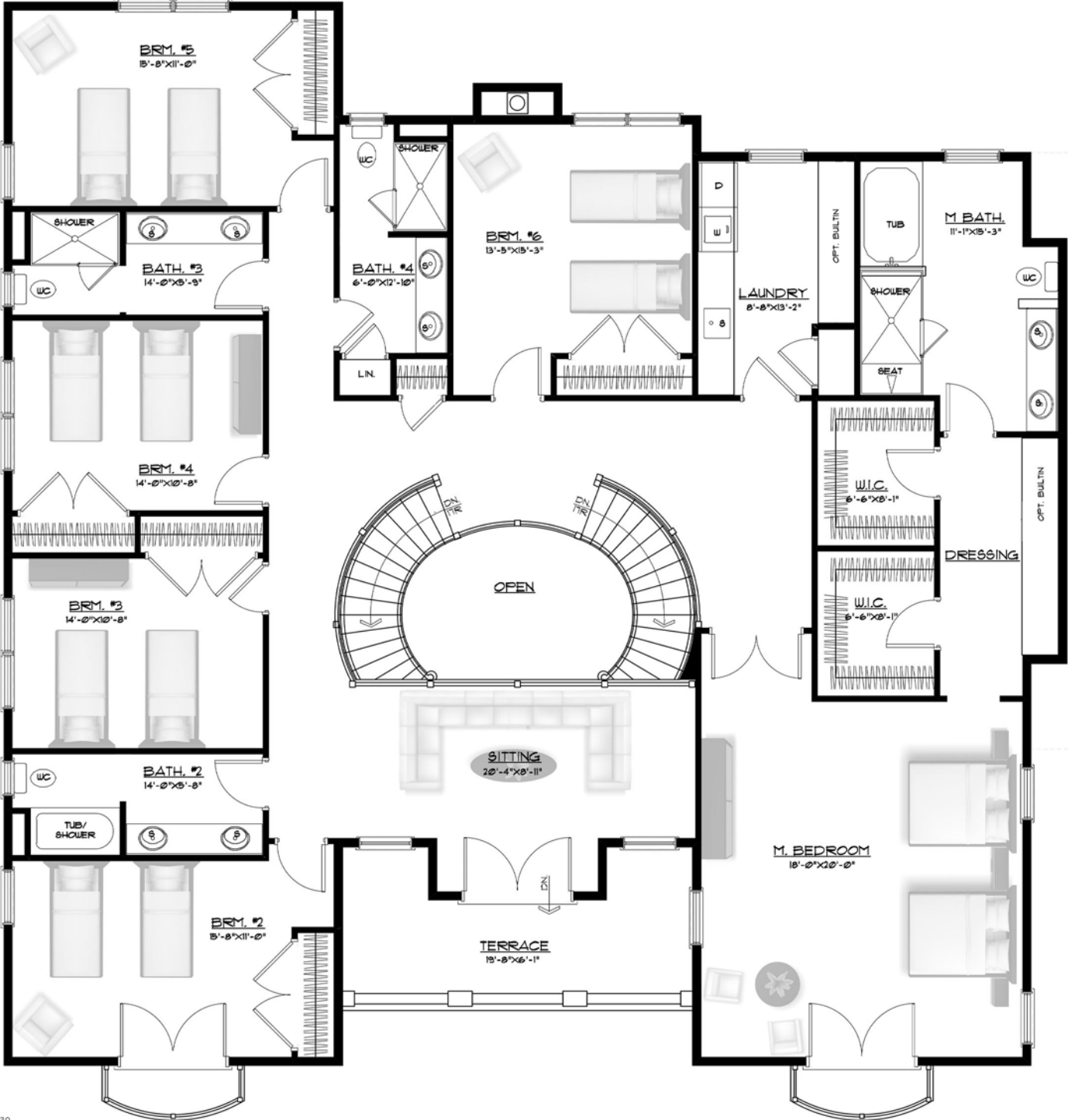
THE GETTYSBURG

6 bedroom | 4.5 bathroom | 5,525 sqft | 3 car garage

FIRST FLOOR

