

45 OCEAN STREET, MILLBURN

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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 1/4 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

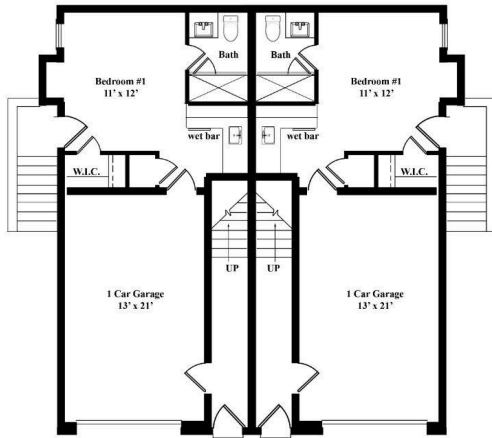
NOTE: Contact the builder SEE DEVELOPERS LLC to discuss customization possibilities.

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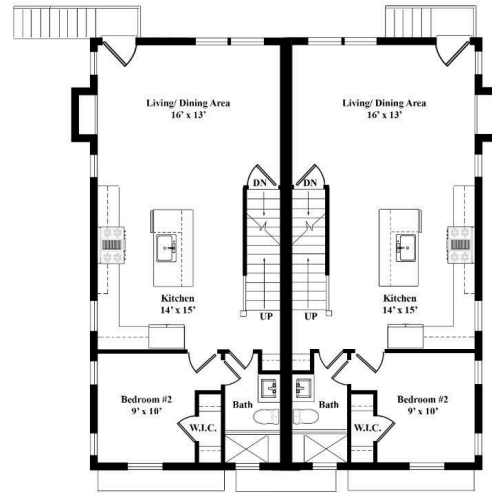
OVERVIEW

