

*Offering by RP Bennett Custom Builders, LLC*

# ***71 Dale Drive***

***Chatham Township, N.J. 07928***

**Price Available Upon Request**

**RP Bennett Custom Builders, LLC  
P.O. Box 282  
278 Green Village Road  
Green Village, N.J. 07935  
973.635.1930  
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(The information contained in this offering document is subject to change. Specifications for construction will be determined at time of sale.)

## Overview

This custom built 4,700 square foot Colonial-style home with Connecticut Fieldstone exterior and slate roof is architecturally distinct and beautifully crafted. It has a comfortable blend of old world charm and modern amenities along with warm and inviting interior spaces built on an oversized lot.

The home offers a wide range of amenities including details such as 9-foot ceilings, special crown moldings, picture frame moldings and chair rails, grand entry foyer, secondary rear staircase for private access between levels, balcony, oversized bedrooms each with private bath, magnificent master suite (approx. 900 sq. ft.) with luxurious cathedral ceiling bath and vaulted ceiling bed chamber, structured wiring system for Voice/Data/Video distribution to each room in house, Central Vacuum System, Alarm System, Nuvo audio system, Surround Sound and Plasma TVs, handmade built-ins in various rooms, transoms and French doors throughout 1<sup>st</sup> floor, custom kitchen with gourmet island and granite counter tops, eight fireplaces (including patio area and basement), and many other visually appealing and thoughtfully selected features designed and constructed by one of the most admired custom home builders in Morris County.

- **Total Living Space (1st & 2nd Floors)** **4,700 Sq Ft**  
Includes Master Suite and four spacious Bedrooms on 2nd Floor, Custom Kitchen with adjacent Dinette, Formal Dining Room, Expansive Family Room, Custom Foyer with curved staircase, Living Room, Study/Guest Bedroom, Powder Room and more...
- **Basement** **2,000 Sq Ft**  
High ceiling with finished living area. Includes full bath, recreation rooms, area for mini-kitchen/pantry, fireplace and log holder, utility room, plus other amenities.
- **3-Car Garage** **600 Sq Ft**
- **Attic**  
Unfinished area.
- **Lot Size** **.62 Acre**

**First Floor** (All rooms have 9' ceilings)

<b>Foyer</b>	14' 8" x 13' 2"	Curved staircase, double-height ceiling, 2nd Floor balcony overlooking foyer and two entryway closets.
<b>Formal Dining Room</b>	16' 10" x 14' 11" (14' 11" dimension includes bay)	Transom window, wainscoting with chair rails, 7-inch crown molding, butler pantry, coffered ceiling, and glass-paned French doors with transoms.
<b>Kitchen &amp; Dinette</b>	16' x 28' (Kitchen has varying widths, see layout)	Custom cabinetry and gourmet Center Island, granite countertops, 42" Sub-Zero Refrigerator-Freezer, 6-burner Wolf Range/Oven, GE Profile Microwave, Miele dishwasher, Grohe faucets, and illuminated by large windows in octagonal-shaped Dinette.
<b>Family Room</b>	16' x 29' 6"	French door entry, transom windows, Connecticut Fieldstone fireplace with wood mantel, 7-inch crown molding, coffered ceiling, and exterior French doors on all entrance ways.
<b>Powder Room</b>	5' x 9 ½'	Marble/Limestone border flooring, designer faucets and fixtures, entry off Family Room.
<b>Study / Bedroom #6</b>	14' x 16' 8"	Private full bath, w/shower, fireplace, and transom windows & doors.
<b>Living Room</b>	14' 8" x 18' (18' dimension includes bay)	Formal mantle fireplace with Connecticut Fieldstone surround, three transom exterior windows, coffered ceiling, and double French door entry w/transom.
<b>Mud Room</b>	6' x 4' 8"	Off garage area with staircase to 2 <sup>nd</sup> floor.

## Second Floor

<b>Foyer Balcony</b>	—	Top of staircase overlooks foyer.
<b>Master Suite</b>	<u>900 Sq. Ft.</u> - Bedroom: 22' x 17' 4" - Each Closet: 7' 5" x 9' - Bathroom: 12' 8" x 20' 5" Bathroom dimensions include: - Shower: 5' 6" x 6' 6" - Lavatory: 5' 7" x 6' 6"	Master Bedroom Suite with fireplace and luxurious private bath. Bedroom has a cathedral ceiling with stone fireplace and 5 foot wide hallway that leads to two large walk-in closets and Master Bath. Master Bath has a cathedral ceiling, 6' Navarre Spa Tub with large Palladian window above, limestone flooring, large shower enclosure with Perrin & Rowe dual body-sprays and dual showerheads, two vanities with under-counter sinks and Perrin & Rowe faucets, and 6' x 6' private lavatory with sink & vanity.
<b>Bedroom #2</b>	14' 6" x 14'	Full bath with limestone floor, American Standard faucets, large walk-in closet, tray ceiling and outside balcony with French doors.
<b>Bedroom #3</b>	18' 10 x 12'	Full bath with limestone floor, American Standard faucets, fireplace, walk-in closet and tray ceiling.
<b>Bedroom #4</b>	14' 8" x 16' 10"	Full bath with limestone floor, American Standard faucets, fireplace, cathedral ceiling, and recessed lighting.
<b>Bedroom #5</b>	13' 3" x 15' 3"	Full bath with limestone floor, American Standard faucets, large walk-in closet and cathedral dormers.
<b>Laundry Room</b>	6' 6" x 6' 8"	Laundry room with limestone flooring.

