

45 OCEAN STREET, MILLBURN

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**Items presented are for general reference purposes only and
not intended as a contractual agreement. Selections subject to change.*



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HIGHLIGHTS

- Kitchen with Bosch range, refrigerator, and dishwasher, and microwave
- Wine cooler
- Quartz countertops everywhere
- Gas fireplace for family room
- Ground-level one car garage
- Generously sized bedrooms
- Primary suite with walk-in closets and bathroom
- Office with glass door on second floor
- Separated unit downstairs with private entry
- Crate & Barrel lighting fixtures
- LED recessed lighting with screwless Lutron plates & dimmers
- Extensive millwork, panel molding and crown molding throughout
- 3 ¼ inch wide plank hardwood floors (or similar)
- Nest Wi-Fi thermostats
- Central vacuum system
- Ring camera at entrance door
- Electric car charging outlet in garage
- Benjamin Moore paint
- Azek trim, panels & stone veneer accents
- Hardie siding with panels
- Metal roof in select areas
- Andersen windows
- Rooftop deck with cable wire railing
- Contemporary garage door

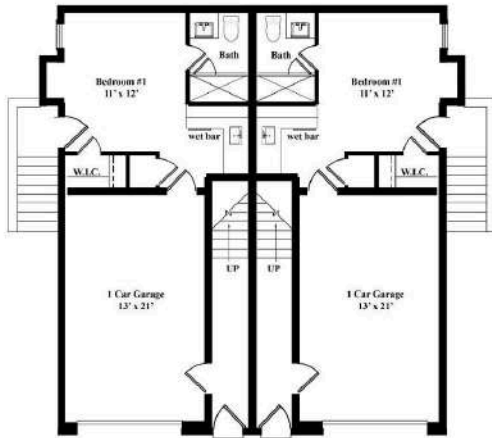
NOTE: Contact the builder SEE DEVELOPERS LLC to discuss customization possibilities.

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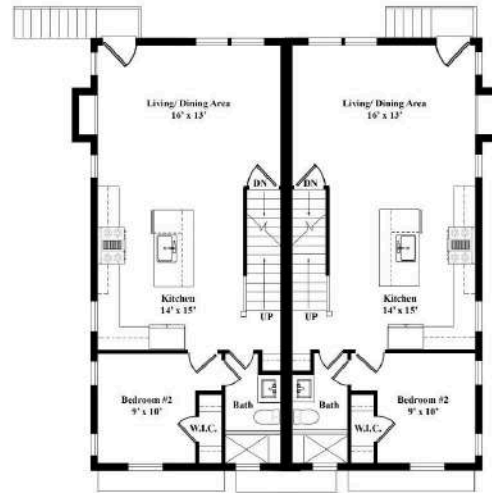
OVERVIEW