FLOOR PLANS

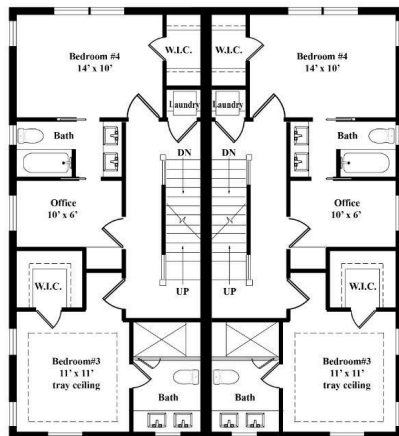
45 Ocean Street MILLBURN, NEW JERSEY



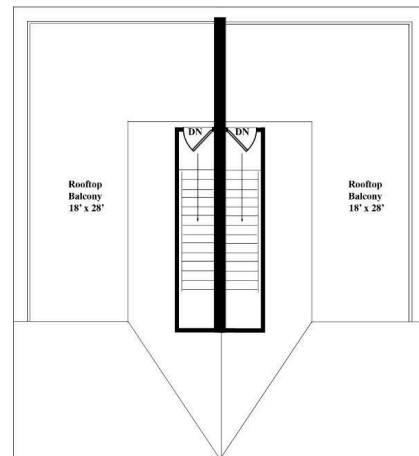
Ground Floor



First Floor



Second Floor



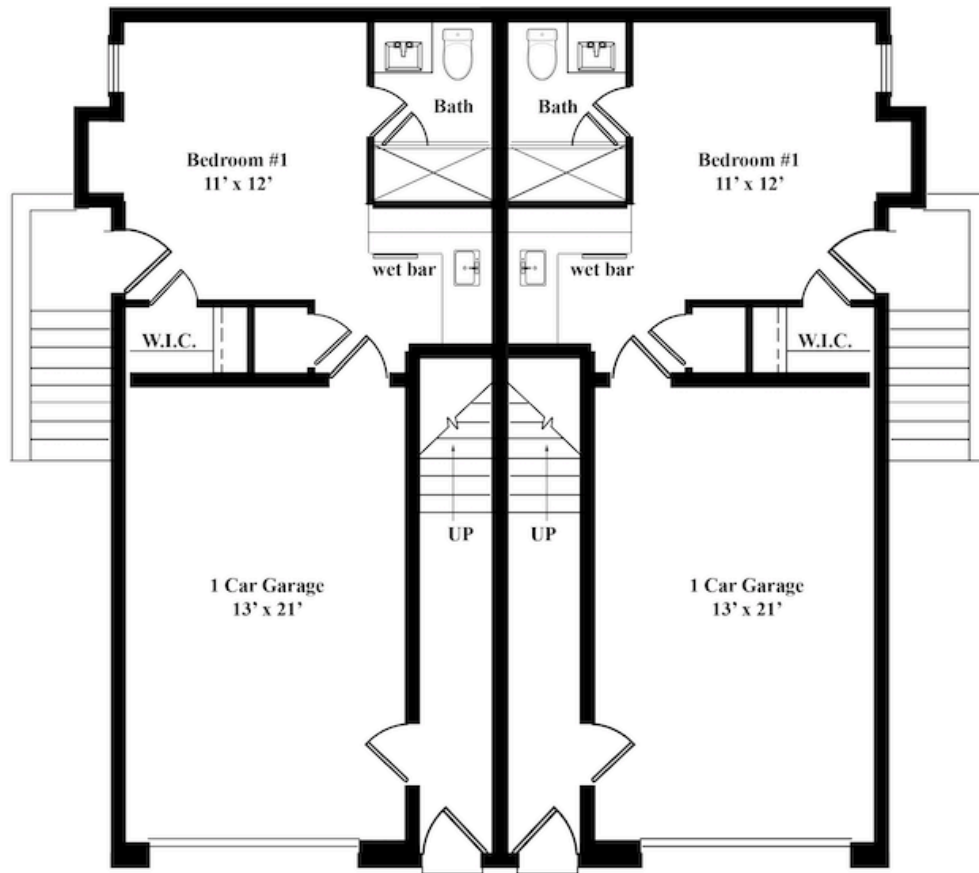
Roof Top

K. J. Lee
KJL@KJLENDERS.COM

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OVERVIEW

GROUND FLOOR

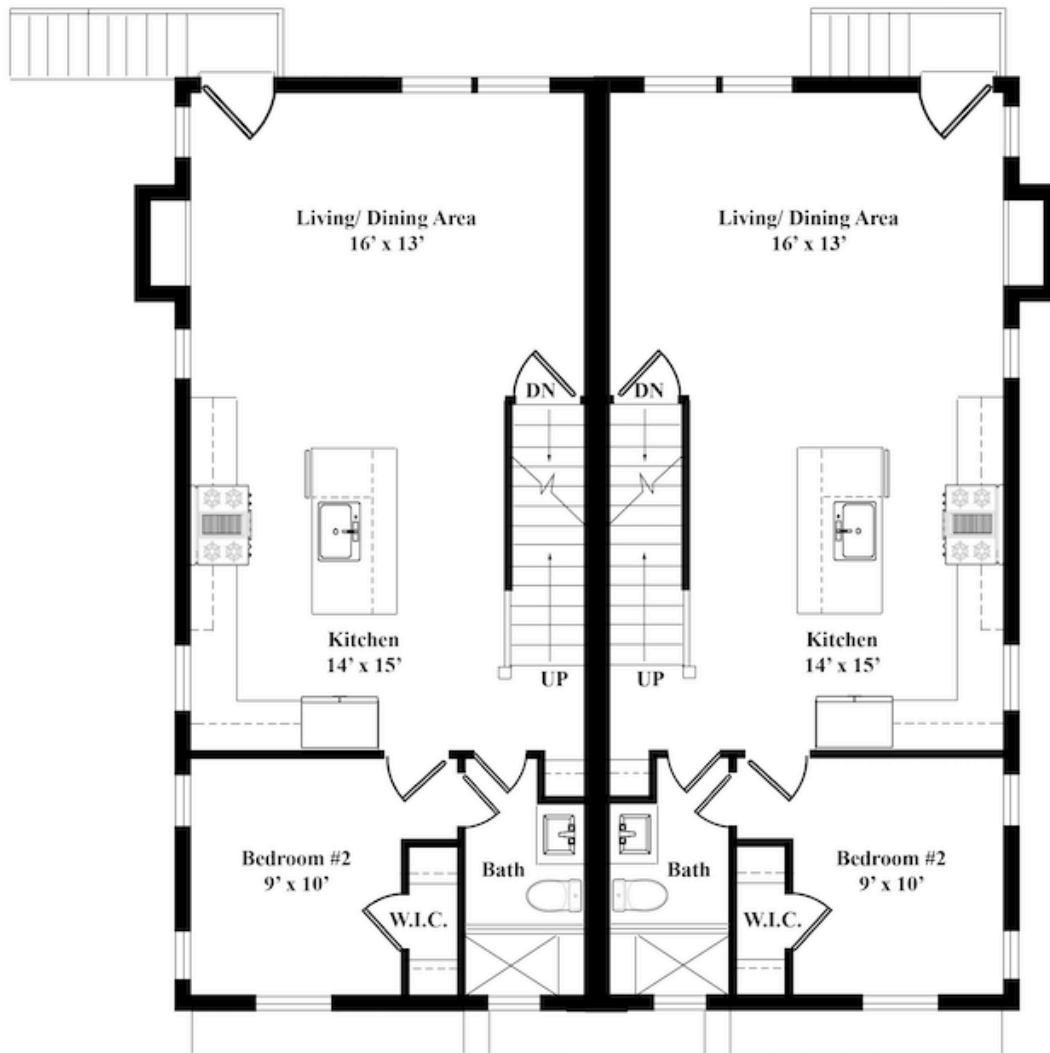


- o 1 car garage/storage space
- o Liftmaster motors
- o Mud area with built-in cubbies
- o Storage area with built ins
- o Bedroom with private exterior door
- o Washer & dryer and wet bar

