



The Tinicum Model

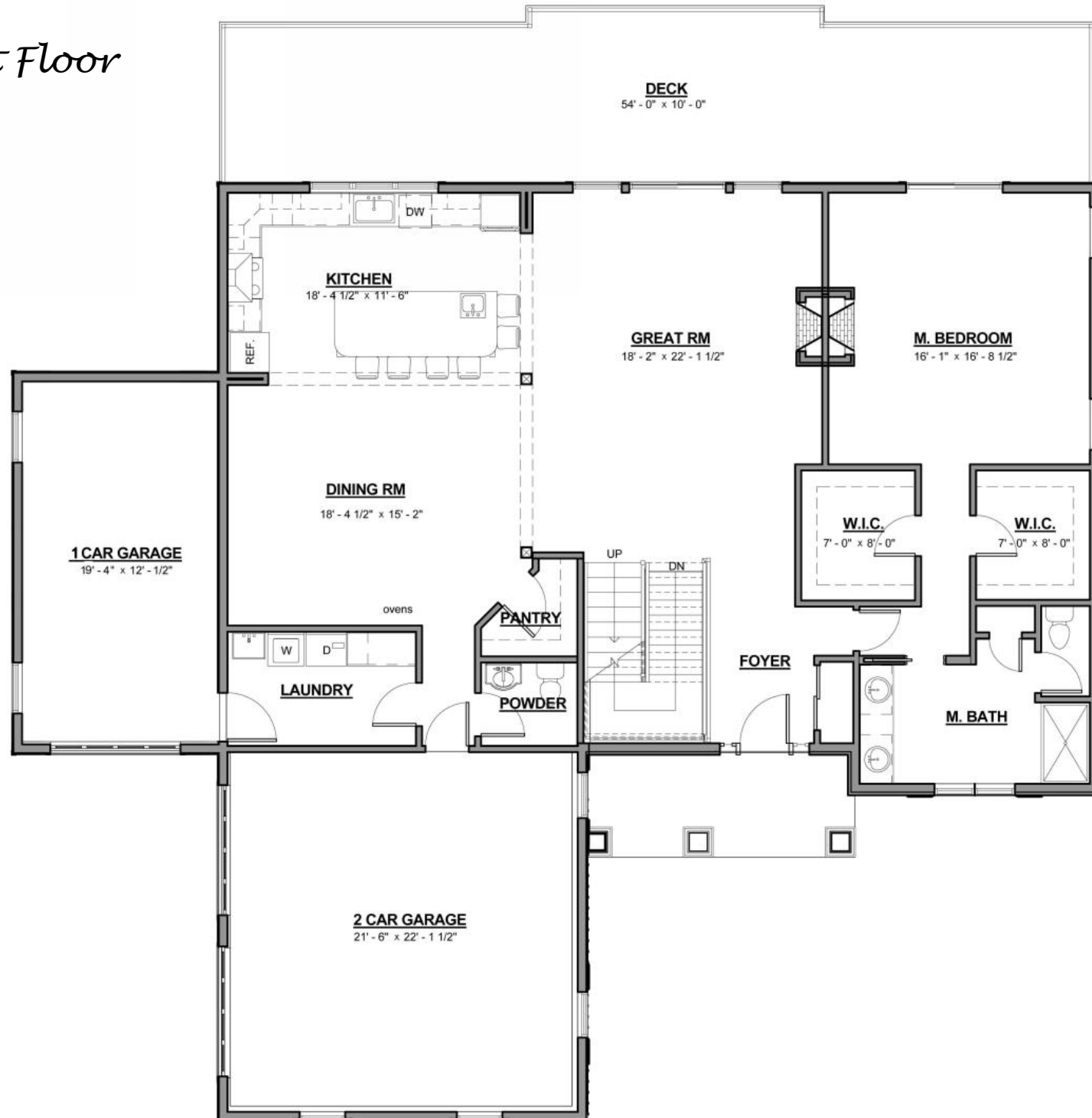


Shown with optional vertical hardiplank siding, additional and upgraded stone, roof dormers, transom above front door, and landscape package.