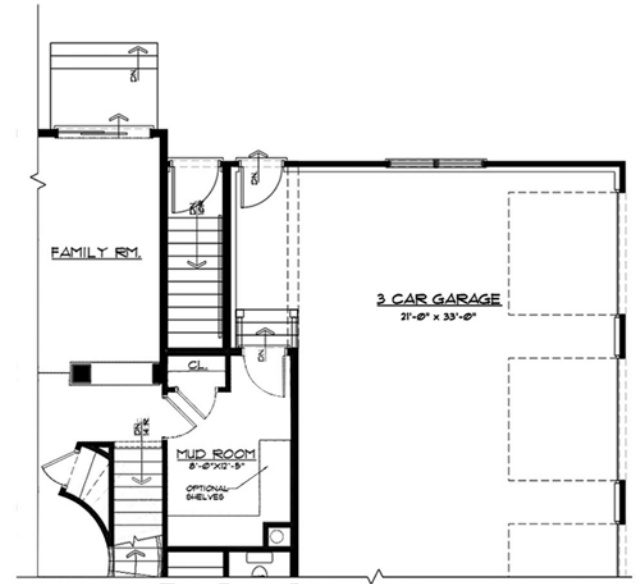


THE GETTYSBURG
SECOND FLOOR

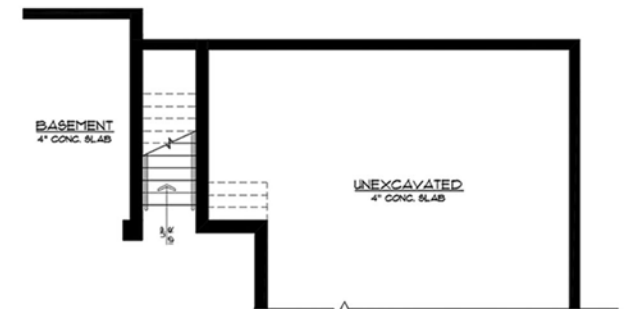


*All information subject to change. - 10/10/2020.