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OVERVIEW

FIRST FLOOR

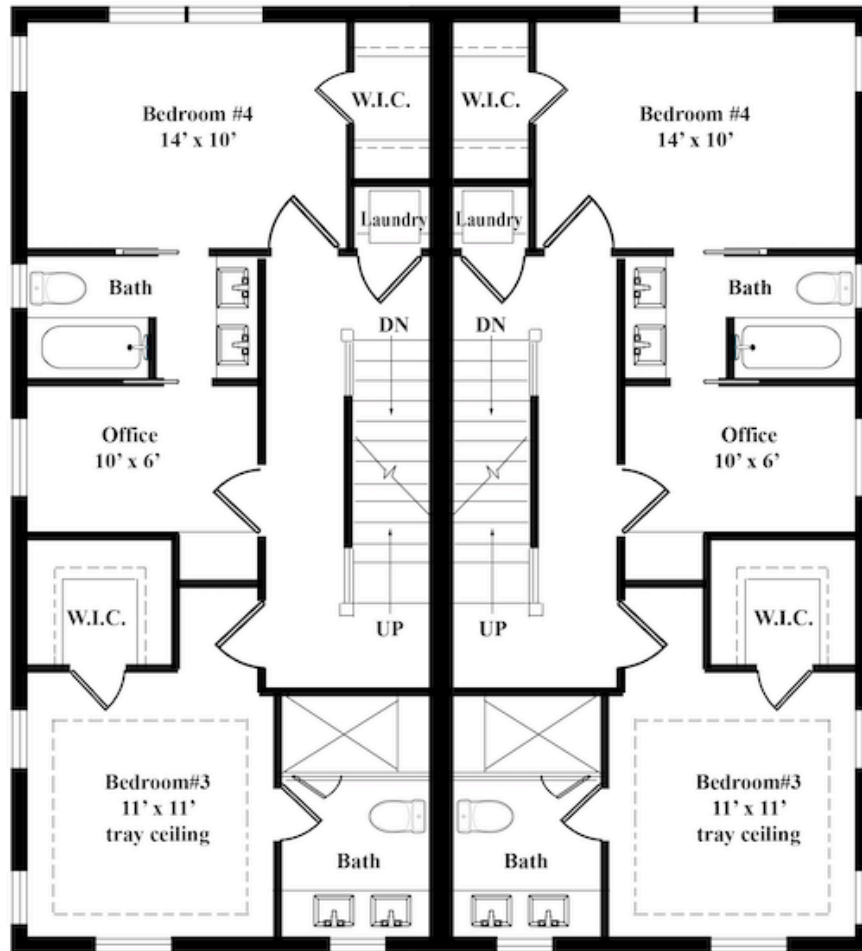


- o Full bathroom
- o Full bedroom
- o Kitchen with island
- o Living Room/Dining Room open space