FLOOR PLANS

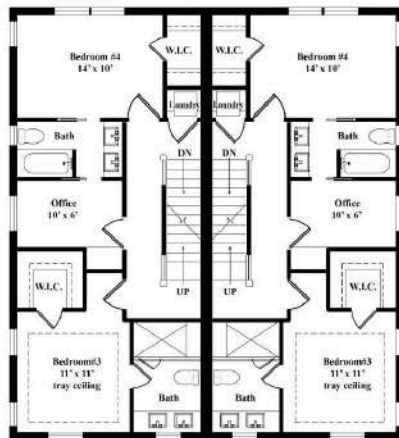
45 Ocean Street
MILLBURN, NEW JERSEY



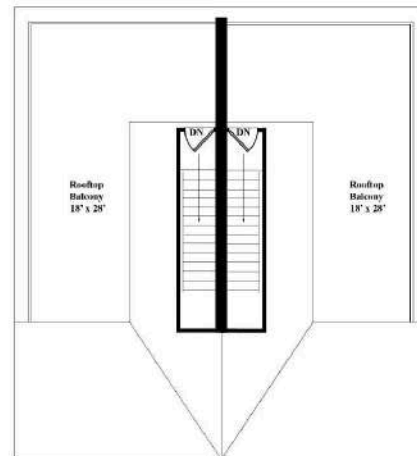
Ground Floor



First Floor



Second Floor



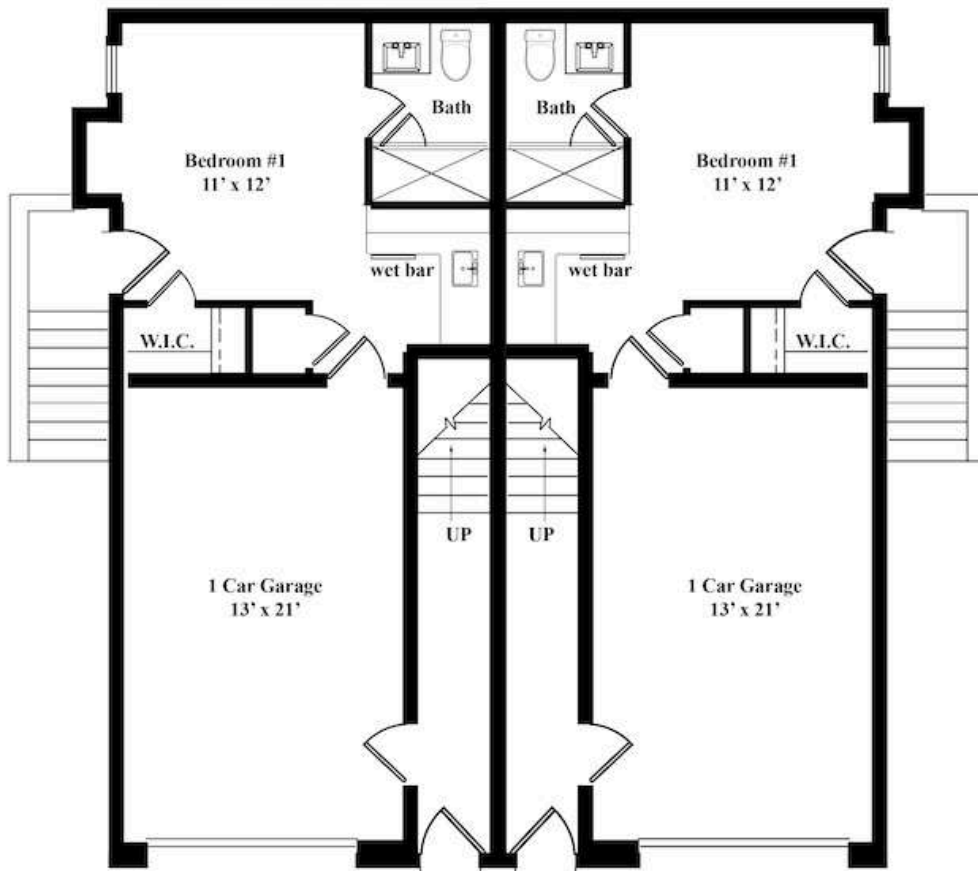
Roof Top

K. Talia
K.TALIA@ENRINGER.COM

