

The Grand Modern Farmhouse



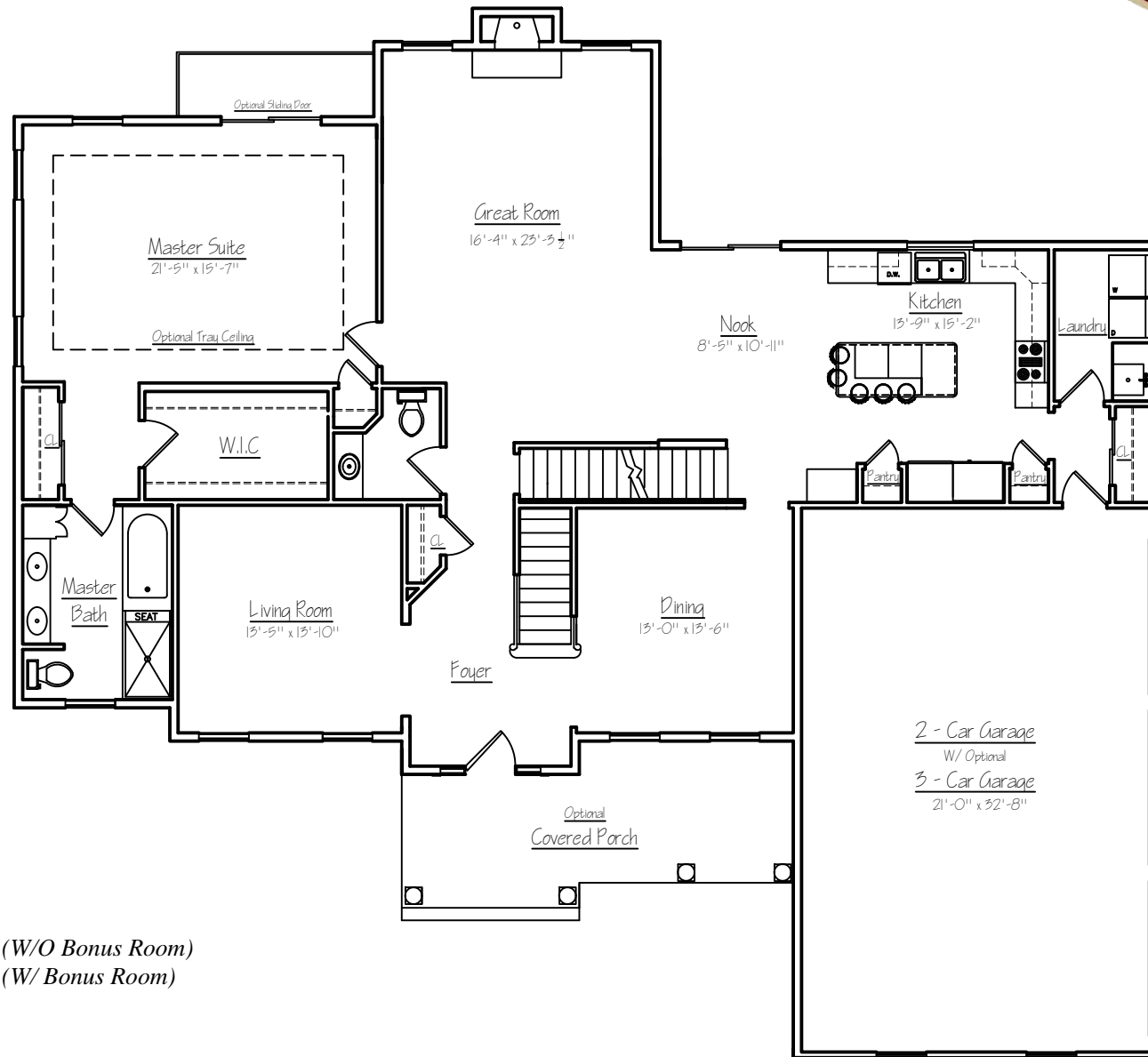
Marketed by:



Shown with optional Modern Farmhouse Facade (black windows, vertical siding, metal roof), extended front porch, upgraded front door, soffit lighting, and paver walkway

The Grand FF Master

Marketed By:



First floor plan

Sq. Ft.: 2143

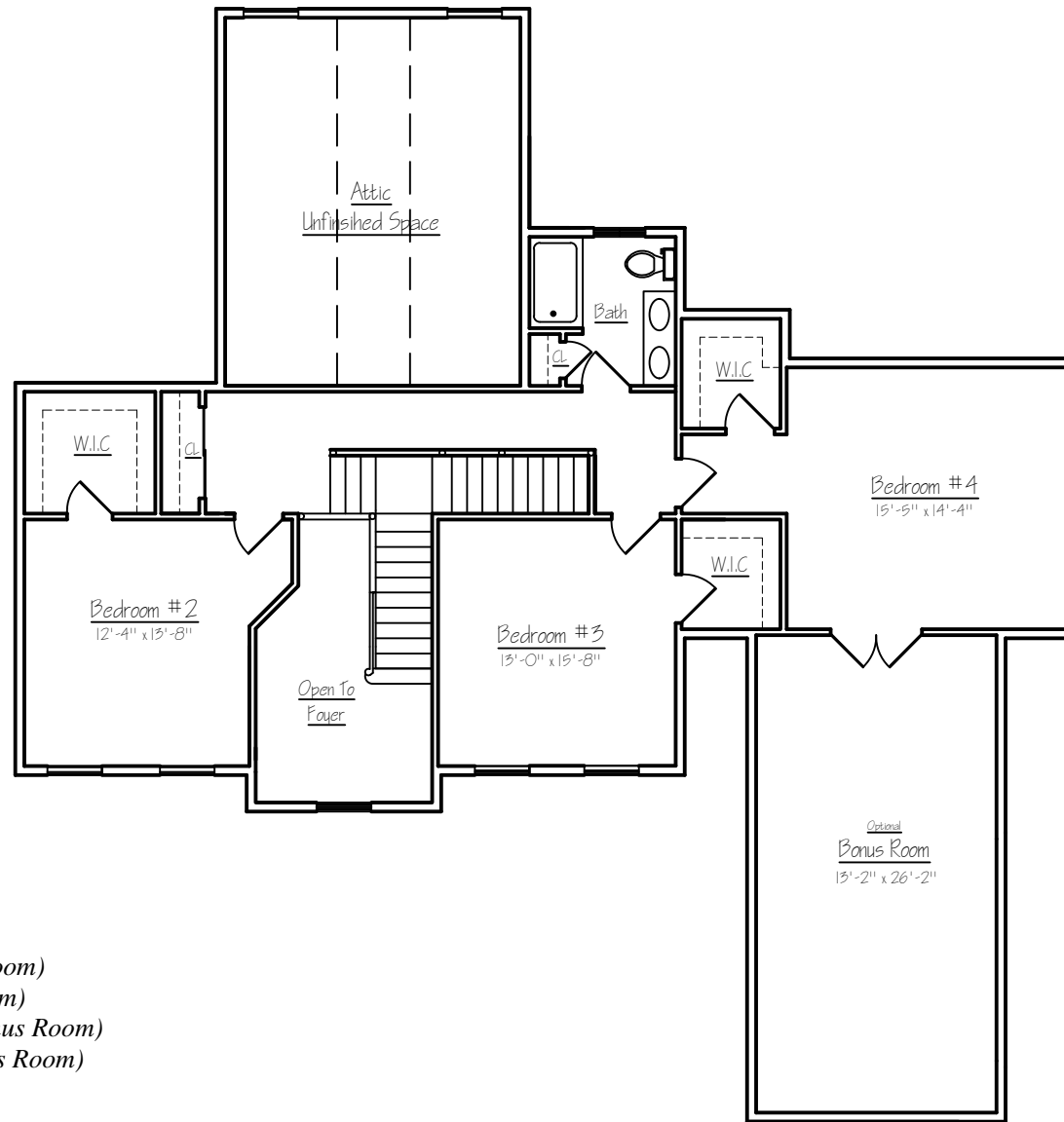
Total Sq Ft: 3204 (W/O Bonus Room)

3582 (W/ Bonus Room)

Illustrations and floor plans are artist's conceptual renderings. Details, colors and dimensions are subject to change and field verification. Window and front door locations and room dimensions may vary according to elevation. Mature landscaping not typical. Light fixture locations and window boxes not included.

9/9/22

The Grand FF Master



Second floor plan

Sq. Ft.: 1061 (W/O Bonus Room)

1439 (W/ Bonus Room)

Total Sq Ft: 3204 (W/O Bonus Room)

3582 (W/ Bonus Room)

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9/9/22

1 HOLCOMBE GROVE RD
LAMBERTVILLE, NJ 08530

Marketed by:



HOLCOMBE GROVE ROAD

Homesite 1

4.50
ACRES

ROUTE 179



Welcome to Creekside Estates

Holcombe Grove Road, Lambertville (West Amwell Twp), New Jersey 08530

Standard Luxury Features

Community Benefits and Features


- South Hunterdon Regional School District
- West Amwell Township
- Private Water
- Private Sewer
- A 14-Homesite Master Plan Community
- Two & three car side entry garages available on select lots

Spectacular Interiors

- Nine foot ceilings on first floor
- Luxurious master bedroom suite, including spacious walk in closets and lavish baths
- Warm and spacious family room with a granite surround gas fireplace
- Dramatic two-story entrance foyer (on some floor plans)
- Elegant trim package including oversized baseboard & trim throughout the first floor and second floor hall, traditional chair rail in living room and dining room, crown molding in dining room and 2 panel doors throughout
- Finely crafted hardwood flooring in foyer, kitchen and breakfast area
- Wall to wall carpeting in an array of colors
- Oversized laundry/mudroom

