

DISTINCTIVE HOMES

Luxury Collection



11 OAKVIEW AVENUE
MAPLEWOOD
www.11OakviewAve.com



WELCOME HOME!

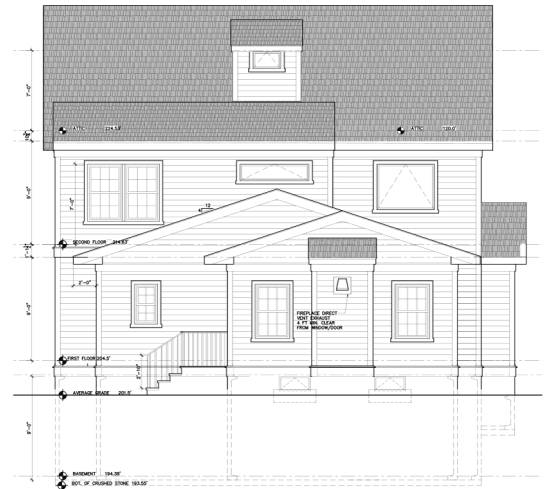
Welcome to 11 Oakview Avenue, Maplewood - rare new construction in the heart of Maplewood just 1 block from downtown Village shops, restaurants and mid-town direct trains to NYC. Designed with today's Buyers in mind, you'll find high ceilings, wide windows, custom millwork, and stylish design details throughout a flowing, open floorplan offering 4 levels of living space. Fall in love with the custom gourmet kitchen which opens to a family room with vaulted ceiling. A private primary suite, 2nd floor laundry room, 1st floor in-law suite and incredible finished lower level complete this very special offering.

Don't miss this incredible opportunity!



Robert

Robert Northfield
Team Leader, The Robert Northfield Team
Broker Salesperson
Keller Williams MidTown Direct

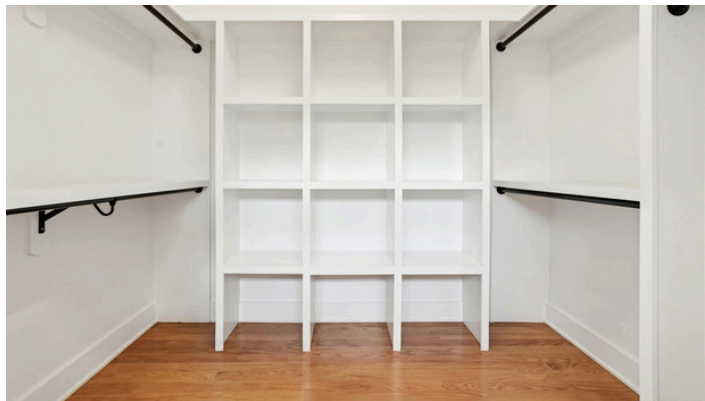


Schematics for illustration purposes only. Subject to changes during the design & build process.















THE DETAILS

GRACIOUS LIVING

- Hardwood oak flooring across the upper levels
- Staircases with square nosed hardwood treads and painted risers, finely crafted oak handrails with modern metal balusters
- Decorator selected color scheme, wall coverings, lighting, hardware and finishes
 - Elegant formal living and dining rooms
- Family room with direct vent gas fireplace and cathedral ceiling
 - Abundant closets with custom shelving
- Single-panel interior doors with matte black hardware
- 1st floor mudroom with built-in cabinet storage and bench
- 1st Floor Bedroom/home office with en-suite full bath with low entry shower
- 2nd Floor tiled laundry room with GE washer and dryer, linen closet and utility sink
- Fully finished full lower level with exceptional ceiling height (9'+), wet bar with full size beverage refrigerator, full bath, ample recreation space and storage and low maintenance composite flooring by Olivium Floors in Raven Oak (scratch resistant ceramic bead finish, and 100% waterproof core)

KITCHEN

- Elegantly designed gourmet kitchen with 8.5' island workstation and shaker style cabinetry with crown molding and 42" upper cabinets
- 36" range, French door refrigerator and dishwasher by Fisher & Paykel®; LG microwave
- Quartz countertops and tile backsplash
- Custom Venetian plaster exhaust hood and pot filler over the range

PRIMARY BEDROOM

- Luxurious primary bedroom suite with expansive walk-in closet with custom built-in storage
- Tiled en-suite bath with spacious glass enclosed shower, double vanity with LED mirror and NuHeat heated floors

ADDITIONAL BATHROOMS

- Vanities with marble and quartz counters, under mount sinks, LED lighted mirrors, deep tubs, and stylish appointments; 2nd Floor hall bath with NuHeat heated floors