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OVERVIEW

GROUND FLOOR

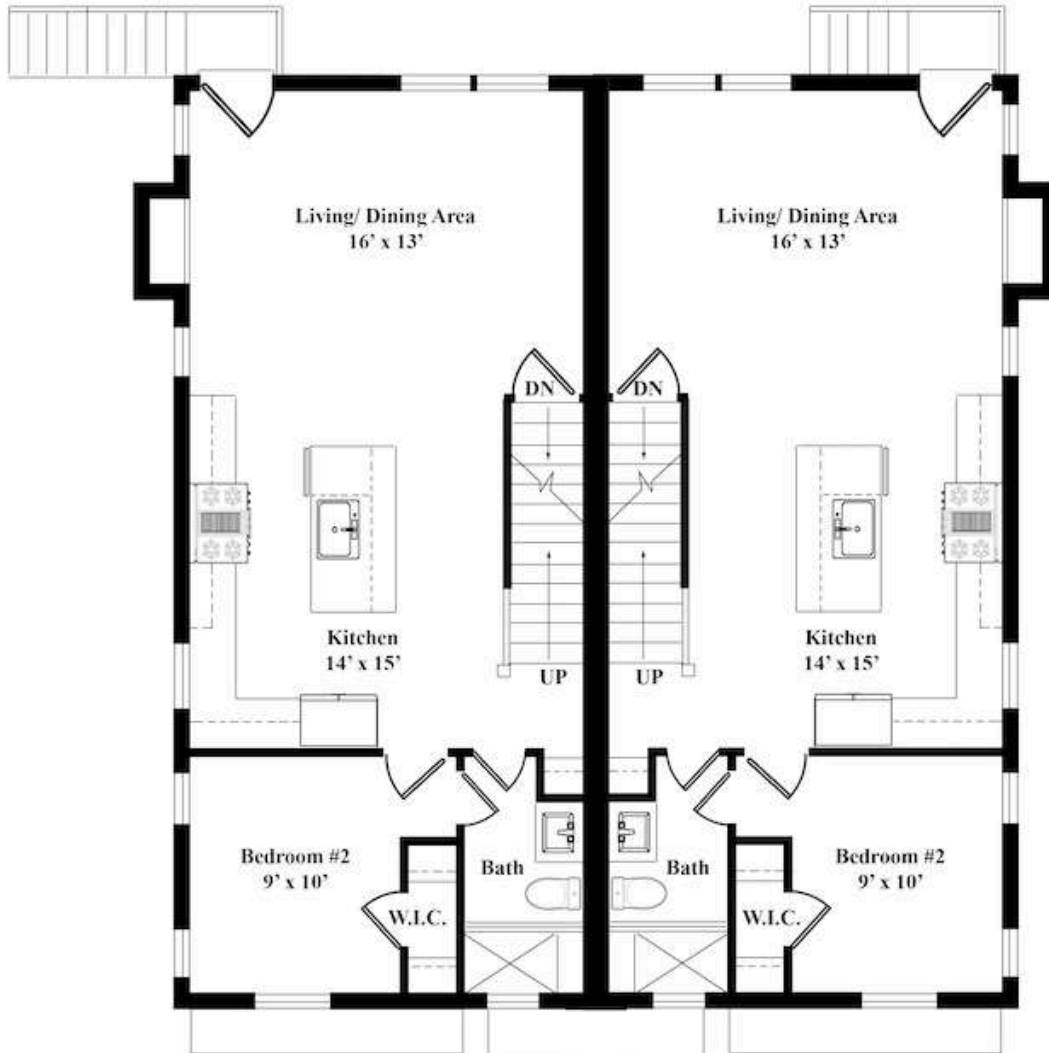


- o 1 car garage/storage space
- o Liftmaster motors
- o Mud area with built-in cubbies
- o Storage area with built ins
- o Bedroom with private exterior door
- o Washer & dryer and wet bar

