

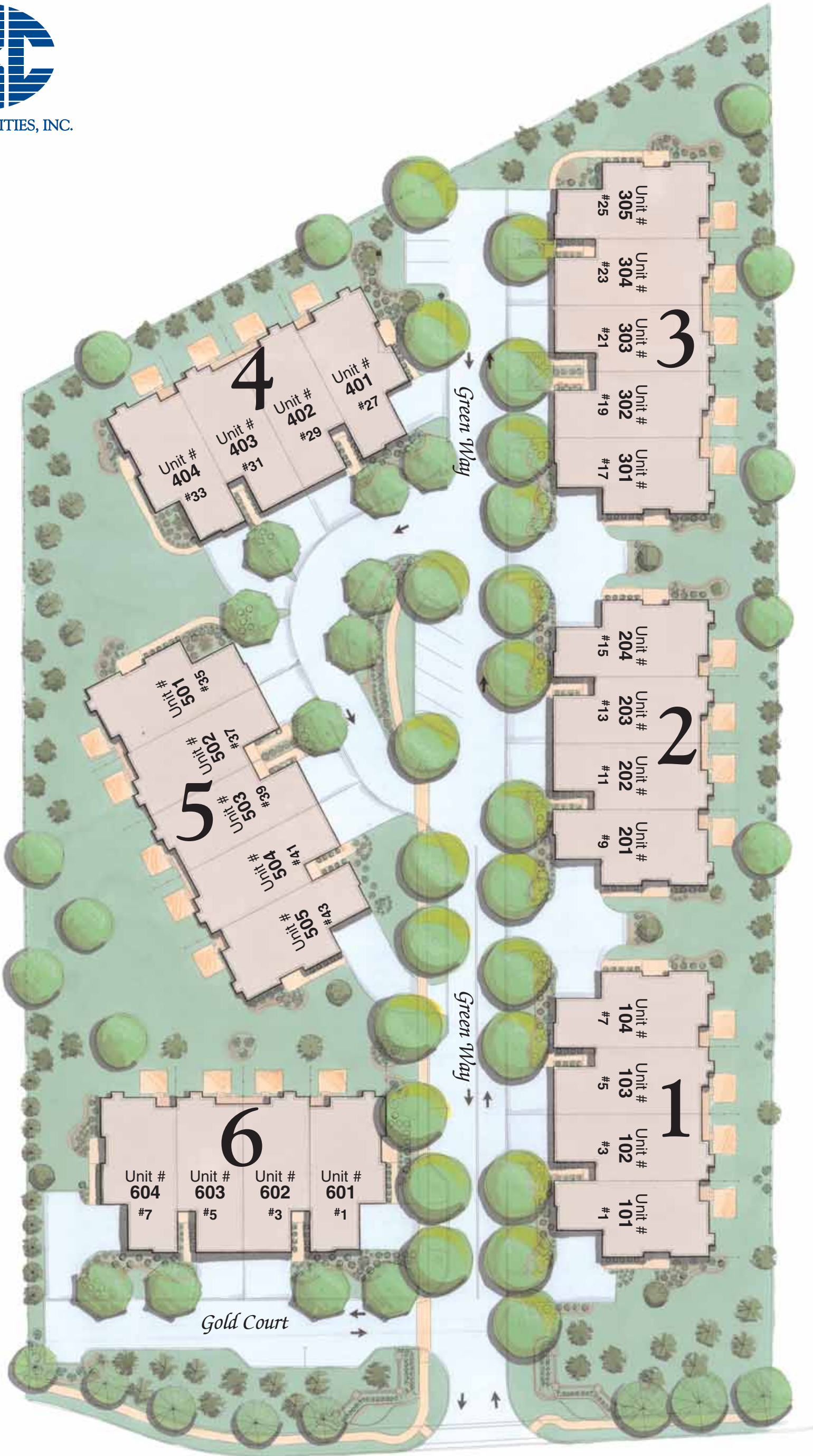
*The Villas  
at Murray Hill*



CRC COMMUNITIES, INC.



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# Exclusive Community Features

## Community Amenities

- Private, exclusive, townhome community designed by esteemed architects and planners
- Walking distance to NJ Transit Train and just a short ride to NYC and numerous other metropolitan areas that offer shopping, dining and other attractions
- Walking distance to restaurants and shopping
- Conveniently located minutes from the Short Hills Mall
- Serene cul-de-sac setting
- Custom crafted brick entrance walls
- Privacy fencing to surround the community
- Colonial streetscape lighting
- Angled belgium block street curbing
- Professionally designed landscaping throughout including tree lined streets and underground irrigation system (per plan)
- Public sewer and water
- Underground utilities - telephone, cable, electric and natural gas

## Elegantly Designed Exteriors

- Colonial inspired brick & stucco design on front and sides of building
- GAF Premium Designer Shingle Roof Collection
- Landscaping with sod, sprinklers and plantings throughout the community
- Seamless aluminum downspouts and gutters
- Mahogany Collection Insulated Fiberglass entrance door
- Designer lighting at front and rear entrances
- GFI Electrical outlets in front and rear of home
- 2 Frost free hosebibs - front and rear
- Paver walkways from entrance door to driveway
- Deck and paver patio (per plan)
- Belgium block driveway curbing
- Paved driveway

## Extraordinary Construction, Comfort & Convenience

- 10 year homeowners warranty
- Poured concrete foundation
- Wood frame construction
- Plywood sheathing

- Efficient R-30 insulation in flat ceiling, R-22 in sloped ceiling, R-13 in wall
- Engineered flooring system
- Painted two car garage
- Insulated raised panel garage doors with decorative glass tops (per plan)
- Garage pre-wired for door openers
- Copper wiring throughout
- GFI Electrical safety outlets in kitchen, baths and garage
- Humidifier on first floor heating system
- 5 pre-wired cable outlets, 5 pre-wired phone outlets
- Security system
- Central vacuum system
- 75 Gallon high efficiency hot water heater
- High efficiency natural gas multi-zone heat and air conditioner with programmable thermostat
- Washer and dryer connections
- Smoke & carbon monoxide detectors
- 200 Amp electrical service

## Strikingly Coordinated Interiors

- Spacious 3 bedroom townhomes with great room and Master sitting room (per plan)
- Optional Elevator
- Powder room on first floor
- 2 spacious full baths on second floor
- Dramatic 9 foot ceilings on first floor
- 5 1/4" colonial base molding throughout first floor and upper hall
- 3 1/4" colonial casing throughout first floor and upper hall
- Decorative moldings on first floor including crown, chair rail and picture frame moldings
- Wall mounted utility sink in laundry room
- 20 Recessed lights
- Decorative columns (per plan)
- Spacious volume ceilings
- Decora rocker switches
- Quality carpeting in Master Suite and second floor bedrooms
- Impressive staircase with oak treads & handrails & painted balusters

- Full staircase to large attic storage area
- Gas fireplace with marble surround & hearth with skillfully crafted decorative mantle
- Raised panel, colonial, interior doors
- Oak hardwood flooring throughout first floor and upper hall
- Closets with ventilated shelving
- Extraordinary 9 foot basement ceiling heights
- Optional fireplace in Master Bedroom

## Gourmet Kitchen Features

- Designer custom cabinetry
- Pro series kitchen appliances
- Durable stainless steel undermount sink with Kohler faucet
- Granite countertops
- Oak hardwood or ceramic tile flooring
- Ice maker line to refrigerator

## Refined Master Baths

- Designer Cabinetry
- Stone countertops with undermount sinks
- Luxurious whirlpool tub
- Separate enclosed glass shower
- Kohler commode, sink, tub & faucets
- Coordinating tile floors & bath/shower surround
- Mirror over vanity with wood surround
- Exhaust fan

## Stylish Secondary Baths

### MAIN BATH

- Designer Cabinetry
- Stone countertops with undermount sinks
- Coordinating tile floors & shower surround
- Kohler commode, sink, tub & faucets
- Mirror above vanity
- Exhaust fan

### POWDER ROOM

- Kohler commode, pedestal sink and faucet
- Decorative mirror over pedestal sink
- Tile flooring
- Exhaust fan