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OVERVIEW

SECOND FLOOR

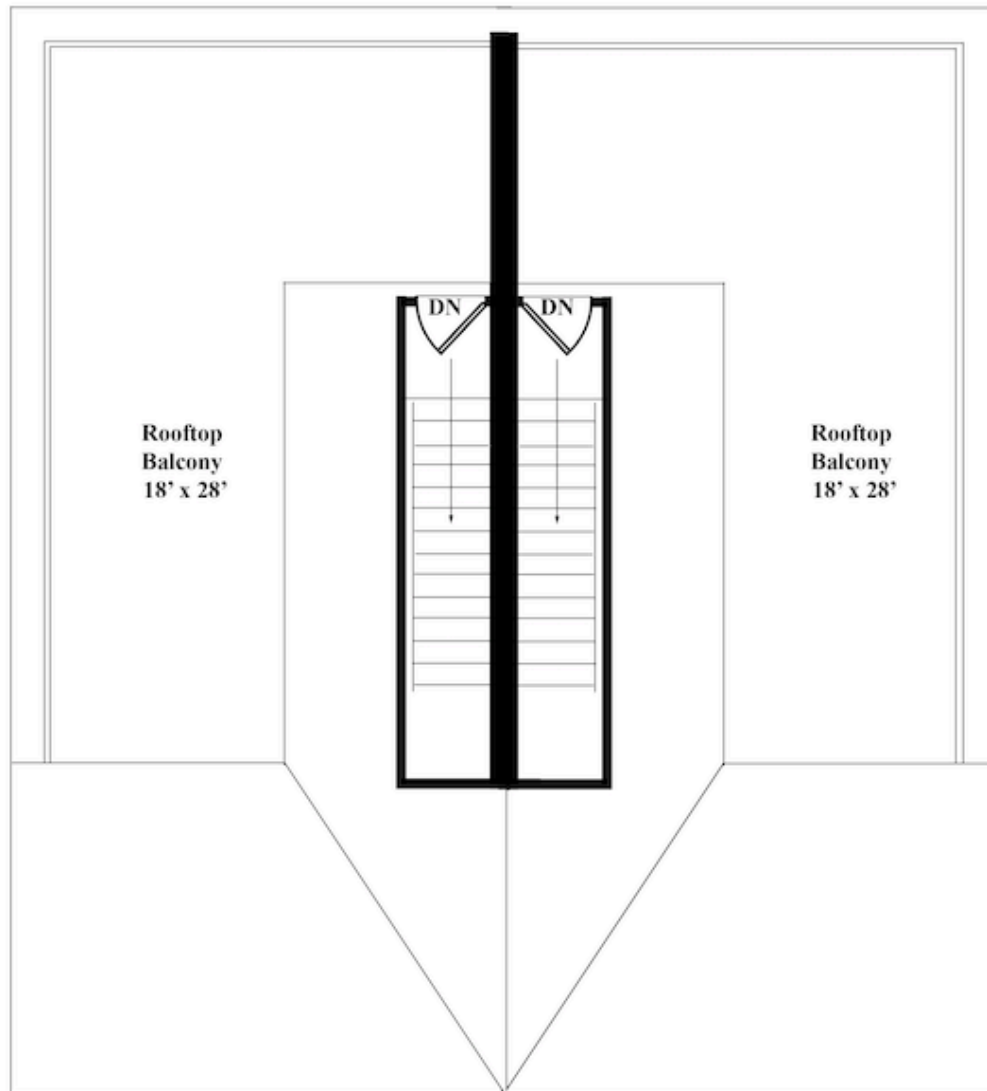


- Primary bedroom suite
 - o Full bath, walk in closet
- One bedroom with attached en-suite tub bathroom
- Office space

OVERVIEW

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ROOFTOP



- Rooftop balcony

FEATURES

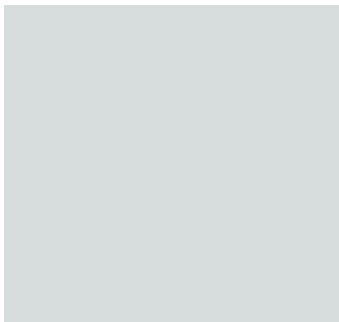
Staircase with Craftsman Style Railings

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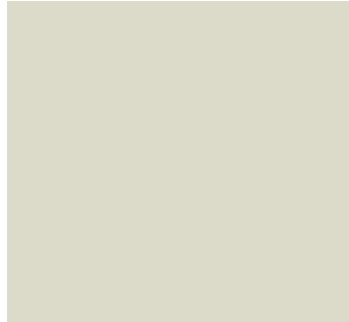
INTERIOR PAINT COLORS