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OVERVIEW

FIRST FLOOR

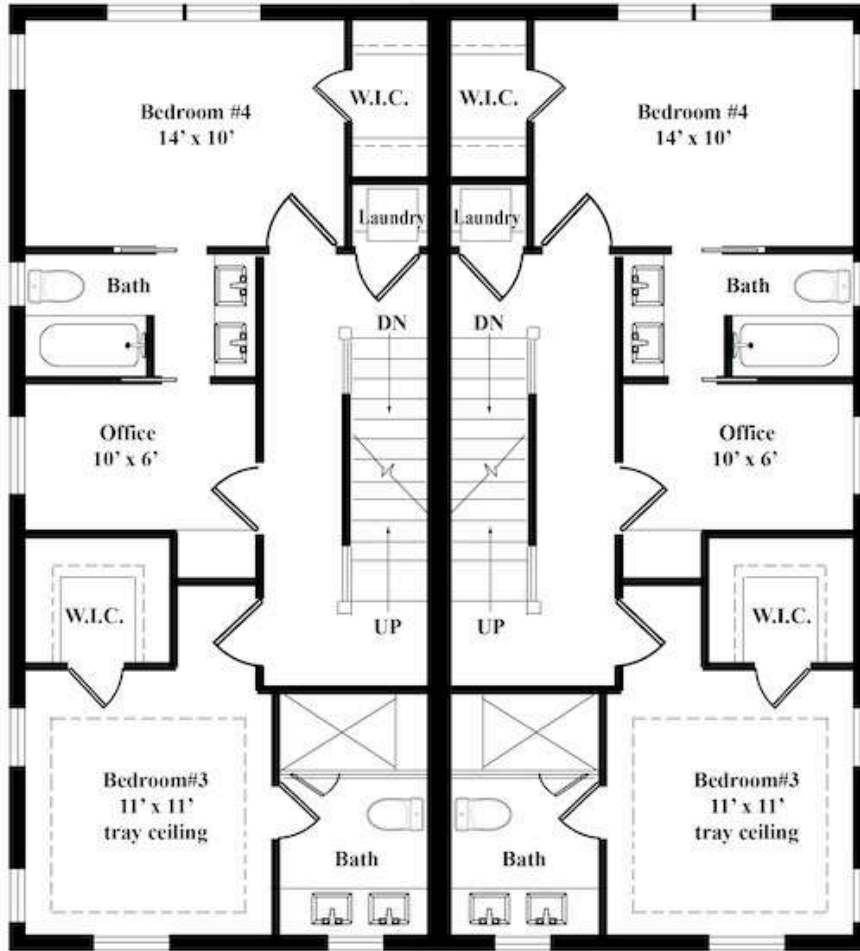


- o Full bathroom
- o Full bedroom
- o Kitchen with island
- o Living Room/Dining Room open space

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OVERVIEW

SECOND FLOOR

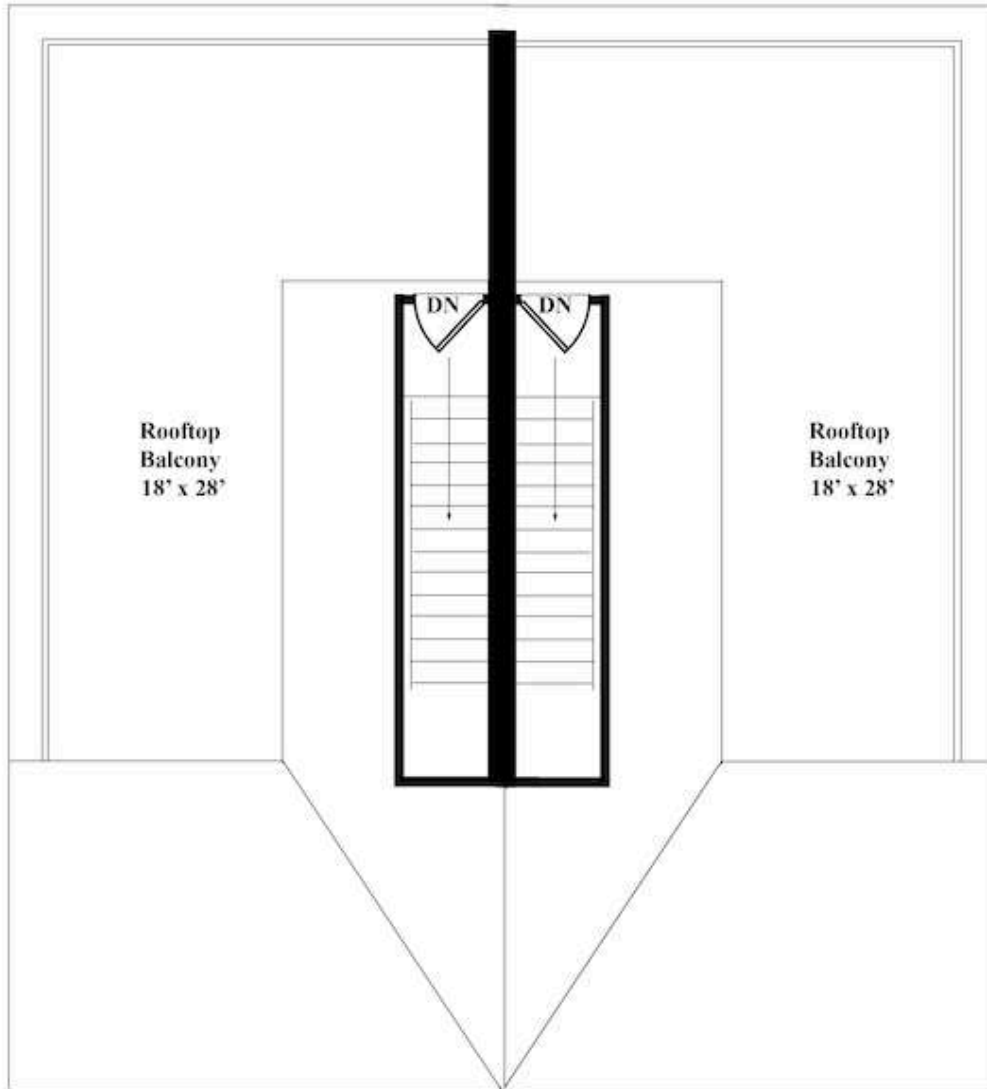


- Primary bedroom suite
 - o Full bath, walk in closet
- One bedroom with attached en-suite tub bathroom
- Office space

