



THE GATEWAY
CRANBURY, NEW JERSEY

— LUXURY FEATURES —

UNSURPASSED LUXURY & DESIGN

GATEWAYCRANBURY.COM

Gateway Cranbury boasts included luxury features not found in typical townhome communities such as 10' first floor ceiling heights, 9' second floors, generous room sizes and transitional spaces, fiber cement siding (not vinyl), large windows, two zone HVAC, garage doors with glass panels, and more. Enjoy the appointments!



The renderings depicted in this brochure represent an artist's concept of current development and design. The renderings are not intended to show specific details. We reserve the right to make modifications or changes without notice or obligation to the floor plan, site plan, landscape plan, house location or orientation map, or any of the features, options or designs shown. Any and all dimensions referenced herein including lot size are approximate. Options shown are offered for an additional cost. Please see your sales consultant for specific details regarding the elevations, plans, pricing, dimensions, specifications, or products offered in the community. This material shall not constitute a valid offer in any state where prior registration is required or void by law.
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Gracious Living

- Homes designed by nationally renowned award winning architect
- 10' ceilings on the first floor and 9' ceilings on the second floor
- Two-car garage, sheet rocked with interior access
- Door openers for all garage doors
- Brick Accents (per plan)
- Hardieplank® lap siding
- Private Study included where shown
- Decorator selected exterior color schemes
- Abundant closets with vinyl clad ventilated shelving
- Genuine oak handrails with white painted poplar balusters
- Oak treads and painted risers (main staircase)
- 8' first floor and 6'-8" second floor raised panel interior doors
- Trim dimensions: 3.5" casing and 5.25" base
- All doors and trim in semi-gloss paint
- Prefinished engineered wood floors at entire first floor (excluding bedrooms, bathrooms & laundry rooms) & second floor hallway
- Luxurious wall-to-wall carpeting at entire second floor & first floor master bedrooms (excluding bathrooms, laundry rooms & second floor hallway)
- Washer and gas dryer hook-ups
- Laundry room sink
- Door chime for front entry door
- Brushed nickel doorknobs

Kitchen

- Elegantly designed kitchens with island work stations (where shown) and 42" Timberlake® maple upper cabinets with crown molding
- 30" stainless steel Whirlpool® range
- 30" Whirlpool® Microwave with recirculating fan/filter
- Whirlpool® stainless steel multi-cycle dishwasher
- Granite countertops with Sterling® (a Kohler® company) stainless steel single bowl under-mount sink
- Pantry as shown with ventilated shelving
- Kohler® single-lever faucet with sprayer
- Ice-maker water line

Master Bedroom

- Luxurious master suite with expansive closet storage
- Lavish tiled 6' master bath tub with spacious glass enclosed shower
- Ceramic 12"x12" tile floors; with 6"x6" shower surrounds
- Maple vanities with cultured marble tops and integral sinks
- Kohler® single-lever faucets
- Wall mounted vanity mirrors
- Sterling® (a Kohler® company) elongated toilet

Bathrooms

- Sterling® (a Kohler® company) pedestal sink in powder room
- Wall mounted vanity mirrors
- Ceramic 12"x12" floor tiles; with 6"x6" tub & shower surrounds
- Kohler® single-lever faucets
- Maple vanities with cultured marble countertops and integral sinks
- Sterling® (a Kohler® company) elongated toilets

Community

- Intimate neighborhood with pedestrian walkways
- All underground utilities
- Municipal sewer and water
- Natural gas for cooking and heating
- Street lighting
- Paved roadways
- Cable television
- Tree-lined streets

Quality Construction and Safety

- 8' front and rear entry doors
- Raised panel steel garage doors with glass panels
- 200-AMP electrical service
- All copper wiring
- GAF® High Definition® 25-year dimensional roof shingles
- GFI protected circuits in kitchen, baths, garage, and exterior
- Hardwired smoke/carbon monoxide alarms with battery backup
- Baked enamel-surfaced aluminum leaders and gutters
- Expanded fascia details with crown molding applied
- Maintenance-free ventilated vinyl soffits
- Paved driveways
- Concrete walkway from front entrance to driveway
- Two exterior hose-bibs at convenient location
- One weatherproof exterior electrical outlet
- Four multimedia jacks and one CAT5 telephone jack
- Ten recessed lights standard
- Pull-down attic stairs

Energy and Conservation

- 2-zone central air conditioning
- 13 SEER condensing unit
- High efficiency 2-zone gas heating
- R-38 attic insulation
- R-21 wall insulation
- 75-gallon quick recovery gas hot water heater
- Vinyl insulated windows with Low E glass and internal grills
- Window screens
- Therma-Tru® insulated front entry doors
- Thermally insulated patio glass door
- Water saving plumbing fixtures
- Scald guard shower faucets

Warranty

- 10-Year state approved warranty plan by



Custom Features

Gateway Cranbury affords homebuyers the opportunity to further personalize their homes with the ability to select designer options.

- Heatilator® gas direct-vent fireplace in great room
- Crown molding throughout the home
- Volume and tray ceilings available (per plan)
- Optional elevators on select models
- Coffered ceilings
- Exterior barbeque grills
- Walk up attic storage in select units
- Gourmet kitchen packages including 36" gas cooktops, stainless steel hoods vented to exterior and double wall oven
- Laundry room cabinets
- Mud room bench and cubbies
- Frameless shower doors
- Custom closet packages
- Surround sound and audio video options

Subject to changes and substitutions without notice.