BENJAMIN MOORE



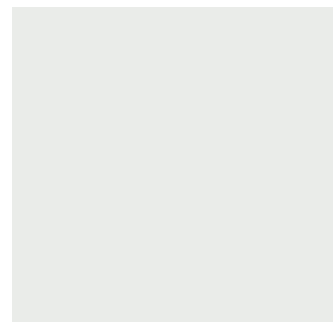
BUNNY GRAY

1st FLOOR



ASHWOOD

2nd & 3rd FLOORS






MISTY GRAY

BATHROOMS/GARAGE

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FEATURES

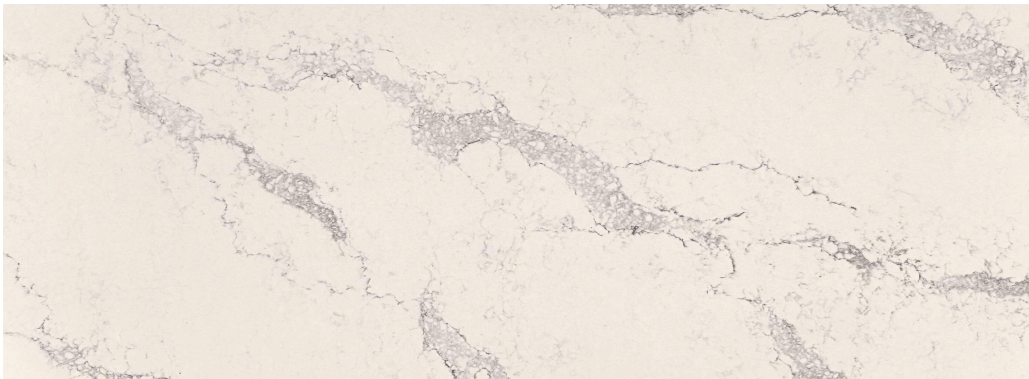
Doors, Hardware & Floors

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

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KITCHEN

Drawing



Quartz Caesarstone

Island, countertops and backsplash

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KITCHEN

Inspiration Image - Cabinetry



Cabinet Wood Finish

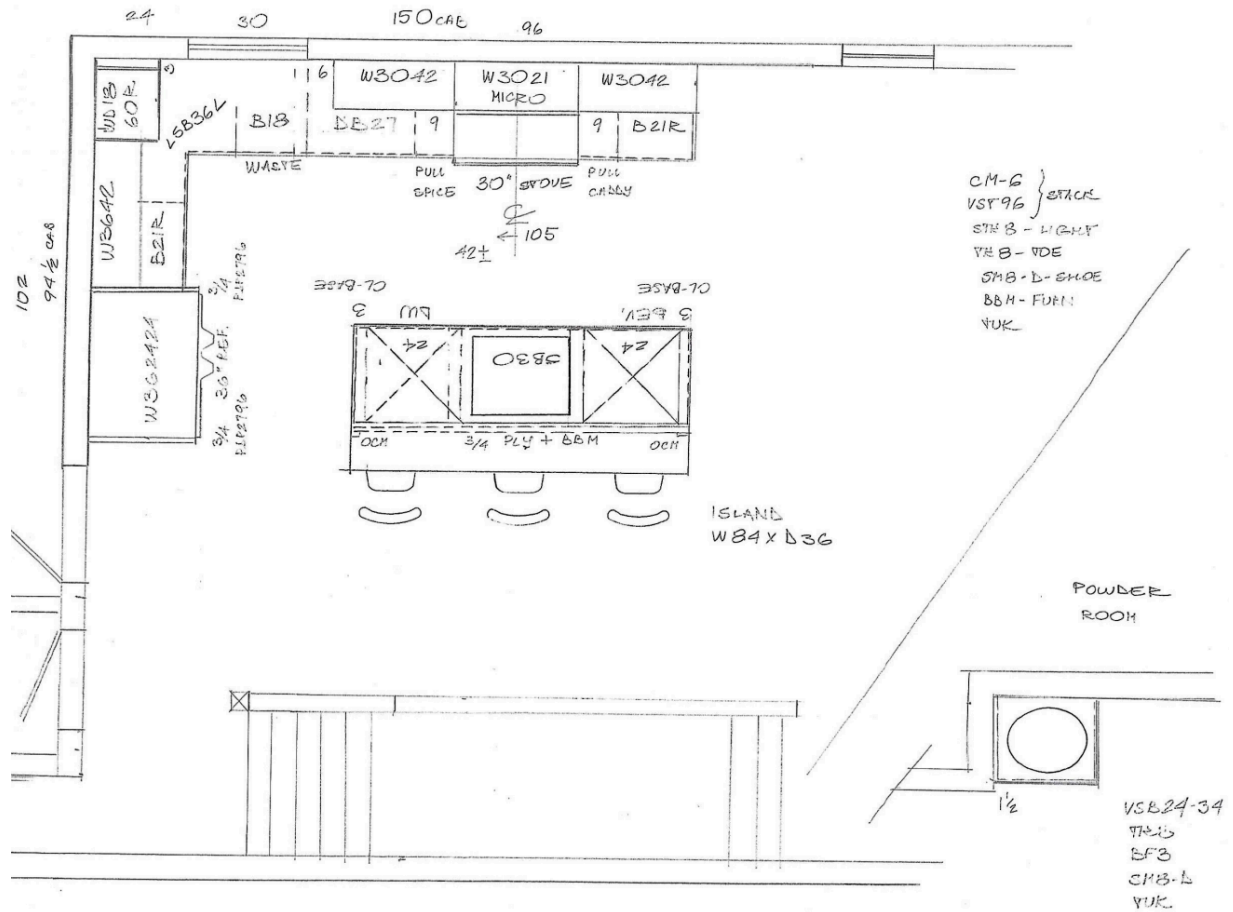


Island and Butler's Pantry Wood Finish

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KITCHEN




Reference Floor Plan



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KITCHEN

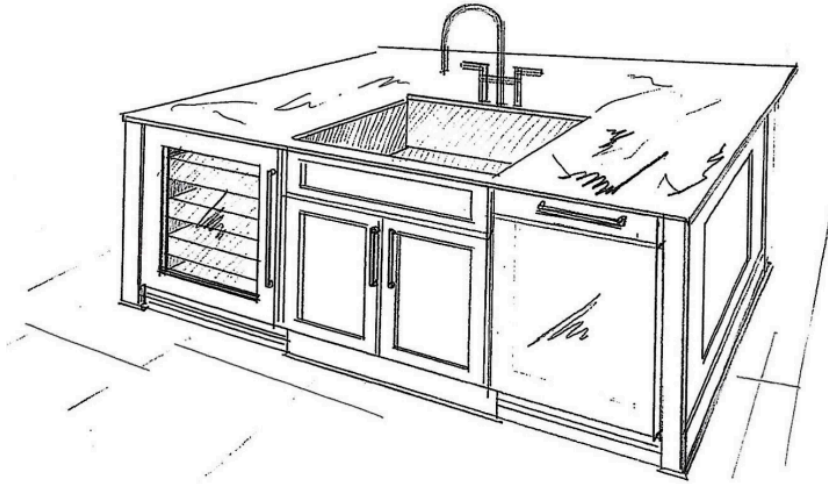
Appliances

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?	

KITCHEN

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Island



ITEM	IMAGE
Microwave 30" Bosch Over-The-Range Microwave	
Hood GE 30" Wall Mount Hood	

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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>	

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TRIM DETAILS

METRO COLLECTION MOLDING

ITEM	IMAGE
Wall Panels Take From 17 Spring	
Crown	
Base	

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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



<https://www.californiaclosets.com/walk-in-closets/>

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LIGHTING