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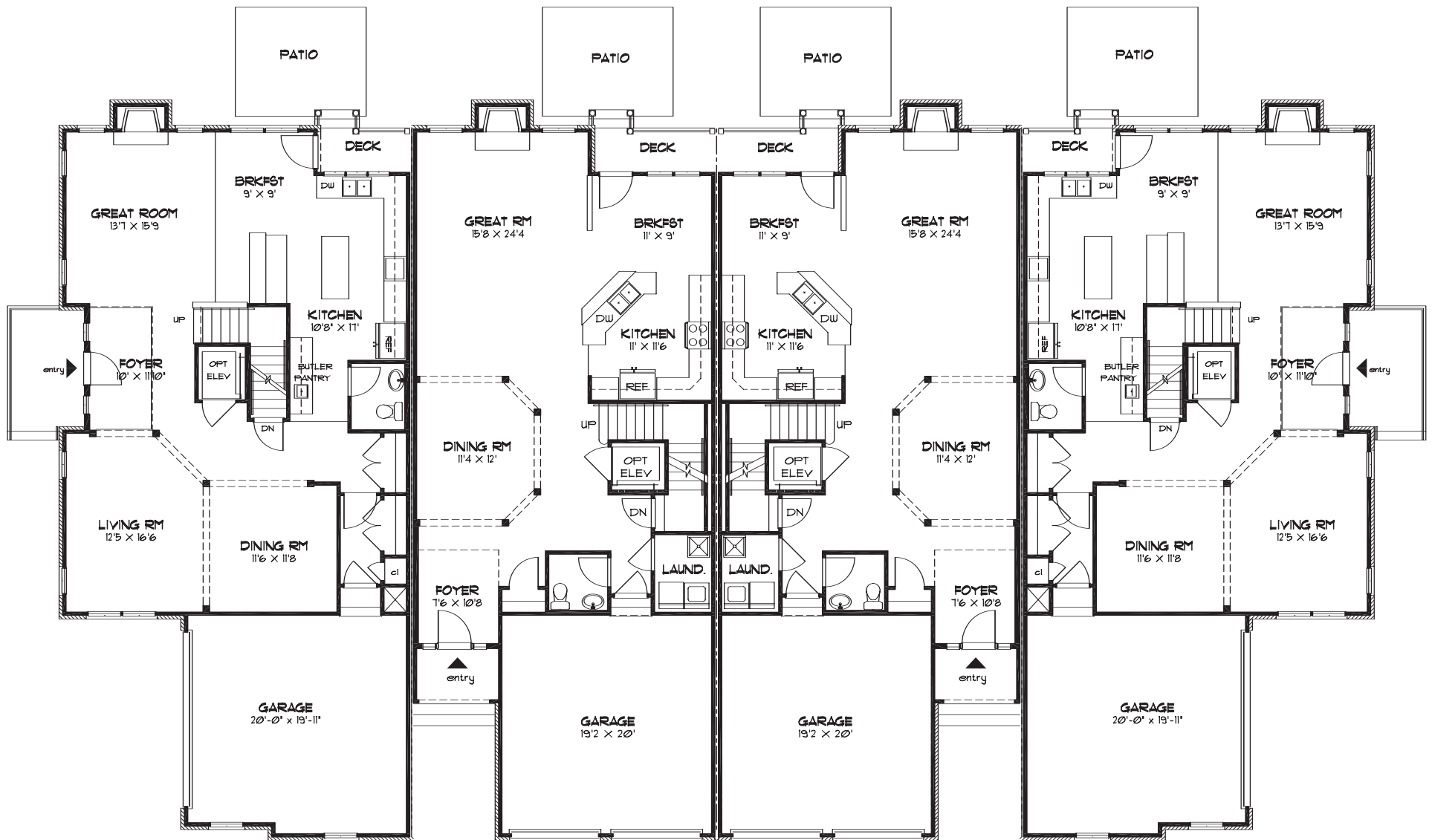
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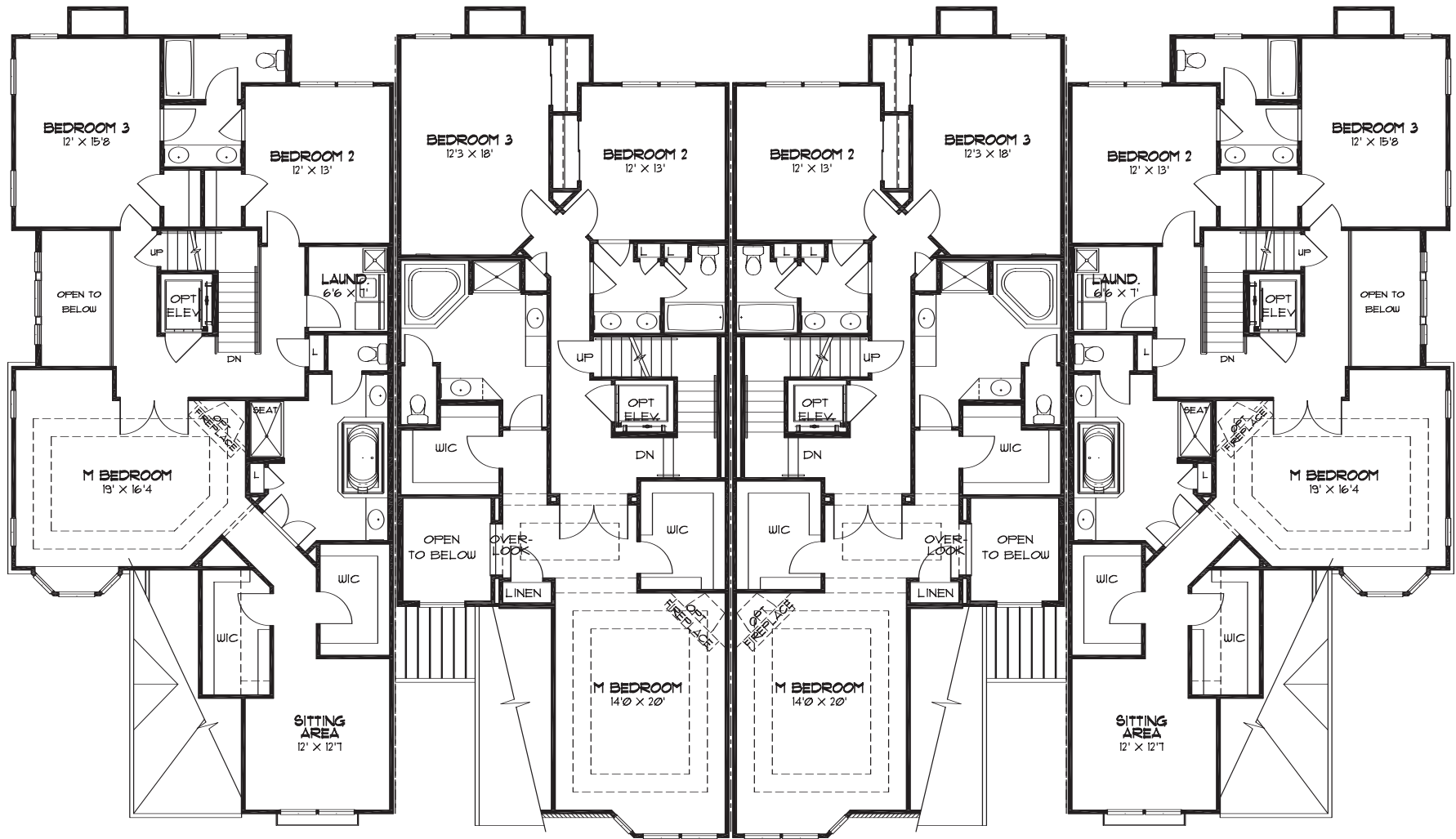
Unit #  
104