The Tinicum Model



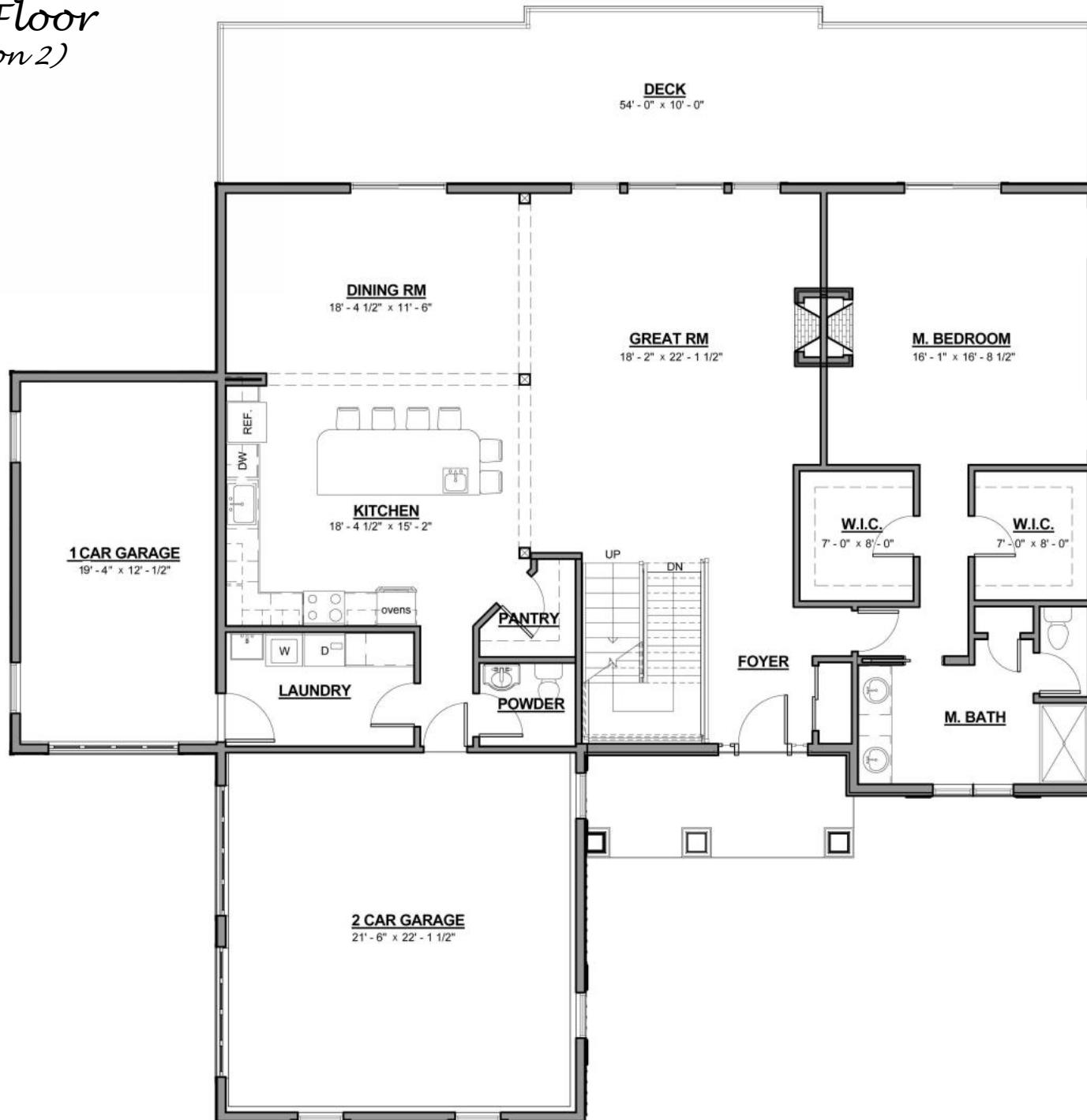
First Floor



The Tinicum Model



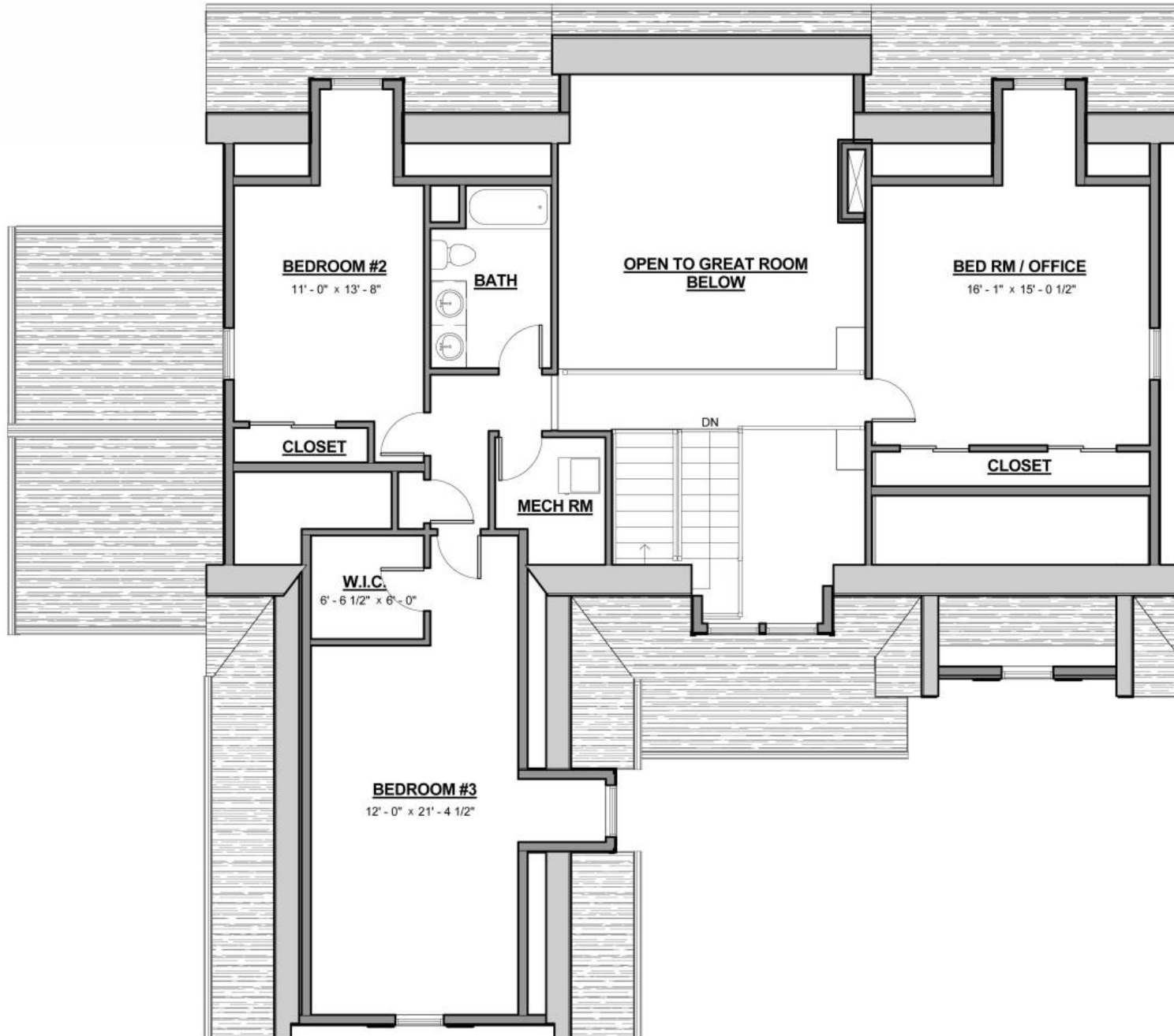
First Floor (option 2)



The Tinicum Model



Second Floor





RIVER ROAD

RIVER ROAD

NARROW HILLS RD

37.98
ACRES



1865 NARROW HILLS ROAD
UPPER BLACK EDDY, PA 18972
(BRIDGETON TWP)

NARROW HILLS RD

RINGING ROCKS RD

Tinicum (First Floor Owner's Suite)

- ◆ 4 bedroom
- ◆ 2.5 Bathrooms
- ◆ 3,200 Sq Ft
- ◆ 2 Car Garage
- ◆ Impressive Owner Suite
- ◆ Turn this home into your dream home!