Chandeliers

ITEM	IMAGE
Kitchen Crate & Barrel Dakota Pendant Clear	
Dining Room Kichler Lighting Crosby Linear Suspension Light Chrome 40" Chandelier	
Bathrooms LED Modern Light Chrome	
Recessed Lighting 4" ROUND LED	

FAMILY ROOM

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36" Gas Fireplace




FIRST FLOOR BATHROOM

Reference Floor Plan - First Floor Overview Page 5

30" Vanity with Quartz Countertops White with Chrome Hardware	
Hansgrohe Talis E Widespread Faucet Chrome	
YAWWALK Double Handles 10 in. Shower Faucet Chrome	
Bathroom Floor Kael Tortola 9 x 47	

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Shower Floor Tile Honed Big Basket Wood Light 12 x 12	
Wall Tile Gloss Groove 18 x 48	

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Toto
Aqua IV 2-Piece Toilet


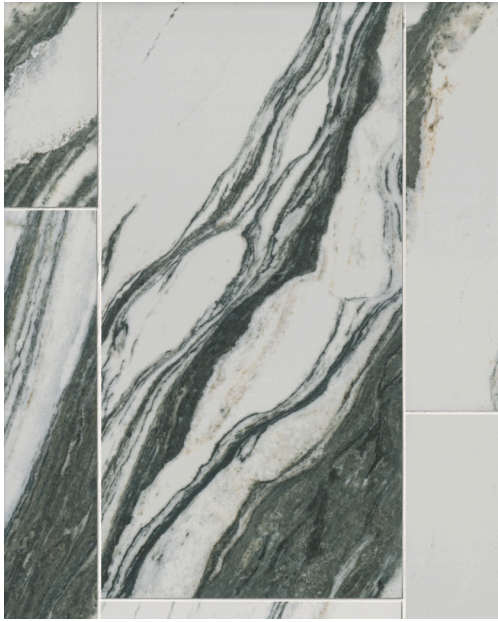



PRIMARY BATHROOM

Reference Floor Plan - Second Floor Overview Page 6

ITEM	IMAGE
60" Double Vanity with Quartz Countertops White 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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<p>Wall Tile Calacatta Matte Emerald 24 x 48</p>	
<p>Floor Tile Calacatta Matte Emerald 12 x 24</p>	
<p>Shower Floor Tile Calacatta Matte Emerald Herringbone Pattern</p>	

ENSUITE BATHROOM

Reference Floor Plan - Second Floor Overview Page 6

ITEM	IMAGE
30" Galaxy Frost Vanity	
Hansgrohe Talis E Single-Handle Chrome	

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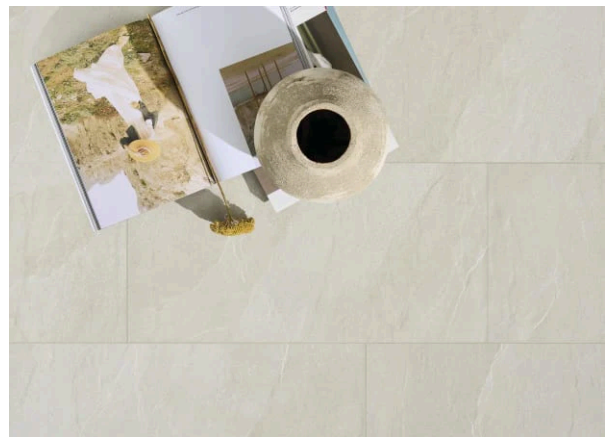
YAWWALK
Double Handles 10 in. Shower Faucet
Chrome