Unit #  
103

Unit #  
102

Unit #  
101

First Floor



Unit #  
104

Unit #  
103

Unit #  
102

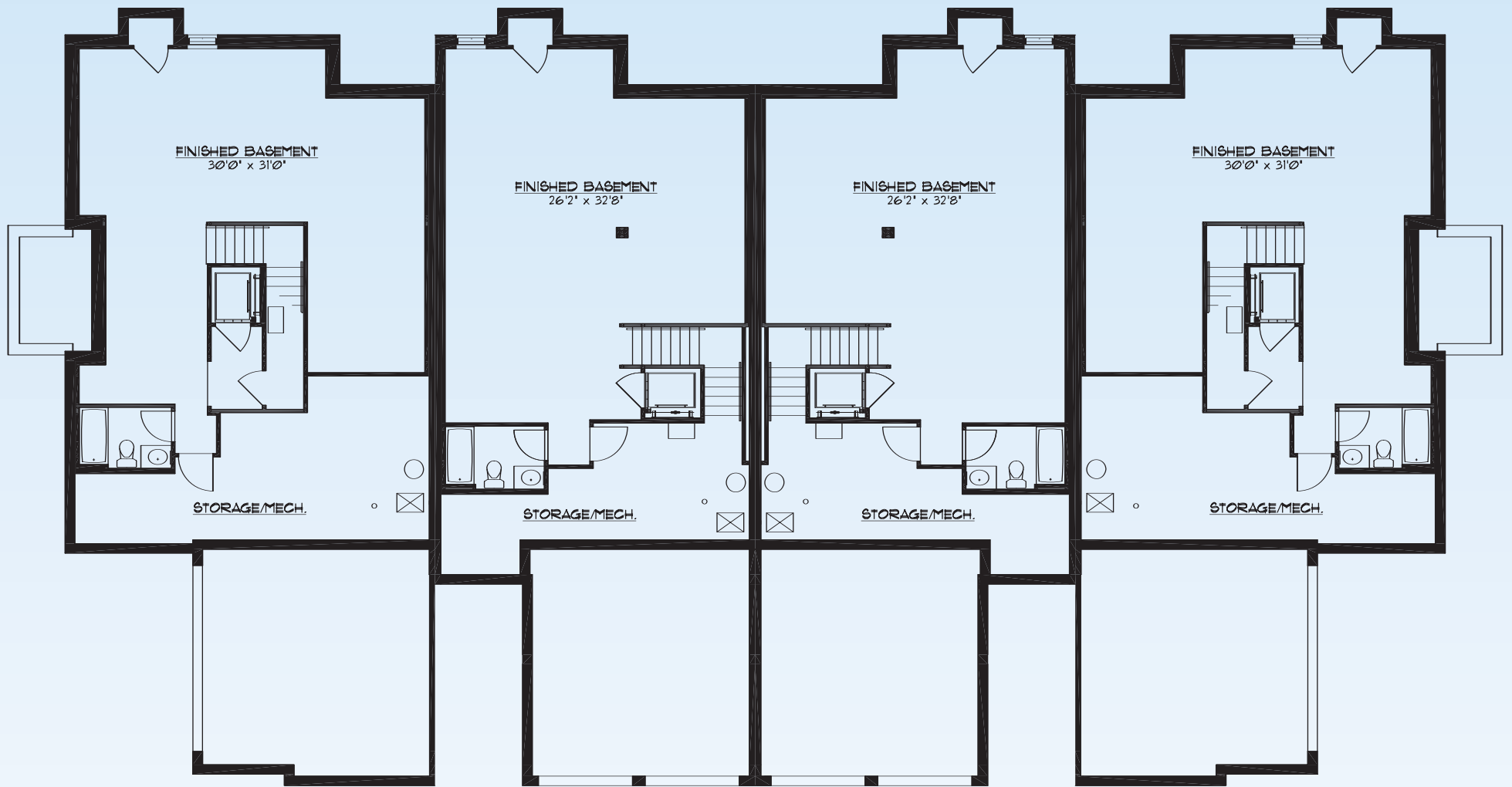
Unit #  
101

## Second Floor



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Building #1



Unit #  
104

Unit #  
103

Unit #  
102

Unit #  
101

## Optional Finished Basements



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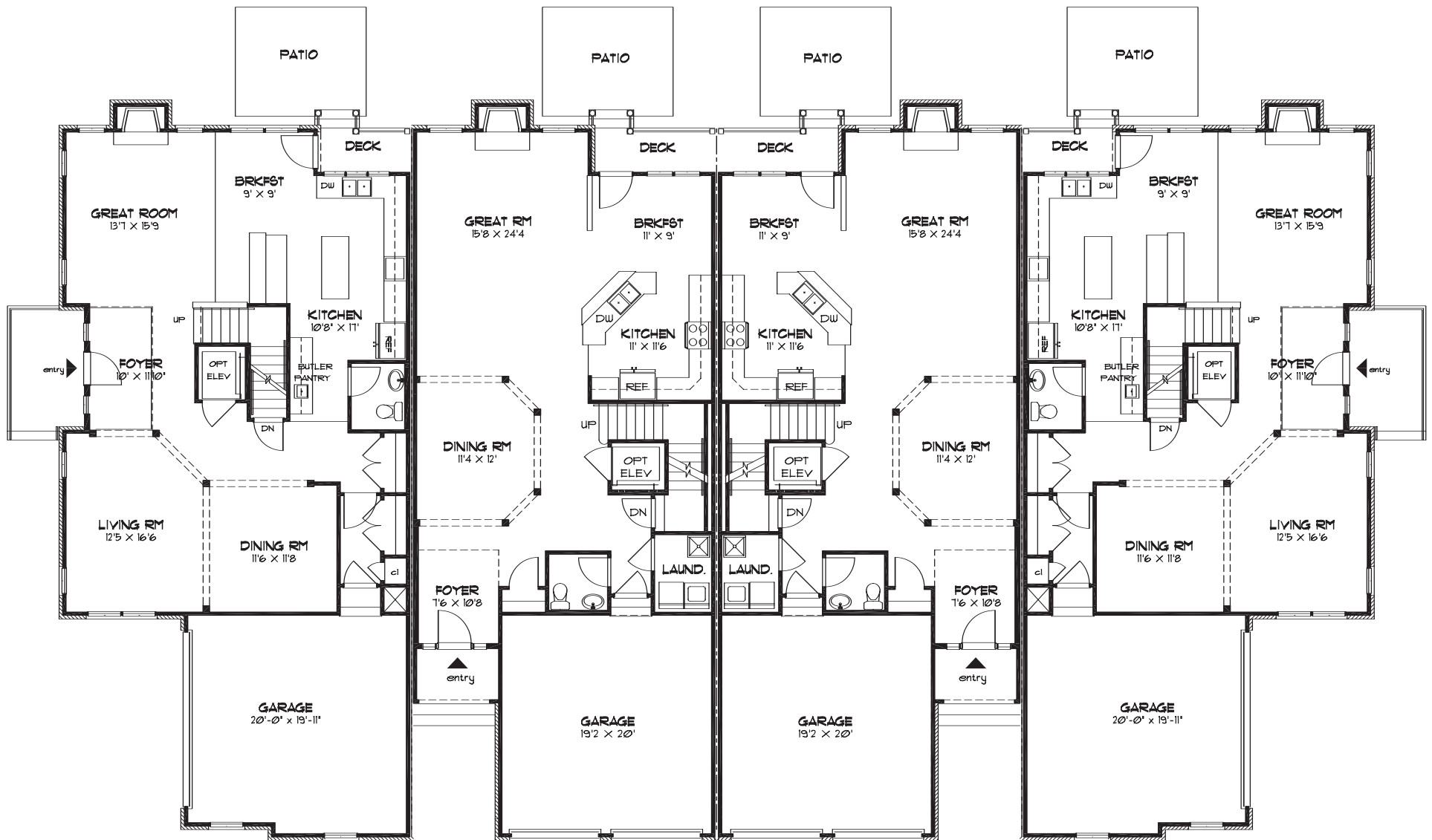


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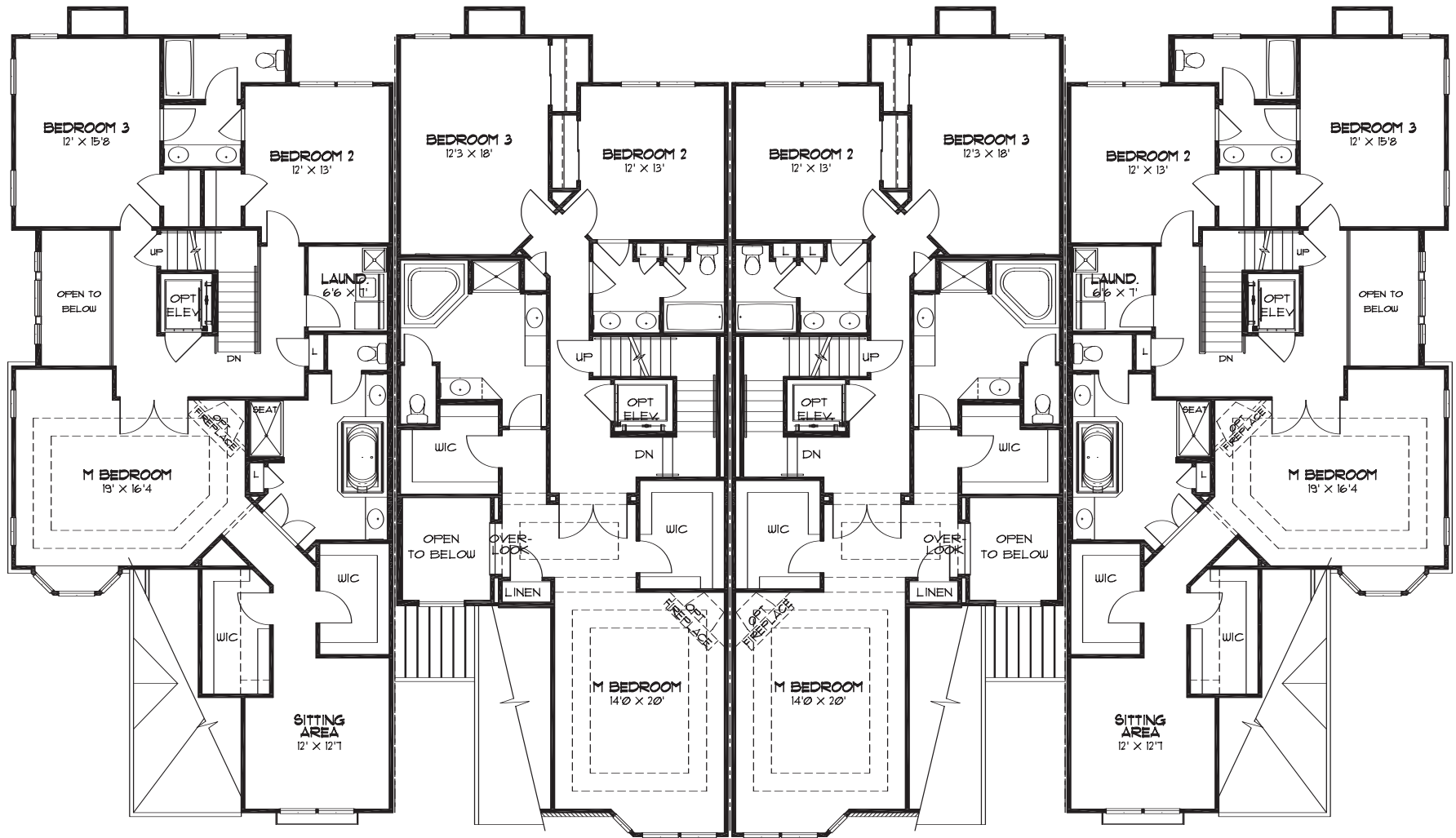
Unit #  
204