THE GETTYSBURG
OPTIONS

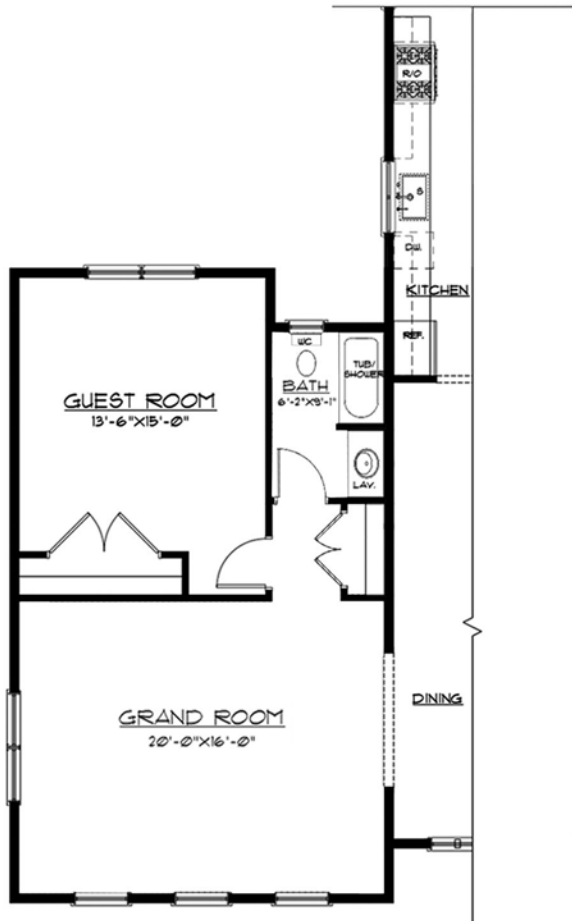


OPTIONAL
BASEMENT STAIRS

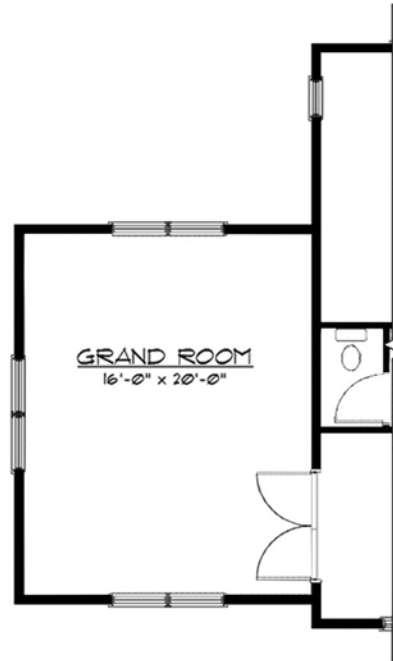


OPTIONAL
BASEMENT STAIRS

OPTIONAL
FINISHED BASEMENT



OPTIONAL
GRAND &
GUEST ROOM



OPTIONAL
GRAND ROOM



OPTIONAL
MASTER BEDROOM
(FIRST FLOOR)

LUXURY FEATURES

COMMUNITY

- Park-like setting, professionally designed and landscaped grounds
- Belgian block curbed streets and concrete sidewalks
- Lighted, tree-lined streets
- Public water and sewer
- Natural gas
- Underground utilities
- Location convenient to public transportation and major highways

EXTERIOR

- Designer coordinated solid color vinyl siding
- Masonry steps with covered entry on select models
- Low maintenance, architecturally detailed exteriors
- 30-year GAF Timberline HD roof shingles with ice and water shield
- Seamless aluminum gutters and leaders
- Outside weather resistant electrical outlet in the front and back of house
- Frost free hose bibs (2)
- Insulated raised panel entry door with weather stripping and adjustable oak threshold
- Low maintenance, raised panel, insulated steel garage doors with windows
- Concrete pathway to the front door
- Sodded front up to 5,000 sq. ft., seeded side and rear yard
- Deluxe shrub and landscape package
- Masonry Covered front porch areas on select models
- Optional brick, stucco and stone accents offered on select models

INTERIOR

- Spacious floor plans from 2,900 to 5,500 base sq. ft. with 4 - 6 bedrooms and 3½ - 4½ bathrooms
- First-floor flex area and home centers
- Nine-foot ceilings on the first floor
- Progress designer light fixtures throughout
- Elegant staircase with stained oak treads and painted risers, solid oak railing, and iron balusters
- 3 1/4" #1 common hardwood flooring in the dining room, family room, flex room, and den with choice of stain colors + Second floor hallway
- Linen and entry foyer closets
- Plush carpeting second-floor bedrooms
- Spacious walk-in closet in the master suite
- Abundant closet space with ventilated vinyl coated wire shelving, including laundry room
- Second-floor laundry rooms with washer/dryer connections with laundry tubs in select models
- Masonite interior door choice selections with chrome, satin or black metal hardware throughout
- 3 1/2" case molding around interior windows and doors
- 5" base molding
- 3 phone & 3 cable jacks
- Door chime for front entry door
- Spacious 2-car front entry garage
- Rough wire for 3 intercom stations
- 5" crown molding in dining room
- (20) 5" Recessed lights in the dining room with chandelier box and Decora switches.
- Fluorescent lighting in laundry room

KITCHEN

- Quality maple finely crafted furniture style cabinets with 42" upper cabinets
- 72" Center island with 12" countertop overhang (in select models)
- Granite or Quartz countertops
- Breakfast nooks (in select models)
- High luster undermount stainless steel sinks with Moen kitchen faucets
- Stainless steel kitchen appliances include GE self-clean oven ranges, GE microwaves with direct vent to outside, GE dishwashers including heavy and delay wash systems
- 24 x 24 tile flooring in the foyer, first-floor hallway, kitchen, and breakfast areas