QUALITY CONSTRUCTION AND SAFETY

- Custom interior millwork and moldings, including cove ceiling trim
 - Airy 9' ceilings to include the lower level
- LED recessed ceiling lights with upgraded rocker switches throughout
- Low-maintenance Royal Crest sided exterior with cedar-style shingle details and stone accents
 - Paver walkway from front entrance to driveway, paver rear patio
 - Built-in garage with interior access and electric door opener
- Two sump pumps, sewer ejector pump and interior and exterior French drains

ENERGY AND CONSERVATION

- 2- zone forced hot air / central air conditioning with Google Nest smart thermostats
 - WaterSense toilet fixtures
 - Thermal insulated windows

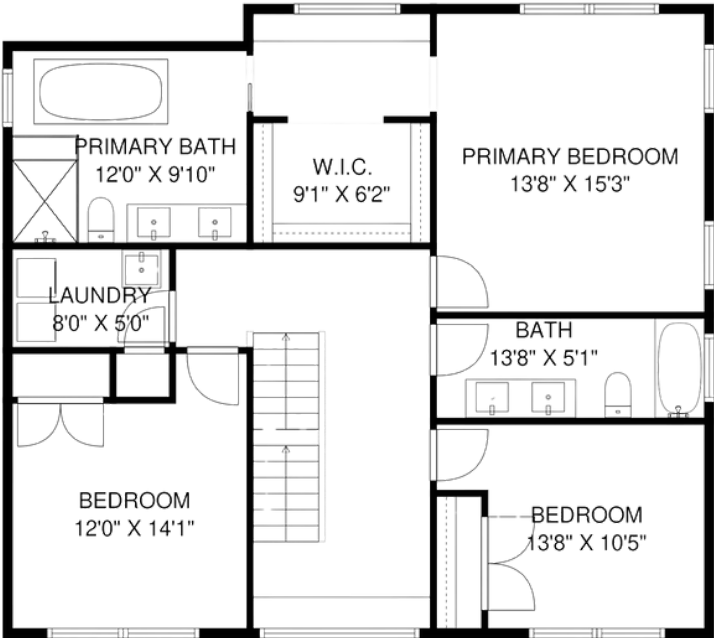
MISCELLANEOUS

- Professionally landscaped with specimen plantings and privacy fencing
- Desirable in-town location with unbeatable access to NYC trains, parks and vibrant Maplewood Village
 - Municipal water and sewer
 - Natural gas for cooking and heating
- The property is protected by a 10-year new home warranty