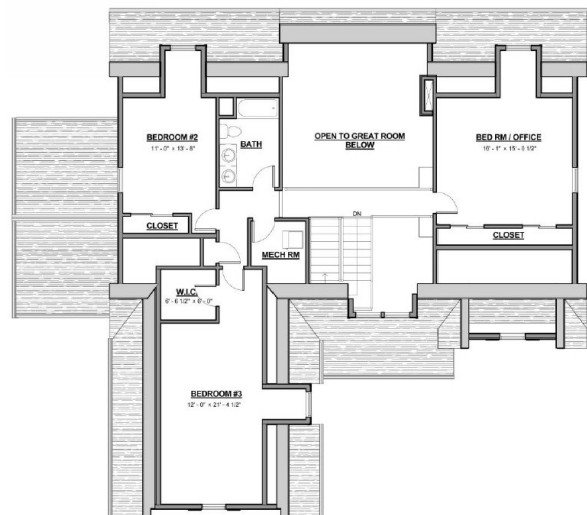


First Floor



All dimensions are approximate and subject to change without notice. Floorplan may vary with elevations. Not responsible for printing errors or omissions.

Second Floor



All dimensions are approximate and subject to change without notice. Floorplan may vary with elevations. Not responsible for printing errors or omissions.

Lot 4 River Rd/Narrow Hill Rd, Upper Black Eddy

\$999,900

Prime Custom Builders
George K: 215-343-4900 or George@PrimeCustomBuilders.com





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Lot 4 River Rd/Narrow Hills Road - Standard Luxury Features

Community Benefits and Features


- Palisades School District
- Bridgeton Township
- Private Water
- Private Sewer
- 55.32 acres

Spectacular Interiors

- Nine foot ceilings in basement and on first floor
- Luxurious master bedroom suite, including optional LP gas fireplace, two spacious walk in closets and lavish bath
- Warm and spacious great room with a floor to ceiling stone fireplace
- Elegant trim package, 2 panel doors throughout, crown molding and chair rail in dining room
- Dramatic two-story entrance foyer
- Crown Molding in grand entrance foyer, great room and dining room
- Luxurious oversized baseboard and trim throughout the first floor and second floor hall
- Finely crafted hardwood flooring in foyer, great room, kitchen and dining area
- Wall to wall carpeting in an array of colors
- Spacious first floor Laundry with washer & dryer hook ups and dryer vent

Gourmet Kitchens

- Oversized kitchen with Century Kitchens with the ability to customize with a design professional
- Large center island that seats 6
- Granite countertops from an assortment of standard selections

- Under mount Stainless steel sink
- Oversized walk in pantry
-  Stainless Steel General Electric appliances including energy saver dishwasher, self-cleaning oven and built-in-microwave
- Trash can/recycling drawer

Lavish Bathroom

- Exquisitely detailed master bath with two Yorktown vanities and oversized stall shower with glass enclosure
- 12"x12" porcelain tile flooring in master bath
- 12"x12" porcelain tile flooring in second floor hall bath
- First floor powder room pedestal sink and beveled oval mirror



Superior Construction & Energy Efficiency

- Poured concrete foundation walls
- Steel I-beam construction; 10" poured Concrete basement with steel reinforcing
- Dual Zone 92+% efficient furnaces with Zone damper system
- Complete with digital programmable thermostat for each zone
- Insulated fiberglass front door with transom above
- Full insulation with R-19 walls and R-38 ceilings
- Marvin Integrity Low E windows and screens


Exterior Features

- Your choice of a wide variety of maintenance free beaded vinyl siding & shutters
- Seamless aluminum gutters and downspouts
- Aluminum wrapped soffits and fascia
- Fiberglass architectural style roof shingles with 30-year warranty
- Frost-free hose connections at front & rear

Utilities and Conveniences

-  High efficiency air conditioning for maximum comfort and efficiency
-  High efficiency LP gas heater
- 50-gallon quick recovery LP gas water heater
- Pex Plumbing Water Lines
- 200-amp electrical service

Designer Selection Services

- 10 hours of professional design time
-  Prime's High Efficiency Features

All information is deemed reliable but not guaranteed. Contents subject to errors and omissions.

In a continuing effort to improve our homes, Gartner Building Group LVH, LLC reserves the right to make changes and/or modifications to plans, elevations, specifications, features, colors and prices without prior notice.

Last revision 8/17