FULL BATHS

- Cultured marble vanity with integral molded sinks
- Master bathrooms with oversized showers, 72" soaking tubs, and ceramic tile walls
- Luxury 5' shower with shower head, and body sprays
- Elongated American Standard toilets
- Secondary bathrooms with ceramic flooring, tub with tile surround to ceiling
- Double lever faucets
- Moen anti-scalding posi-temp shower and tub faucets
- Mirror walls above vanities
- Pedestal sink for powder room areas
- Exhaust fans
- Cast iron drainage drops for 2nd-floor bathrooms to control sound

BUYER OPTIONS

- Structural additions
- Grand room
- Junior suite
- Rough plumbing in the basement
- Extended breakfast areas
- Flooring
- Kitchen
- Finished attic areas to provide additional bedrooms or loft
- Side entry garages on select homesites
- Volume Ceilings or 9' Ceilings second floor
- Low voltage wiring
- Basement daylight windows and window wells
- Electrical wiring
- Finished basements
- Molding Packages
- Exterior Entry into basement

ENERGY EFFICIENCY

- 2 x 6 Exterior walls
- Unfinished attic space for storage
- 2 Zone central air conditioning and natural gas forced air heating
- 13 SEER high-efficiency condensers
- Energy Star light fixtures
- Maintenance-free vinyl thermal single-hung insulated Low-E glass windows with screens and window grills & front casement windows.
- 200 AMP electrical service
- High-quality fiberglass insulation R19 in walls, R38 in the ceiling with baffles at eaves, and R11 on basement walls
- Energy-saving 75-gallon hot water heater with a 5-year warranty
- Separate air returns in all bedrooms
- Climate control day/night automatic setback clock thermostat
- Ridge vent and vinyl soffit to maximize roof ventilation
- Caulk and/or expandable foam installed at all exterior penetrations to minimize air filtration
- R10 Insulation in basement

QUALITY CONSTRUCTION / WARRANTY

- 9' Ceilings on Second Floor & the basement
- Superior basement waterproofing with a 10-year warranty
- CPVC water lines
- Centrally wired smoke and carbon monoxide detectors with battery backup
- Ground fault interrupt (GFI) safety outlets in kitchen and baths
- Ten-year homeowner warranty