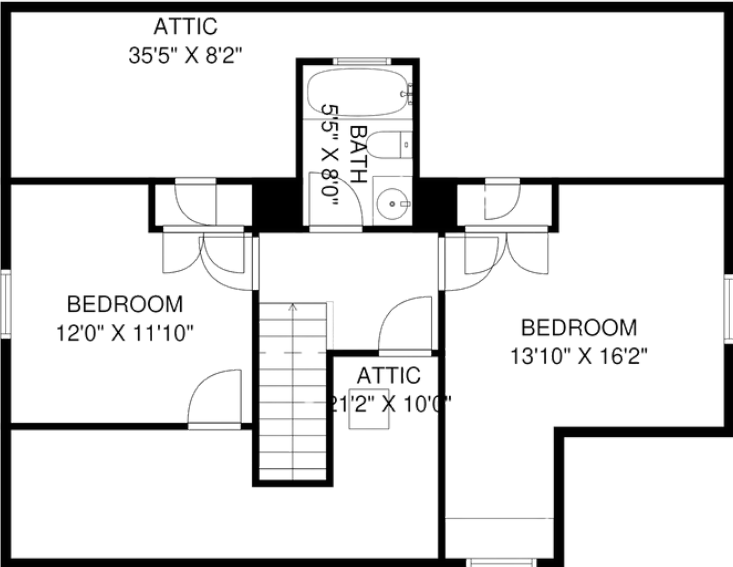
THE FLOOR PLAN



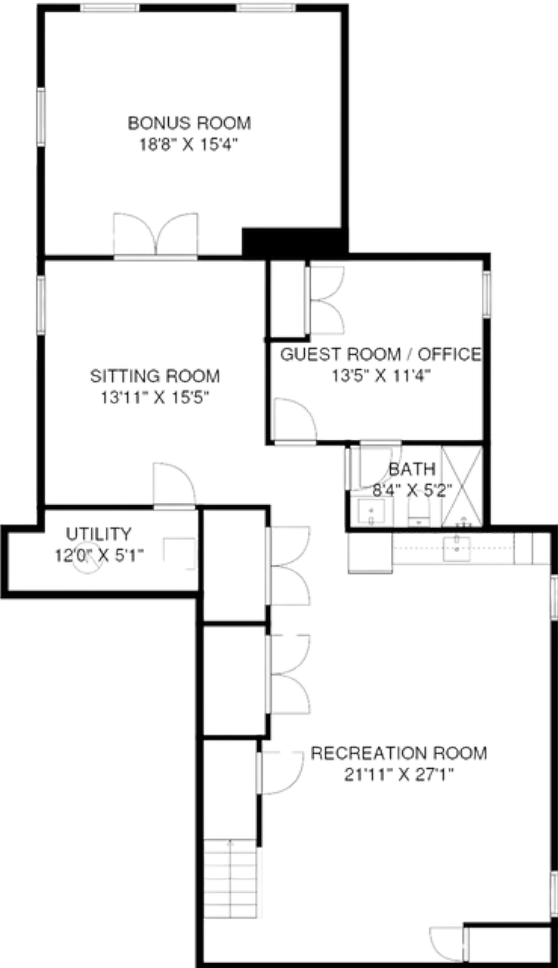
1st Floor



2nd Floor

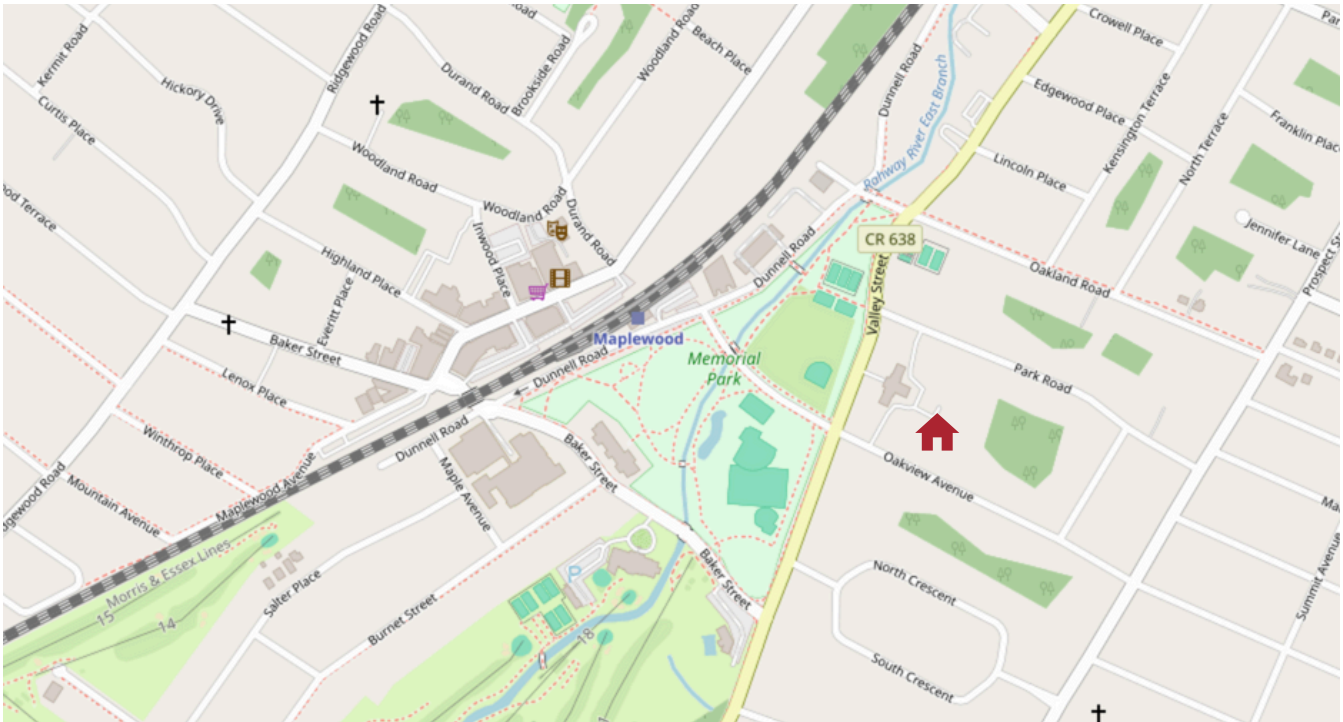


3rd Floor



Lower Level

LIVING IN MAPLEWOOD



Maplewood is a quaint residential community boasting authentic Tudor, Colonial, and Victorian homes, tree-lined streets beautiful parks, and a bustling Village center with vibrant shops, eateries and conveniences.

Maplewood is served by NJ Transit railroad which provides service along the Morris and Essex Line to Newark Broad Street Station and either to New York Penn Station (some stopping at Secaucus Junction) or Hoboken Terminal.



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