- All dimensions and square footage figures are approximate and are subject to change.
- All appliances, fixtures and faucets are subject to change.
- All paintable exterior and interior surfaces, including shutters, trim, staircases, mantels, chairrails, etc. are caulked, hand sanded, primed and given two finish coats of Benjamin Moore paint (each room includes a single color for walls, a single color for trim, and single color for ceiling). Interior floors and handrails are sanded, stained to shade of choice, and covered with two coats of polyurethane.
- All built-ins and trim are paint grade.

### *Special Custom Features*

- New England/Connecticut Fieldstone and Western Red Cedar clapboard exterior
- Custom exterior wood trim and Dormer
- Louvered, wood shutters installed wherever possible
- Slate Roof
- 3-car garage with arched top, cottage style garage doors with openers
- Connecticut Fieldstone exterior chimneys
- Underground 325amp service
- Paved driveway with Belgian Block trim
- Lawn sprinkler system front & back
- Sod front, sides and rear lawns
- Driveway to street with Connecticut Fieldstone apron
- 600 Sq Ft Bluestone bordered patio with Connecticut Fieldstone Fireplace and connecting walks
- Nine-foot ceilings on 1st floor
- Eighteen-foot Cathedral ceiling in Foyer
- Vaulted & Cathedral ceilings in Master Suite
- Simulated Divided Light windows with custom exterior grilles
- Seven interior and one exterior fireplaces with stone or marble facades
- 8" wide-plank solid oak hardwood floors in all non-tiled living areas
- Six panel interior doors with Baldwin hardware
- 4 ½" custom window and door casings
- Seven-inch custom baseboard molding throughout
- Five-inch custom crown molding in all upstairs rooms
- Seven-inch crown molding in all downstairs rooms
- Seven-inch crown molding and Wainscoting with chair rails in Dining Room, Living Room & Foyer
- Marble or Limestone Floors and countertops in all Bathrooms
- Under-mounted or pedestal sinks in all Bathrooms
- Custom kitchen with Granite countertops and Limestone Tile Floor
- Three-zone Central A/C with high-efficiency air filters
- 9-zone Hot Water Baseboard Heating (includes Garage)
- Intercom and audio system with 8 pairs of stereo speakers
- Security System (1<sup>st</sup> Floor only) w/smoke detectors as required by code
- Structured Wiring for Voice/Data/Video (2 sources) distribution to selected rooms
- Surround Sound System and Plasma TVs
- Central Vacuum System (1<sup>st</sup> & 2<sup>nd</sup> Floors and basement)
- TUFF-N-DRI Basement Waterproofing System with 30-Year Transferable Warranty
- Artificial Logs or gas starters in Fireplaces

## List of Allowances

### ALLOWANCES CURRENTLY OPEN

<u>Category</u>	<u>Allowance</u>	<u>Status</u>
• Kitchen hardware, granite countertops & backsplash (Labor & Materials)	n/a	Finalized
• Kitchen appliances	n/a	Finalized
• Interior Lighting fixtures	n/a	Finalized
• Carpeting Allowance for Basement	n/a	Finalized
• Plumbing Fixtures: include kitchen faucets and pot filler, vanities, stone vanity tops, shower doors, tubs, steam units, faucets, shower heads, body sprays, and wall & floor accessories such as towel bars, mirrors, paper holder, etc.	n/a	Finalized

### ALLOWANCES FINALIZED

<u>Category</u>	<u>Allowance</u>	<u>Status</u>
• Landscaping: lawn and shrubs for front, and underground sprinkler for front, sides and rear	n/a	Finalized
• Exterior lighting fixtures	n/a	Finalized
• Kitchen cabinets	n/a	Finalized
• Intercom	n/a	Finalized
• Security Alarm	n/a	Finalized
• Structured Wiring	n/a	Finalized
• Central Vacuum System w/attachments	n/a	Finalized
• Audio System, including controls, speakers, amplifier and tuner w/XM Radio (XM subscription is extra)	n/a	Finalized
• Floor Tile Allowance	n/a	Finalized
• Custom Mahogany Front Door w/sidelights & elliptical transom	n/a	Finalized

**Note: Items finalized will not affect Sale Price, but changes/upgrades to any of these items will be an extra cost.**

**Items Not Included**

<b><u>Item</u></b>	<b><u>Status</u></b>
<ul style="list-style-type: none"><li>• Tiled walls other than showers and kitchen backsplash</li><li>• Stone walls beyond those present</li><li>• Exterior Piers</li><li>• Audio system does not include stereo components beyond those installed</li><li>• Electrical switches &amp; dimmers over and above architectural plans</li><li>• Finished attic</li><li>• Medicine Cabinets</li><li>• Fireplace doors, screens and accessories</li><li>• Dehumidifiers/Humidifiers/Air Cleaners/Exchange Units</li><li>• Special paint finishes, e.g. stripes, faux, eggshell</li></ul>	Modified – Air Cleaners are included in sale price

**Note: Above modified items will not affect Sale Price.**