Unit #  
203

Unit #  
202

Unit #  
201

# First Floor



Unit #  
204

Unit #  
203

Unit #  
202

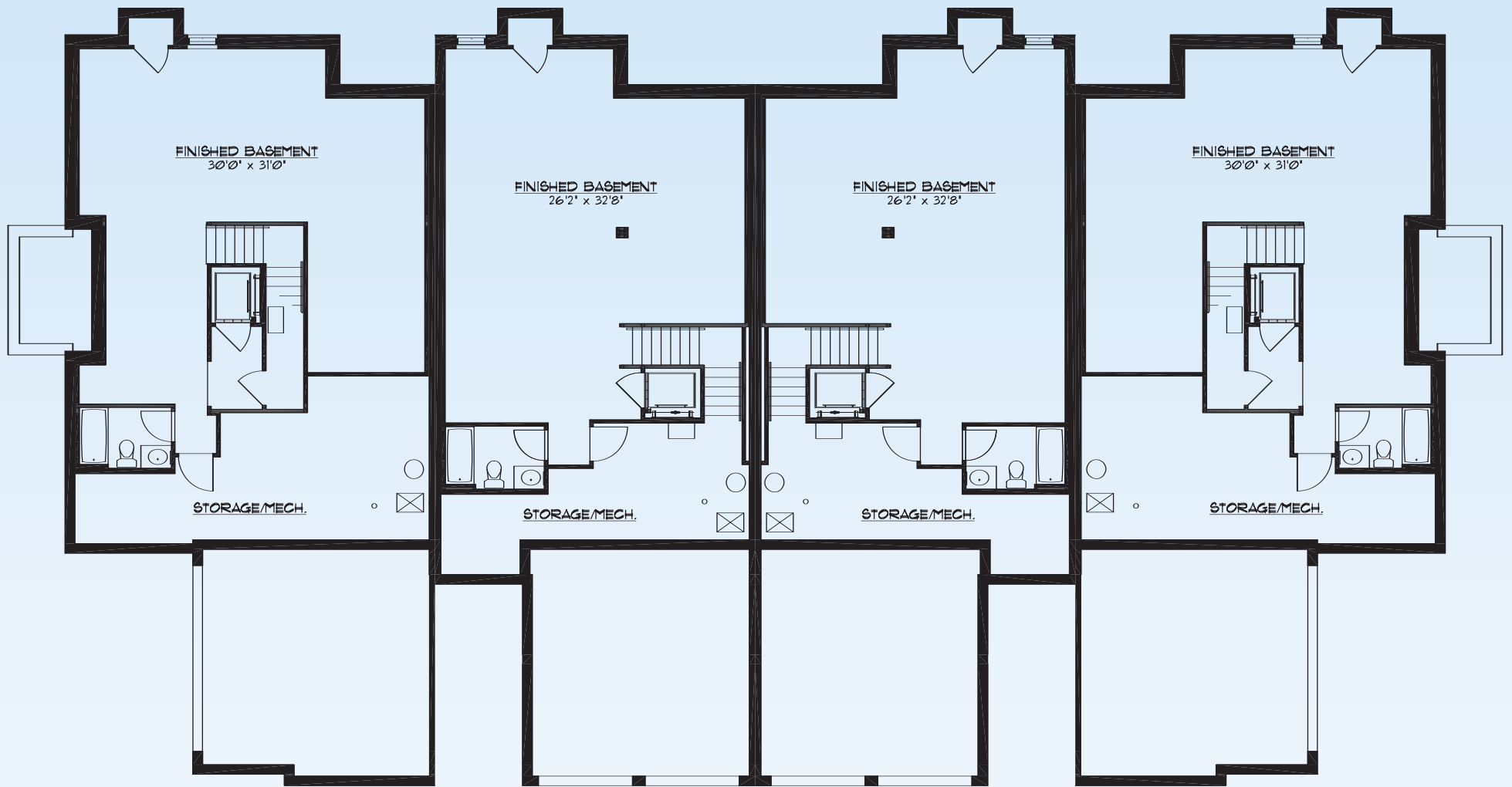
Unit #  
201

## Second Floor



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Building #2



Unit #  
204

Unit #  
203

Unit #  
202

Unit #  
201

## Optional Finished Basements



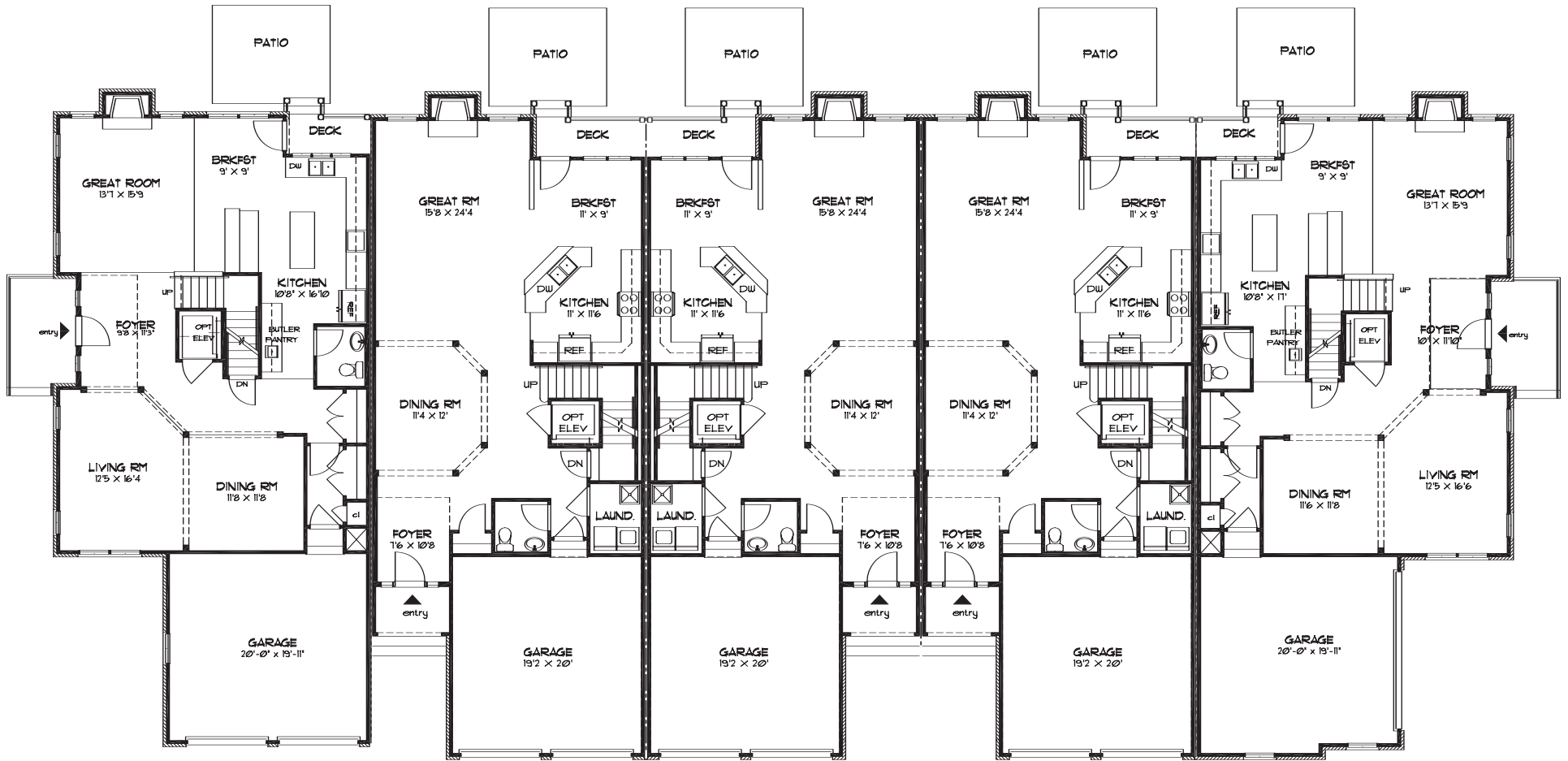
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Unit #  
305