Walls
Ivory
4 x 12



Bathroom Floor
Ivory
12 x 24



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Shower Floor
Ivory
3 Inch Hex



KOHLER
Gleam 2-Piece Toilet



TUB BATHROOM

Reference Floor Plan - Third Floor Overview Page 7

ITEM	IMAGE
30" Vanity with Quartz Countertops Indigo with Chrome Hardware	
Hansgrohe Talis E Widespread Faucet Chrome	
YAWWALK Double Handle 10 " 3-Spray Square Chrome	 
Shower Wall Tile Glossy White 2.5 x 10	

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<p>Floor Tile Lun Nimbus White 12 x 24</p>	
<p>KOHLER Gleam 2-Piece Toilet</p>	

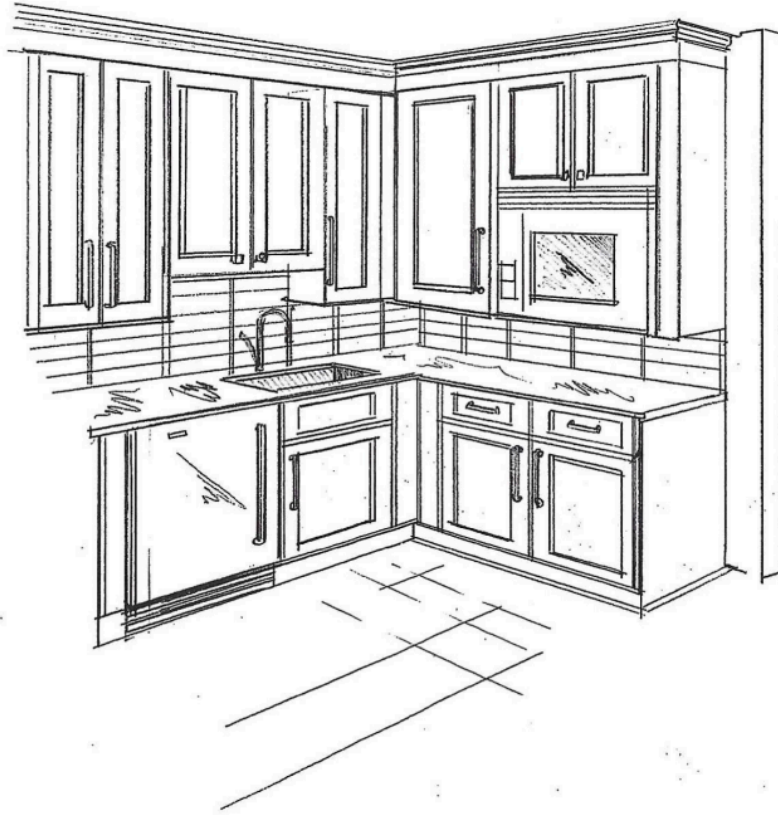
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<p>KOHLER Elmbrook 60 in. x 30.25 in. Soaking Bathtub</p>	

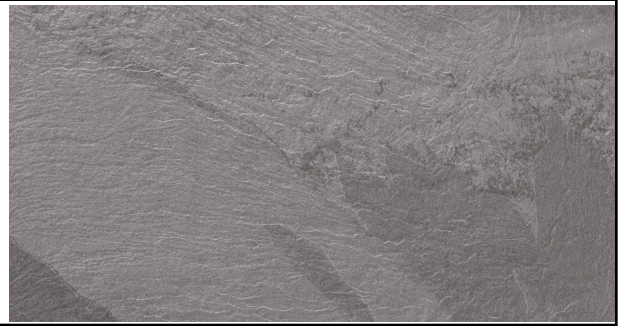
LAUNDRY & WET BAR

Reference Floor Plan

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Floor Tile
GZ Slide Grey
12 x 24



EXTERIOR

Large Patio off Living/Dining Room



Sample Patio (firepit not included)