Farm Estates

TIMELESS TRADITIONS | MODERN DESIGNS

Grand Opening Special Features List

Modern Elevations

Black exterior windows - Front Casement, 3 Sides single hung

Black garage door

Stucco per design

4' -0" Stone wainscot per design

10'-0" x 12'-0" Pressure-treated deck on Woolworth Model

12'-0" x 16'-0" Pressure-treated deck on Rockefeller 4 & Rockefeller 5 Models

12'-0" x 18'-0" Pressure-treated deck on Seagram, & Waldorf Models

12'-0" x 20'-0" Pressure-treated deck on Gettysburg Model

Black trim and gutters

Sprinkler system (3) sides with backyard provisions

(1) Garage door opener and (1) keypad

Vessel sink in the powder room with custom shelf and granite top

Garage access door

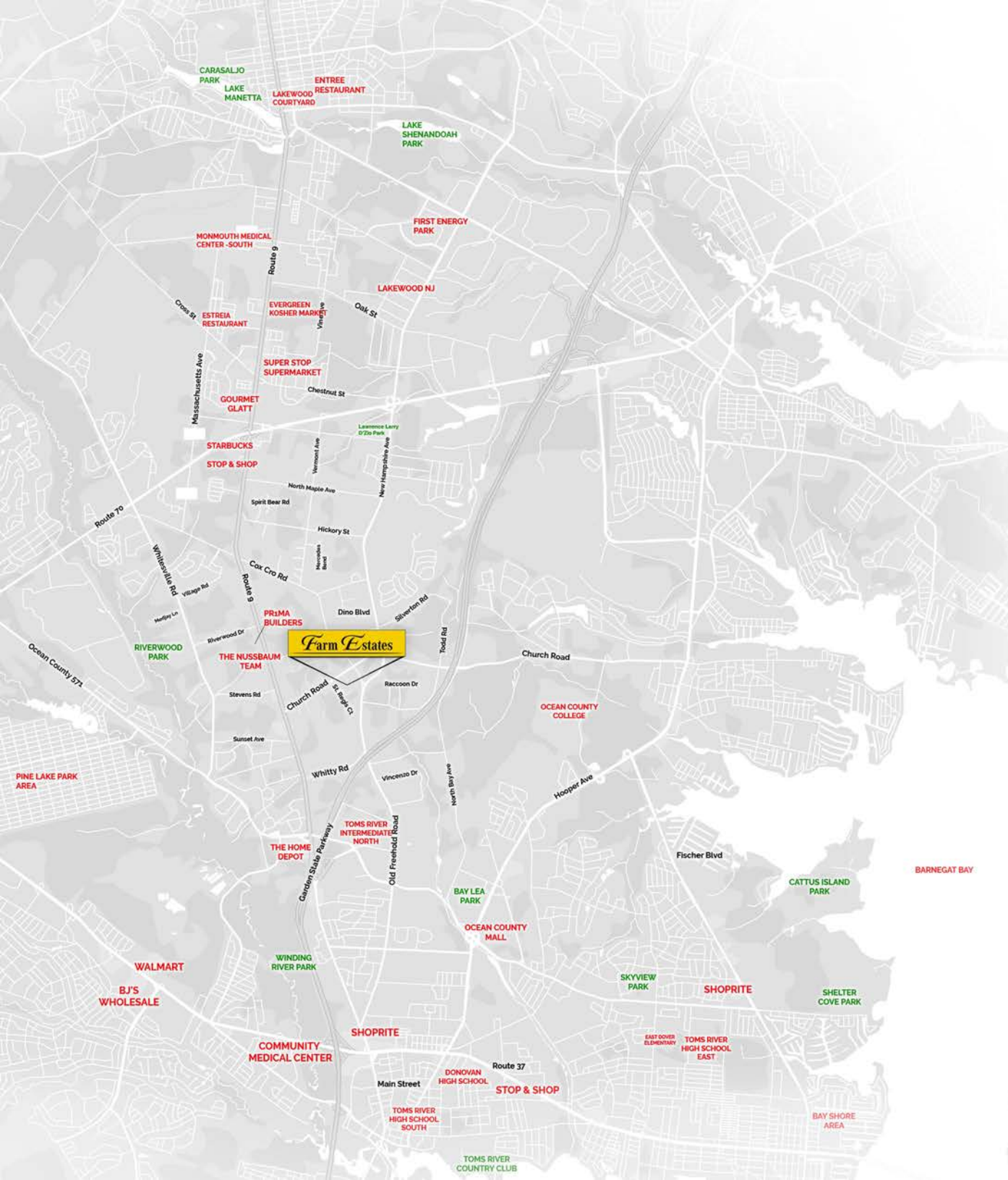
Nine foot second floor ceiling

20 - 5" recessed lights with decora switches

Metal balusters and square post on main stairs

DESIRABLE LOCATION

An Area To Be Envied, where you and your family are minutes away from shopping, golf, parks & recreation, and the beautiful beaches of The Jersey Shore. Nearby highways offer convenient travel for work and play, taking you anywhere from Philadelphia and Atlantic City to North Jersey and beyond!



FARM ESTATES TO:

BROOKLYN	80 Minutes
ATLANTIC CITY	60 Minutes
SEASIDE HEIGHTS	20 Minutes
LAKEWOOD	6 Minutes

KEY

- PARKS
- ROADS
- POINTS OF INTREST
- FARM ESTATES





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