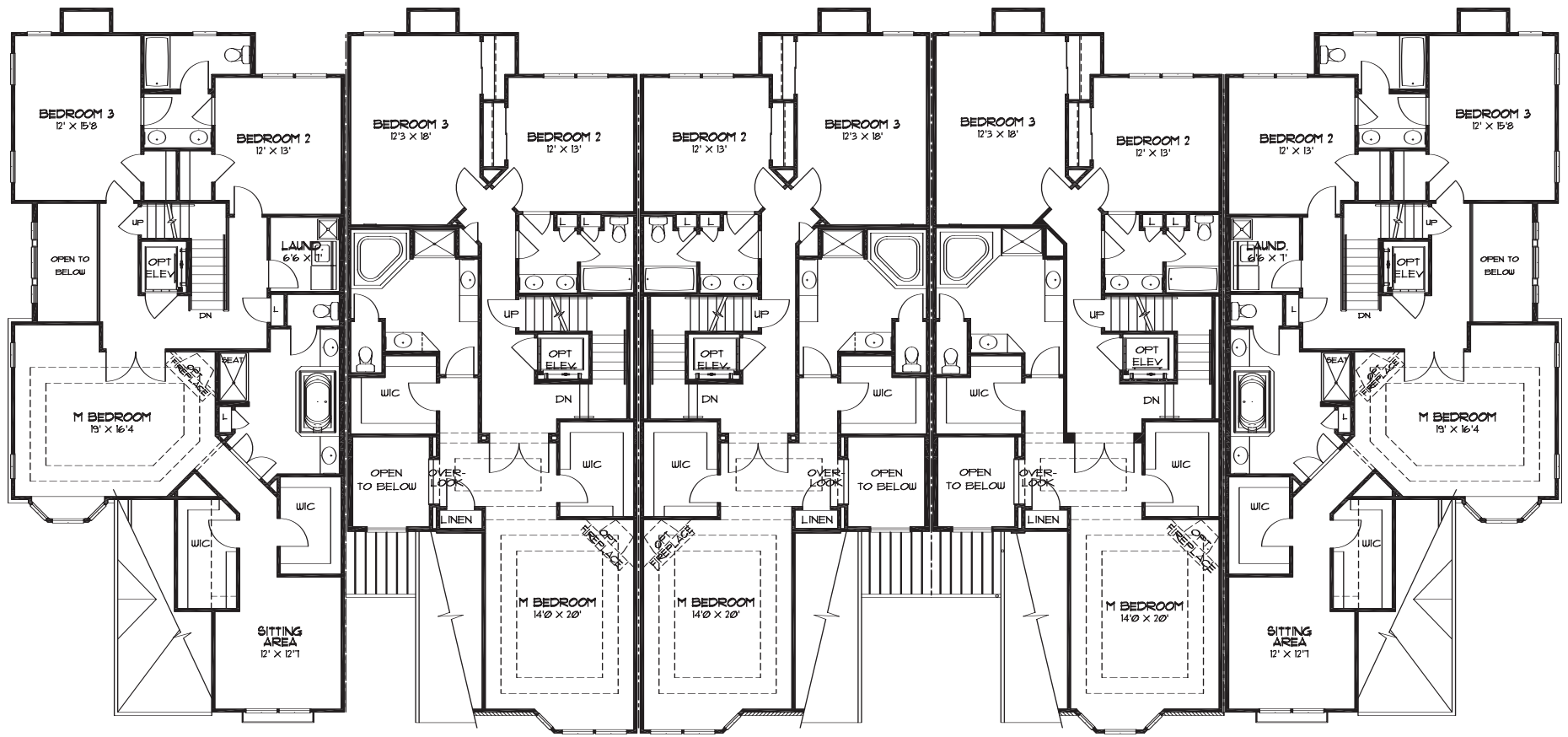
Unit #  
304

Unit #  
303

Unit #  
302

Unit #  
301

# First Floor



Unit #  
305

Unit #  
304

Unit #  
303

Unit #  
302

Unit #  
301

## Second Floor



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Building #3



Unit #  
305

Unit #  
304

Unit #  
303

Unit #  
302

Unit #  
301

## Optional Finished Basements



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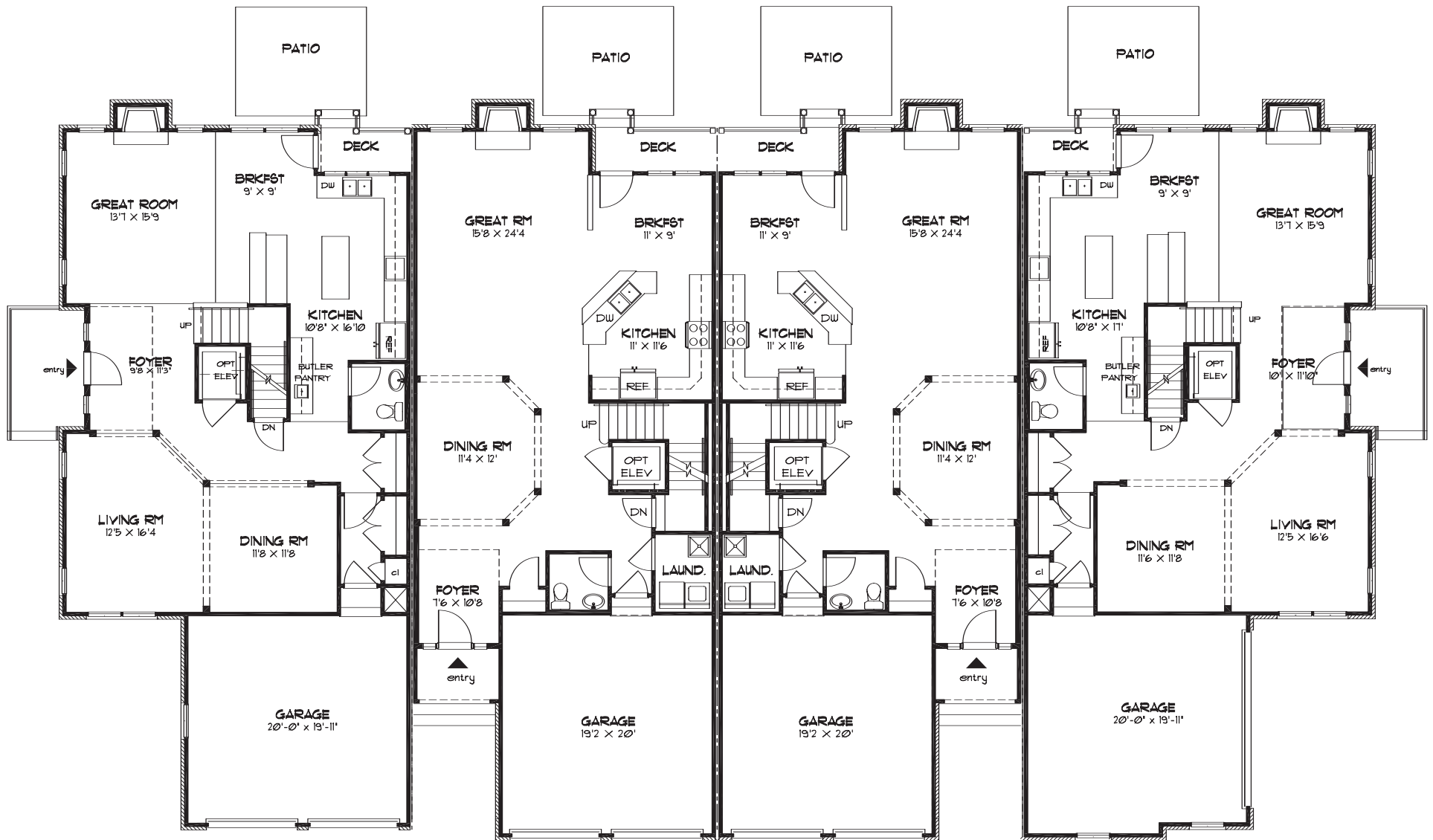