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OVERVIEW

ROOFTOP



- Rooftop balcony

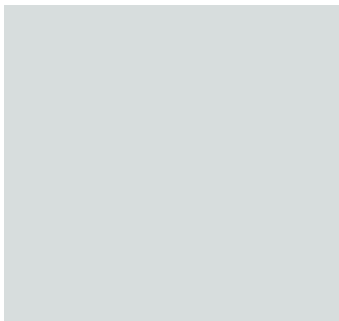
FEATURES

Staircase with Craftsman Style Railings

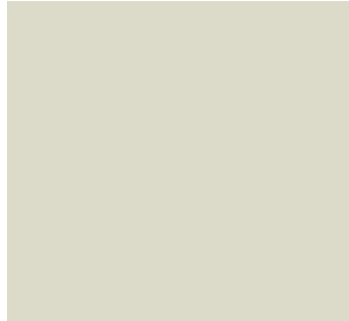


INTERIOR PAINT COLORS

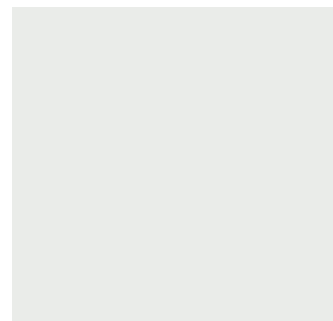
BENJAMIN MOORE



BUNNY GRAY



ASHWOOD



MISTY GRAY

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1st FLOOR

2nd & 3rd FLOORS

BATHROOMS/GARAGE

FEATURES

Doors, Hardware & Floors

ITEM	IMAGE
<p>Doors</p> <p>Reeb PR8782 1 3/4" Thickness</p>	
<p>Door Hardware</p> <p>Buyer may select other metal finish option</p>	

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<p>Floors First & Second Floors 3 1/4" Red Oak Hardwood Floors</p>	
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KITCHEN