Gourmet Kitchens

- Sunny Breakfast area
- Oversized kitchen by Century Kitchens with the ability to customize with a design professional
- Granite countertops
- Under mount Stainless steel sink

-  Stainless Steel General Electric appliances including energy saver dishwasher, self-cleaning oven and built-in-microwave
- Trash can/recycling drawer

Lavish Bathrooms

- Exquisitely detailed master bath with two Century vanities, oversized stall shower, and free standing soaking tub available
- Ceramic tile flooring, shower surround in master bath
- 2nd floor hall bath to have ceramic tile flooring
- First floor powder room with pedestal sink, and beveled oval mirror

Superior Construction & Energy Efficiency



- Steel I-beam construction
- 10" poured concrete basement with steel reinforcing
- Dual zone 92% high efficient furnaces & A/C
- Digital programmable thermostat
- Insulated fiberglass front door
- Full insulation with R-21 walls and R-49 ceilings
- Simonton Brickmold 300 series windows with Low E & Argon gas filled glass with screens

Exterior Features

- Your choice of a wide variety of maintenance free beaded vinyl siding & shutters

- Seamless aluminum gutters and aluminum 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
-  High efficiency LP Gas heater
- 50-gallon quick recovery water heater
- Laundry Room with washer & dryer hook ups and dryer vent
- Pex Plumbing Water Lines
- 200-amp electrical service

Designer Selection Services

- 8 hours of professional design time

Smart Home Technology

- Wi-Fi Smart Thermostats
- Keyless Front Entry

-  Prime's High Efficiency features

Marketed By:



350 S Main St Suite 307,
Doylestown, PA 18901

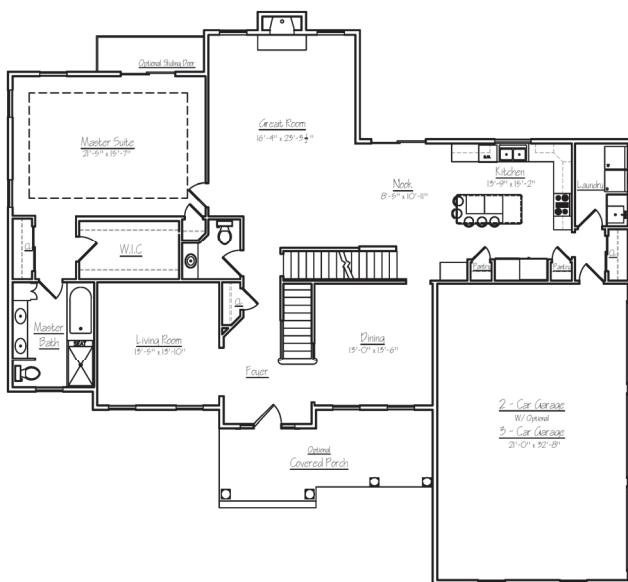
215-343-3800

sheri@primecustombuilders.com

Grand Model



- ◆ Impressive 1st floor primary suite
- ◆ 2-Story foyer
- ◆ 4 Bedrooms
- ◆ 2.5 Bathrooms
- ◆ Optional bonus room or dual primary suites
- ◆ 3,200 Sq Ft
- ◆ Option 3-Car Garage
- ◆ Turn this home into your dream home!



1 Holcombe Grove Rd, Lambertville (West Amwell), NJ 08530
 Homesite 1 - Enjoy a \$0 Lot Premium
Proudly Offered at \$929,900*

Marketed by:



Sheri Oshins, Realtor & Sales Specialist
 350 S Main Street, Suite 307
 Doylestown, PA 18901
 215-343-3800 | Sheri@PrimeCustomBuilders.com



*Price does not reflect optional Modern Farmhouse Facade

Marketed By:



Creekside Estates



Available Lots/Premiums

<u>Address / Lot #</u>	<u>Lot Premium</u>	<u>Acres</u>	<u>Availability</u>
1 Holcombe Grove Rd Lot 1	\$0	4.5	Available
3 Holcombe Grove Rd Lot 2	\$10,000	3.6	Available
5 Holcombe Grove Rd Lot 3	SOLD	3.2	SOLD
7 Holcombe Grove Rd Lot 4	SOLD	2.35	SOLD
9 Holcombe Grove Rd Lot 5	\$5,000	2.94	Available
11 Holcombe Grove Rd Lot 6	\$25,000	4.99	Available
16 Holcombe Grove Rd Lot 7	\$35,000	7.55	Available
14 Holcombe Grove Rd Lot 8	\$60,000	16.7	Available
12 Holcombe Grove Rd Lot 9	\$25,000	5.4	Available
10 Holcombe Grove Rd Lot 10	\$20,000	4.47	Available
8 Holcombe Grove Rd Lot 11	SOLD	3.23	SOLD
6 Holcombe Grove Rd Lot 12	SOLD	2.47	SOLD
4 Holcombe Grove Rd Lot 13	\$5,000	2	Available
2 Holcombe Grove Rd Lot 14	SOLD	2	SOLD