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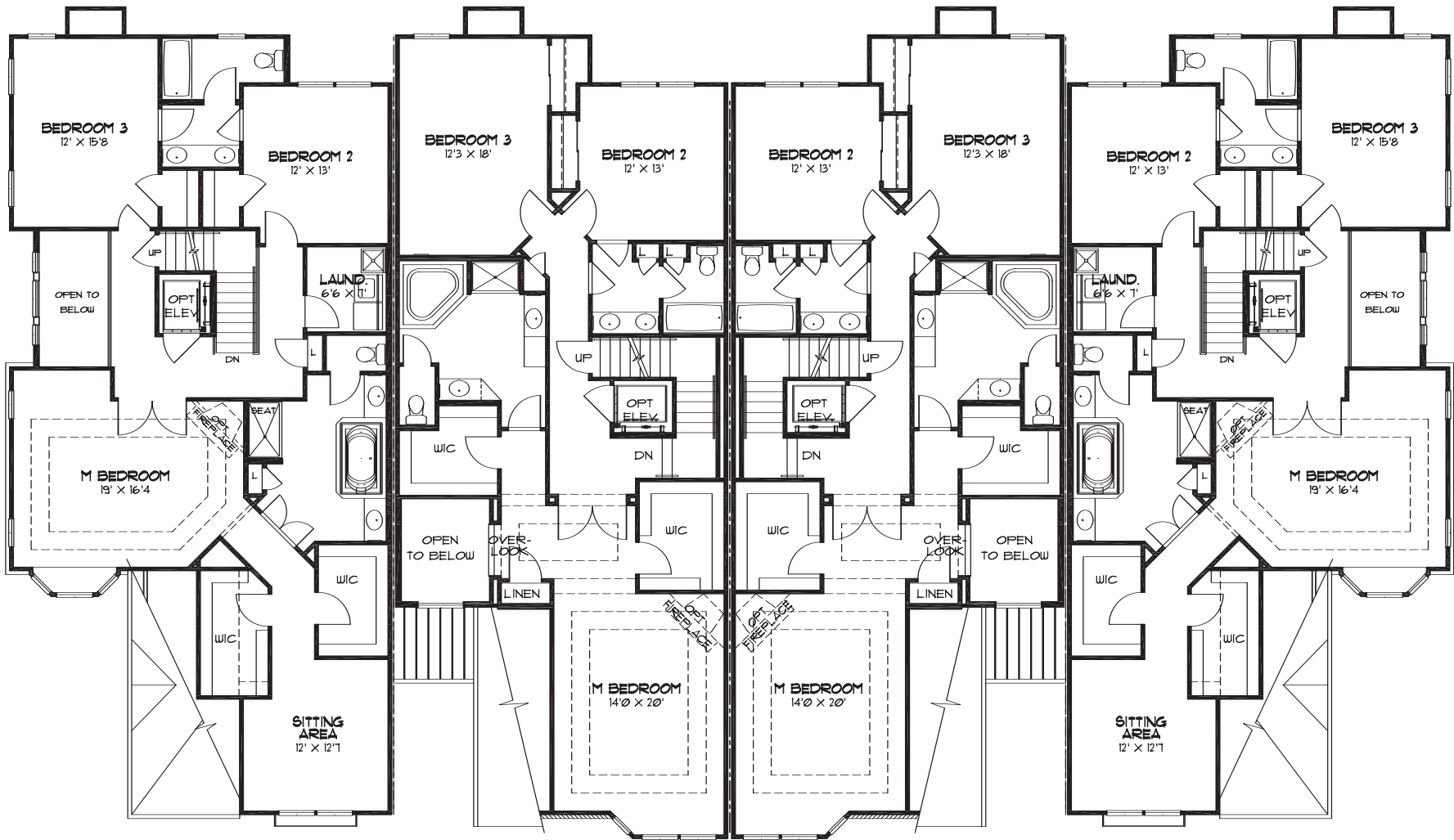
Unit #  
404