Drawing



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Quartz Caesarstone

Island, countertops and backsplash

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KITCHEN

Inspiration Image - Cabinetry



Cabinet Wood Finish

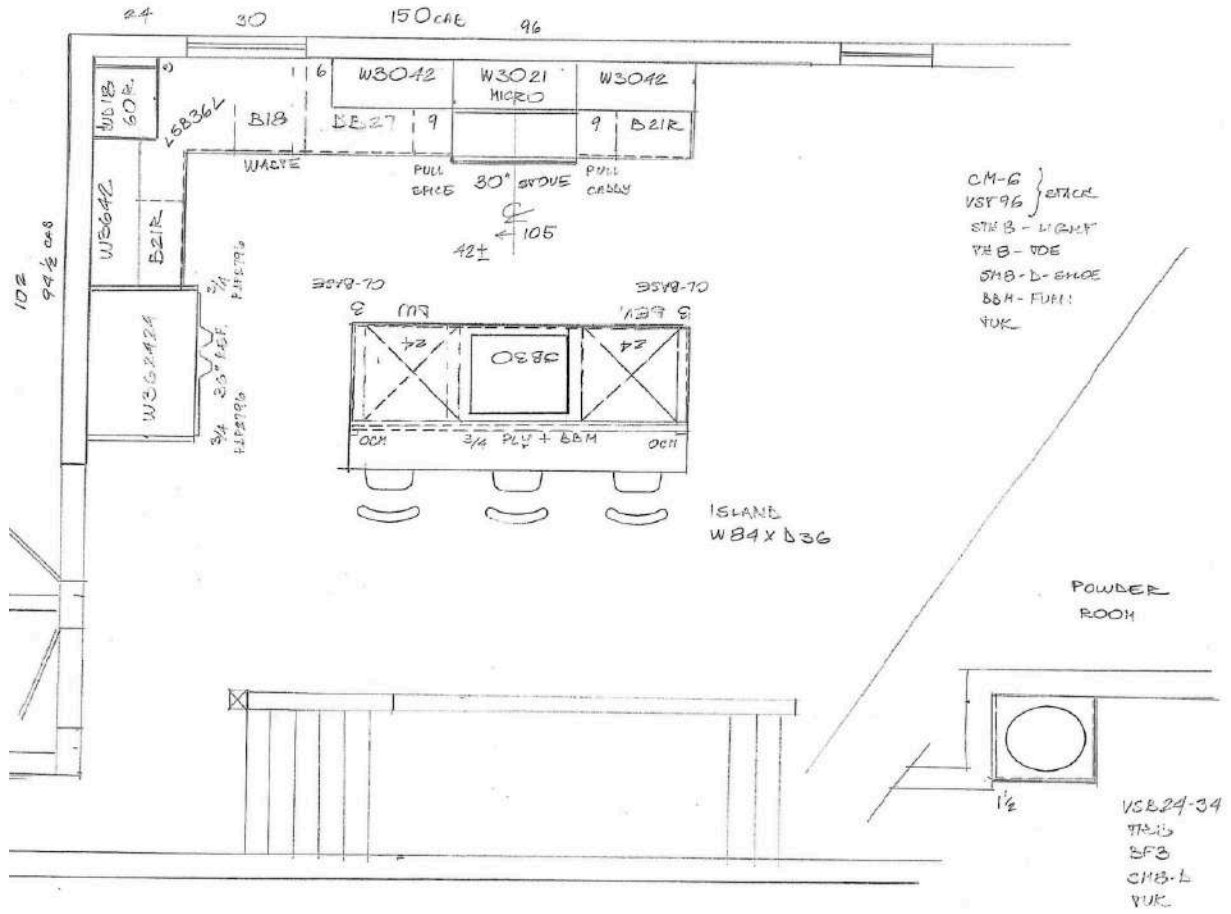


Island Wood Finish

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KITCHEN




Reference Floor Plan



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KITCHEN

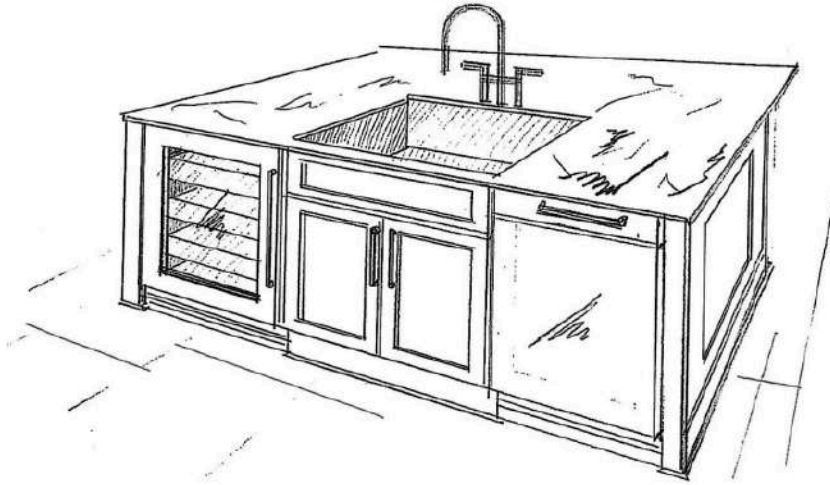
Appliances

ITEM	IMAGE
Range with Oven 30" Bosch 5 Burners	
https://www.bosch-home.com/us/en/product/cooking-baking/slide-in-ranges/gas-slide-in-ranges/HGF1050MUC	
Refrigerator 36" Bosch French Door Freestanding	
https://www.bosch-home.com/us/en/product/refrigerators/fridge-freezers/freestanding-fridge-freezers-with-freezer-at-bottom/B36CD10ENS	
Dishwasher 24" Bosch	
https://www.bosch-home.com/us/en/product/SHX5AEM5N?	