Balcony off Primary Bedroom and Rooftop Deck

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James Hardie Siding Planks



45 OCEAN STREET, MILLBURN


James Hardie Siding Panels



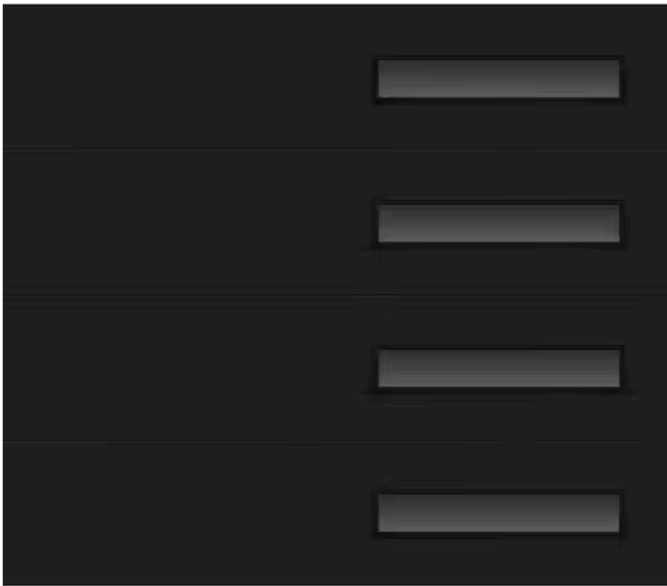
Stone Veneer Accents

EXTERIOR

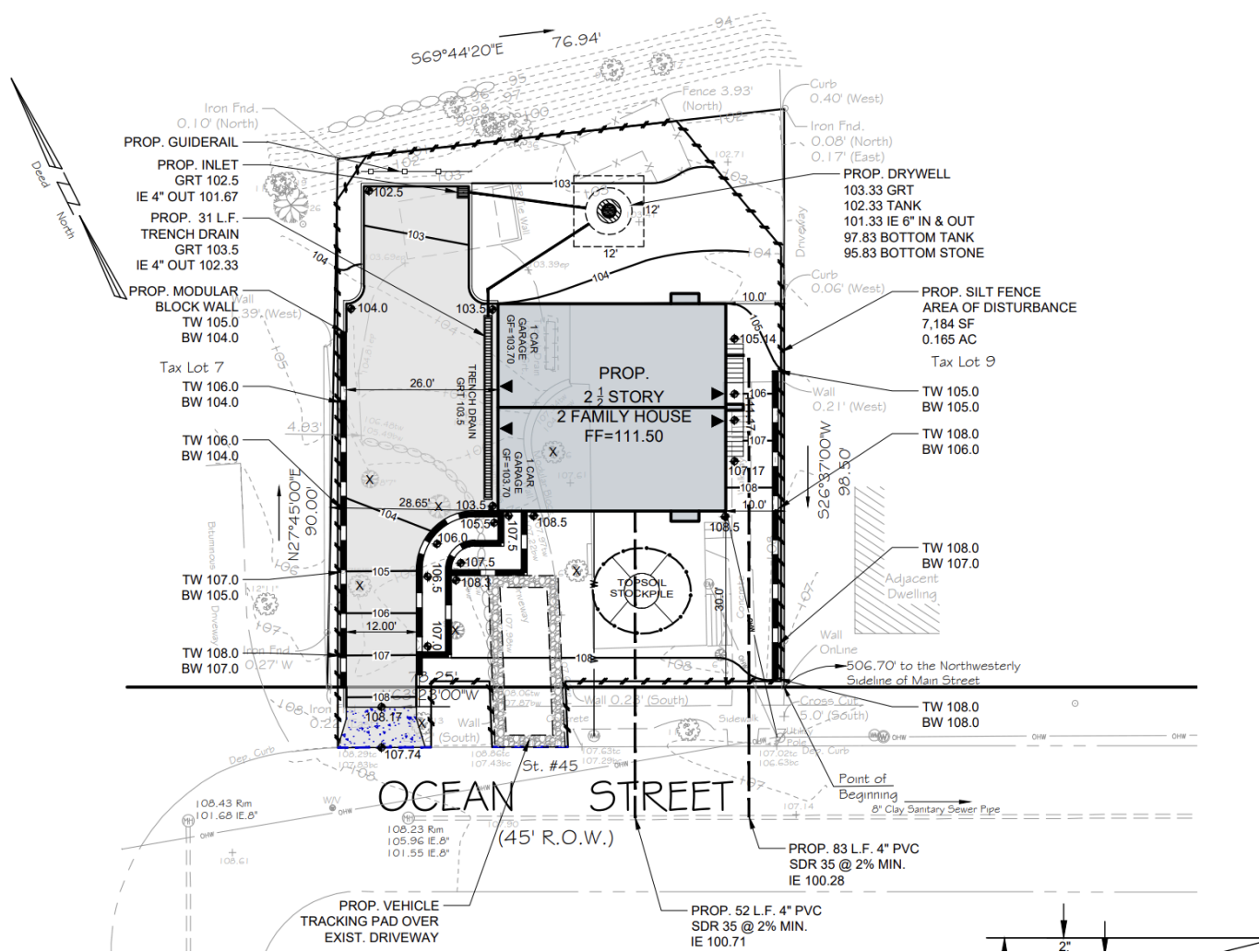
Lighting

ITEM	IMAGE
Globe Hurley Modern Outdoor Sconce Black	

Garage Door



Plot Plan



APPENDIX