Unit #  
403

Unit #  
402

Unit #  
401

First Floor



Unit #  
404

Unit #  
403

Unit #  
402

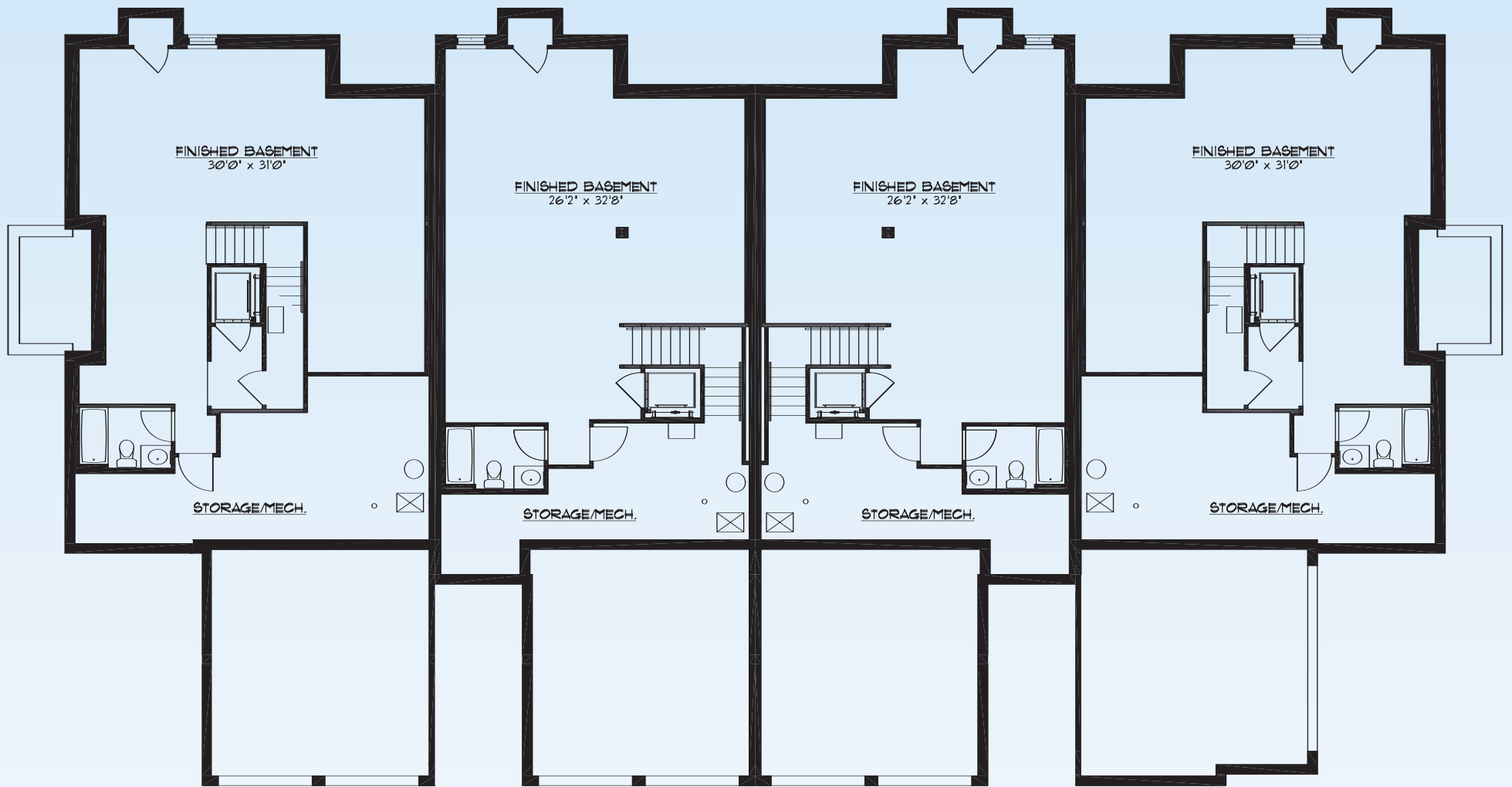
Unit #  
401

## Second Floor



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Building #4



Unit #  
404

Unit #  
403

Unit #  
402

Unit #  
401

## Optional Finished Basements



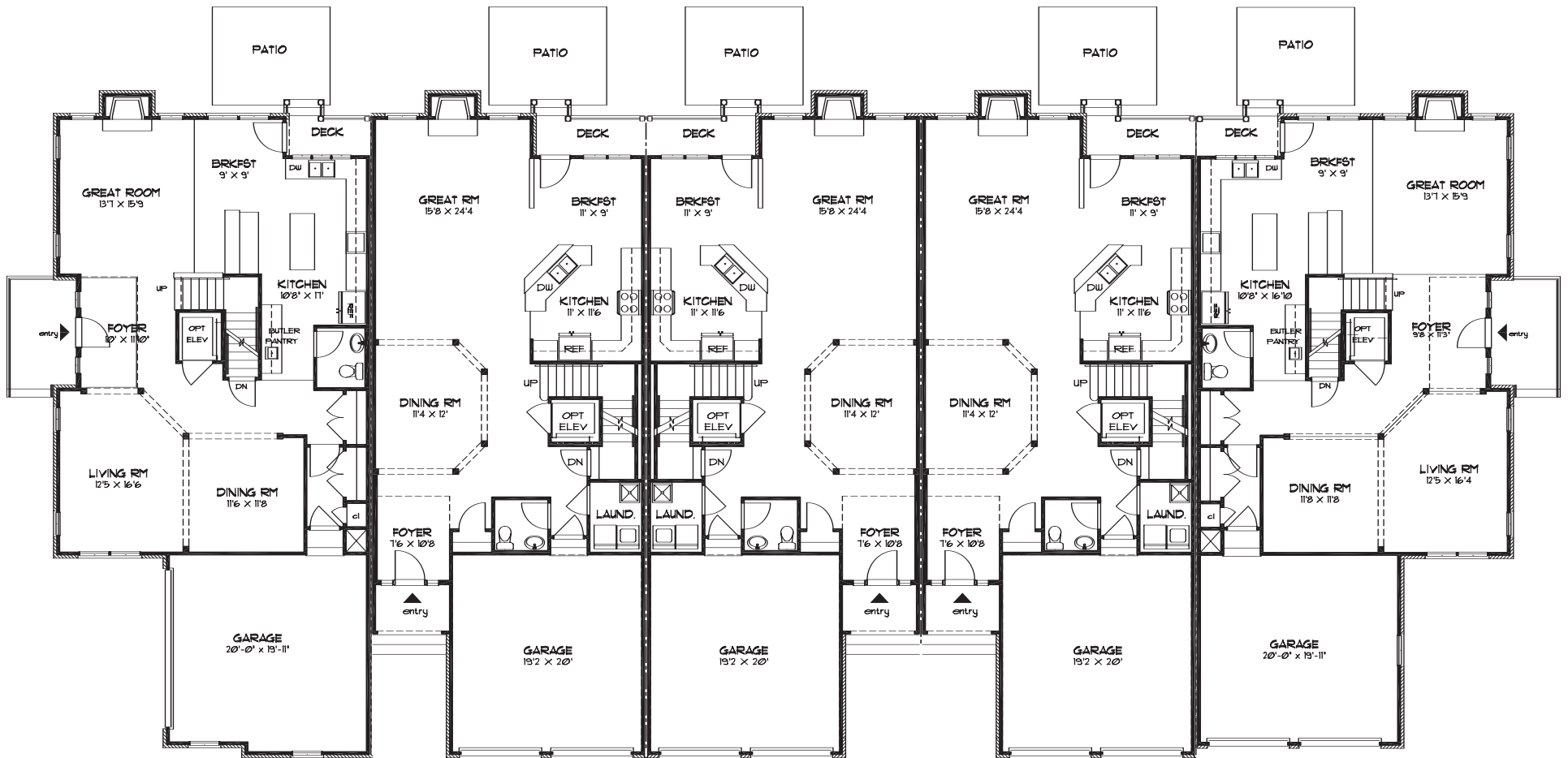
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Unit #  
505