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KITCHEN

Island



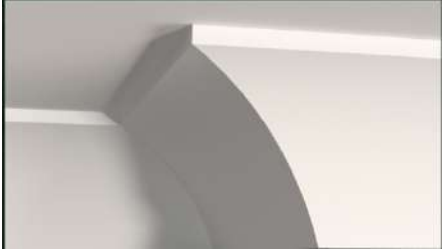

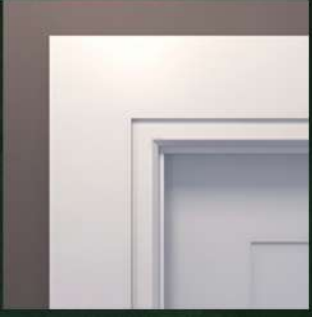
ITEM	IMAGE
<p>Microwave 30" Bosch Over-The-Range Microwave</p>	
<p>Wine Cooler 46-Bottle Summit Appliance Dual-Zone Convertible Wine Cellar</p>	

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<p>KRAUS Oletto Pull-Down Single Handle Stainless Steel</p>	
<p>KRAUS Loften 33 in. Drop-In/Undermount Single Bowl w/Accessories Stainless Steel</p>	
<p>MOEN Batch Feed Garbage Disposal</p>	

TRIM DETAILS

METRO COLLECTION MOLDING

ITEM	IMAGE
Crown	
Base	
Casing (Windows & Doors)	

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CLOSETS

Custom closets in all areas

White wood finish with graphite hardware

Any change in color is an upgrade






[Innovative Closets](#)

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LIGHTING

Chandeliers

ITEM	IMAGE
Kitchen Crate & Barrel Dakota Pendant Clear	
Bathrooms LED Modern Light Chrome	
Recessed Lighting 4" ROUND LED	

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FAMILY ROOM

36" Gas Fireplace






FIRST FLOOR BATHROOM

Reference Floor Plan - First Floor Overview Page 5

<p>30" Vanity with Quartz Countertops Indigo with Chrome Hardware</p>	
<p>Hansgrohe Talis E Widespread Faucet Chrome</p>	
<p>YAWWALK Double Handles 10 in. Shower Faucet Chrome</p>	

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<p>Bathroom Floor Cordoso 12 x 24</p>	
<p>Shower Floor Tile Carrara 12 x 12</p>	
<p>Wall Tile White 4 x 12</p>	

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Toto
Aquia IV 2-Piece Toilet



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PRIMARY BATHROOM

Reference Floor Plan - Second Floor Overview Page 6

ITEM	IMAGE
60" Double Vanity with Quartz Countertops Dove with Chrome Hardware	
Hansgrohe Metropol 8" Widespread Faucet Chrome	
Hansgrohe Raindance S 3-Spray Showerhead & Bar Set Chrome	
Toto Nexus 1-Piece Toilet	

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Wall & Floor Tile
Carrara
24 x 48



Shower Floor Tile
Carrara
12 x 12



ENSUITE BATHROOM

Reference Floor Plan - Ground Floor Overview Page 4

ITEM	IMAGE
30" Galaxy Frost Vanity	
Hansgrohe Talis E Single-Handle Chrome	
YAWWALK Double Handles 10 in. Shower Faucet Chrome	

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<p>Walls & Floors Taupe 12 in x 24 in</p>	
<p>Shower Floor Cream 11.25 in x 11.75 in</p>	
<p>KOHLER Gleam 2-Piece Toilet</p>	



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TUB BATHROOM

Reference Floor Plan - Second Floor Overview Page 6

ITEM	IMAGE
30" Vanity with Quartz Countertops Horizon with Chrome Hardware	
Hansgrohe Talis E Widespread Faucet Chrome	
YAWWALK Double Handle 10 " 3-Spray Square Chrome	

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<p>Shower Wall Tile White 3 x 12</p>	
<p>Floor Tile Grey 12 x 24</p>	
<p>KOHLER Gleam 2-Piece Toilet</p>	

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<p>KOHLER Elmbrook 60 in. x 30.25 in. Soaking Bathtub</p>	

LAUNDRY & WET BAR

Reference Floor Plan - Ground Floor Overview Page 4






[Microwave](#)

24" Summit Appliance Slide-In Electric
Range
Stainless Steel



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<p>Refrigerator 4.5 cu. ft. Summit Appliance Freezer / Refrigerator Stainless Steel</p>	
<p>Microwave 24" 1.34 cu. ft. Summit Appliance Over The Range Microwave Stainless Steel</p>	
<p>Floor Tile Vinyl Flooring</p>	

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EXTERIOR

Large Patio off Living/Dining Room



Sample Patio (firepit not included)

Balcony and Rooftop Deck



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James Hardie Siding Planks



James Hardie Siding Panels




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Stone Veneer Accents

EXTERIOR

Lighting

ITEM	IMAGE
Globe Hurley Modern Outdoor Sconce Black	

Garage Door