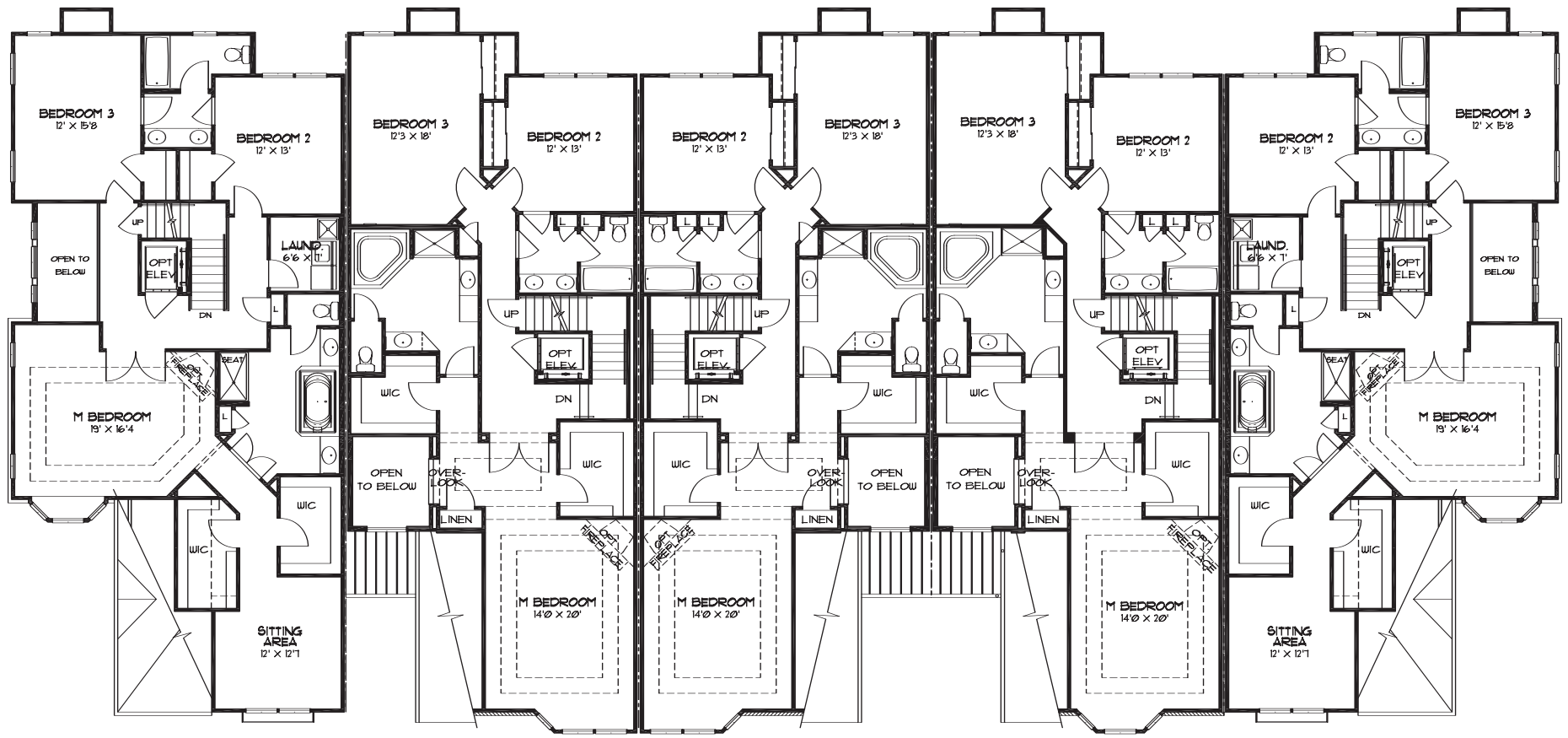
Unit #  
504

Unit #  
503

Unit #  
502

Unit #  
501

# First Floor



Unit #  
505

Unit #  
504

Unit #  
503

Unit #  
502

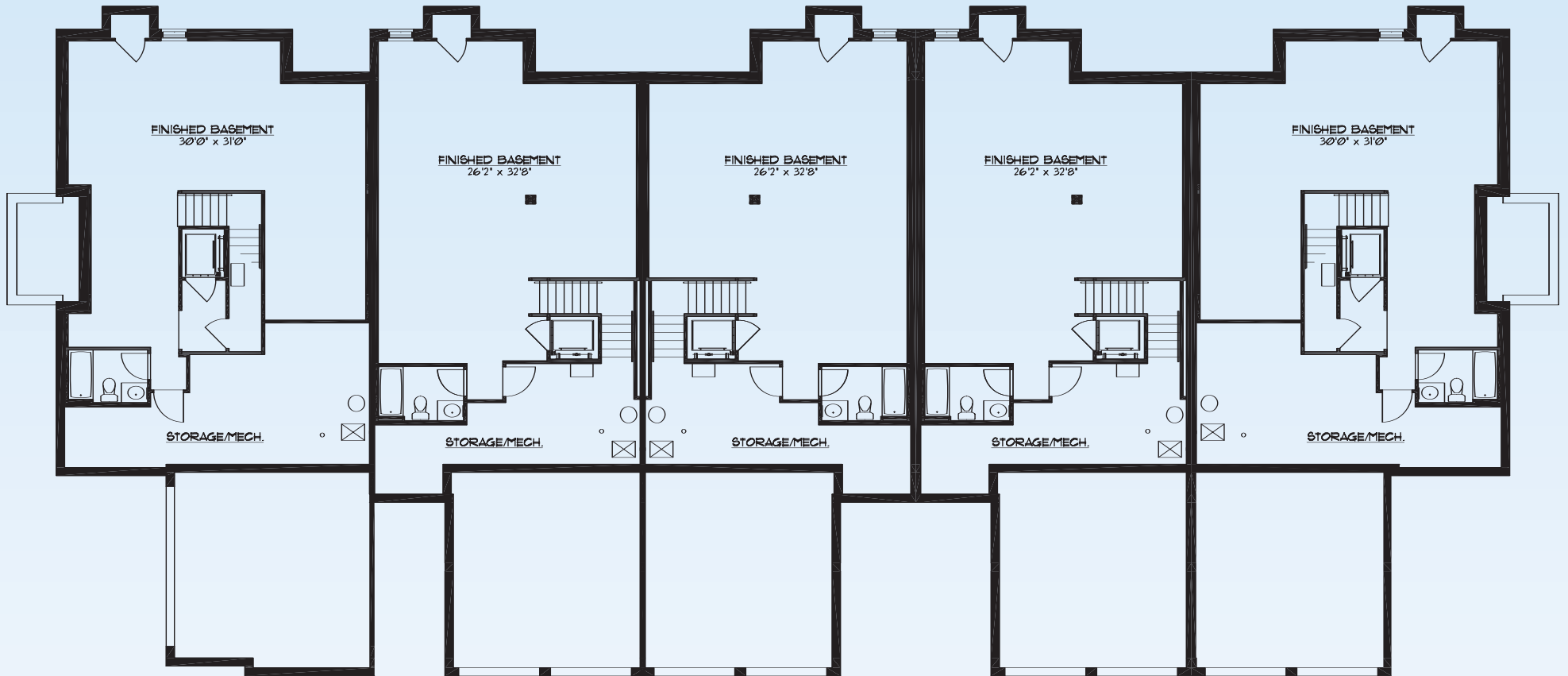
Unit #  
501

## Second Floor



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*Building #5*



Unit #  
505

Unit #  
504

Unit #  
503

Unit #  
502

Unit #  
501

## Optional Finished Basements



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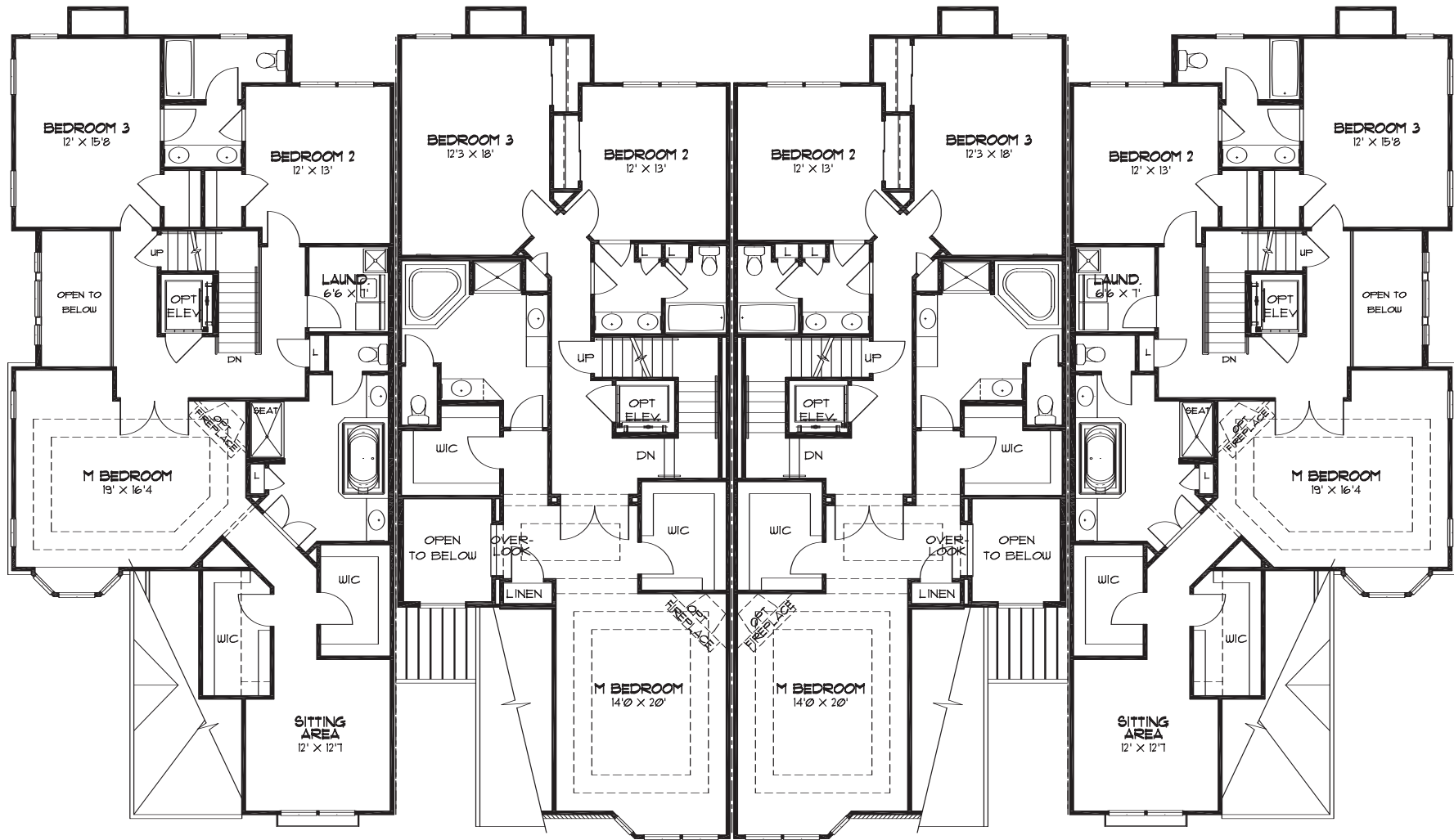
Unit #  
604

Unit #  
603

Unit #  
602

Unit #  
601

First Floor



Unit #  
604

Unit #  
603

Unit #  
602

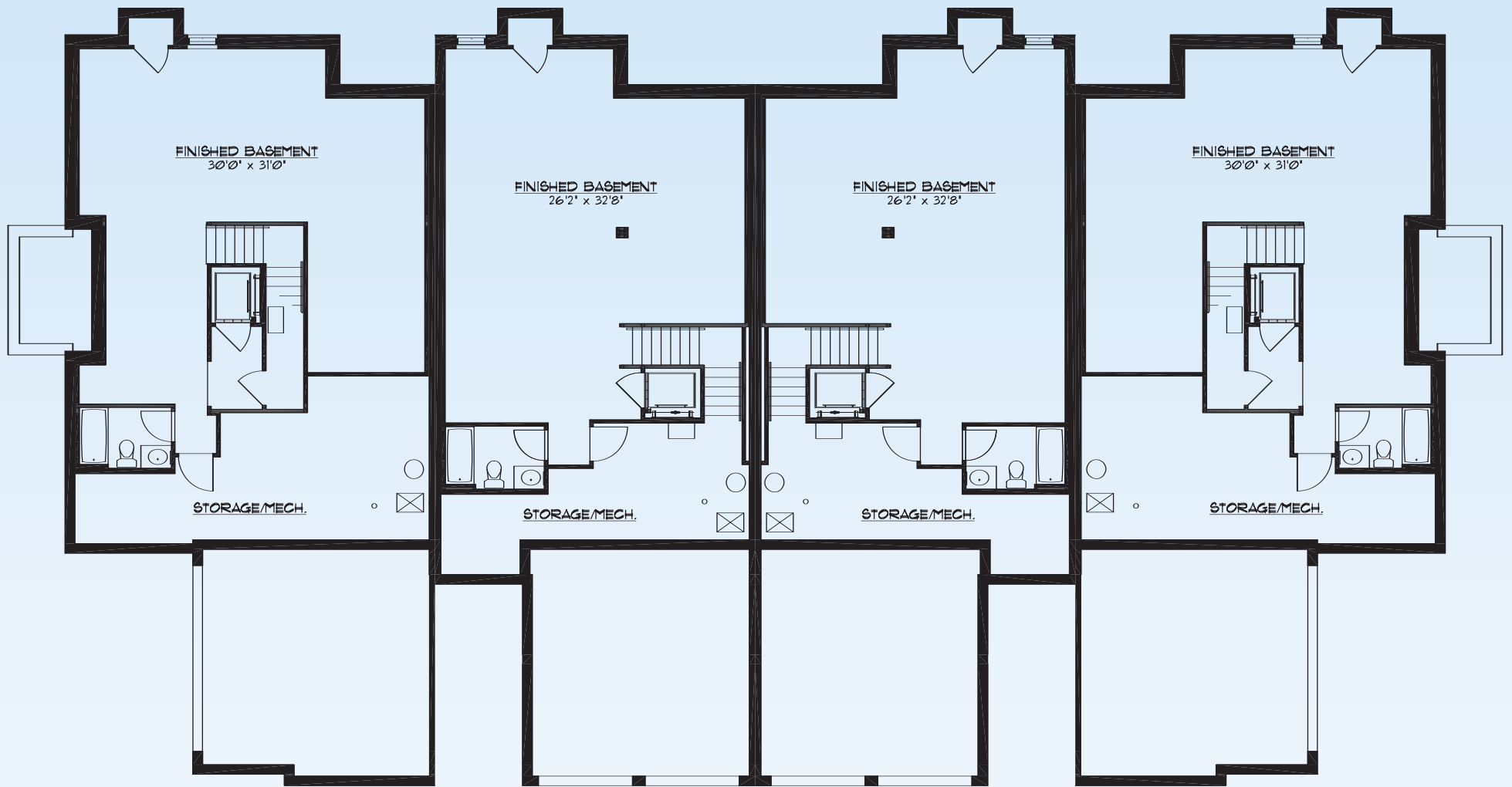
Unit #  
601

## Second Floor



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Building #6



Unit #  
604

Unit #  
603

Unit #  
602

Unit #  
601

## Optional Finished Basements



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