

# *The Grand Dual*



## Some Key Features Include:

### **2 Primary Suites:**

One on the 1st floor.

The 2nd on the 2nd Floor

5 Bedrooms

3 full bathrooms

1 Powder room

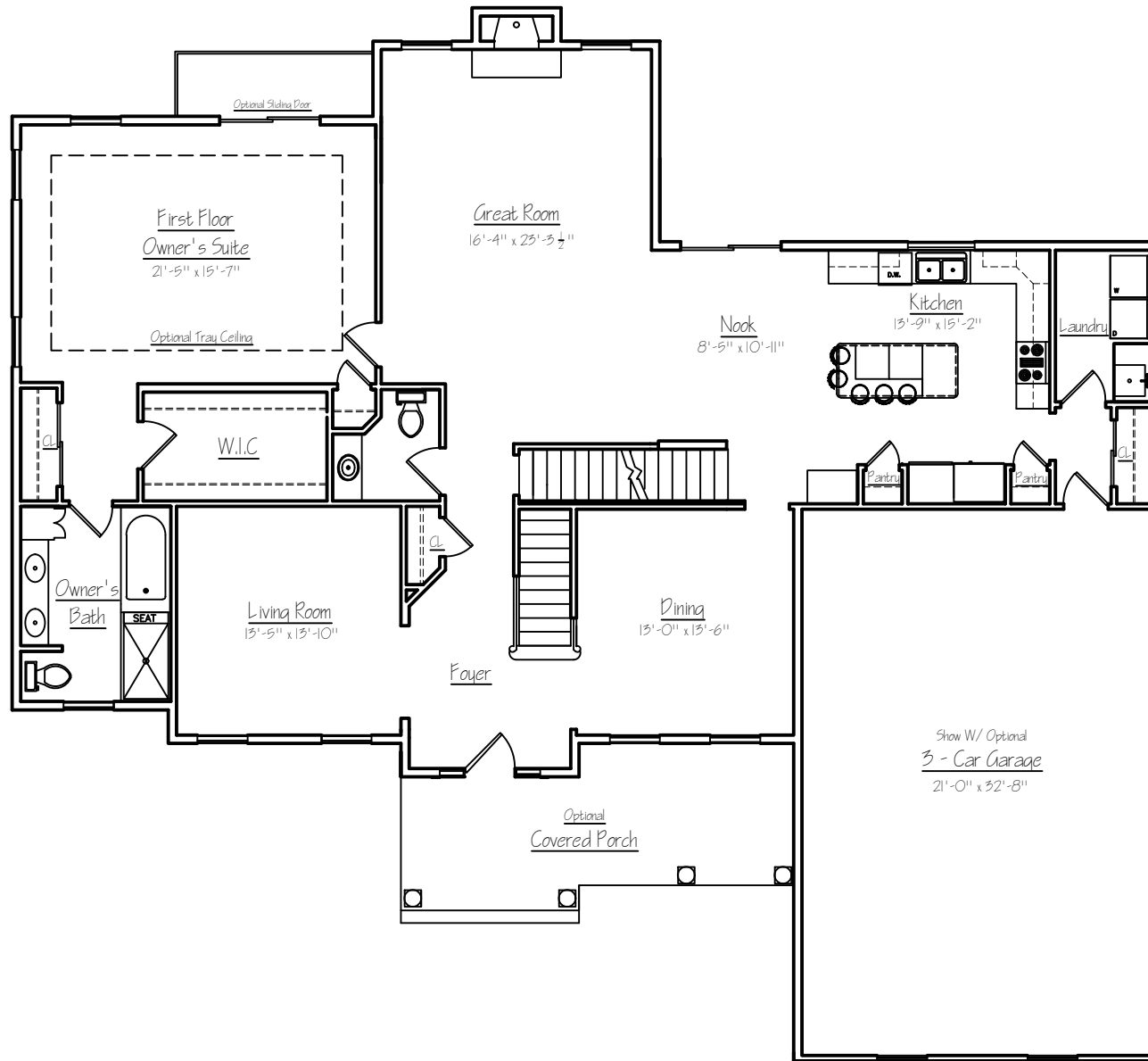
2-story Foyer

2-Story Great Room

**Total Square Footage - 3,891 sqft**

# The Grand Dual Master

Marketed By:



*first floor plan*

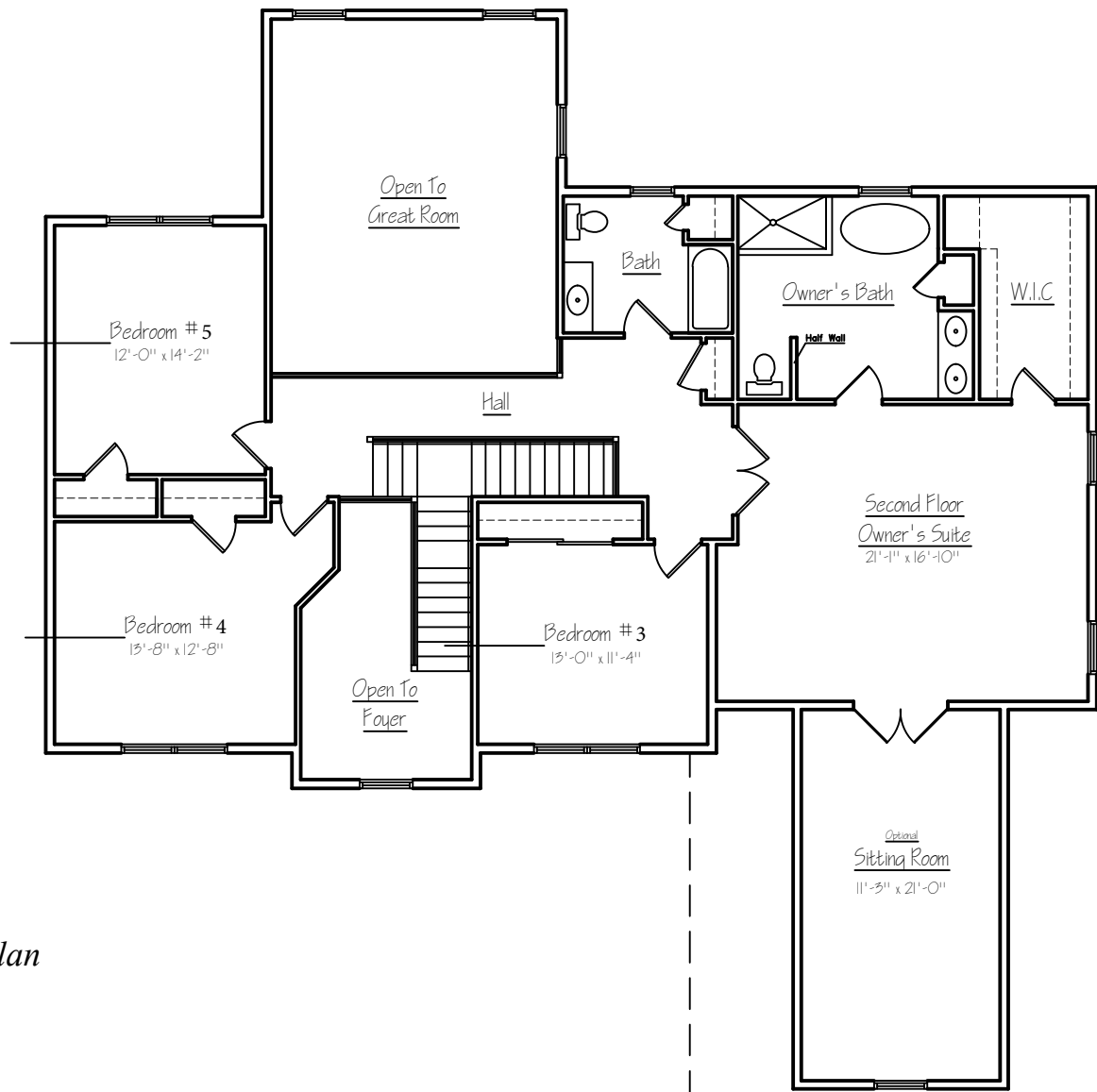
Sq. Ft.: 2143  
Total Sq Ft: 3891

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.

4/3/23

# The Grand Dual Master

Marketed By:



## Second floor plan

Sq. Ft.: 1748

Total Sq Ft: 3891

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37 BARBERTOWN POINT BREEZE RD,  
FRENCHTOWN, NJ 08825  
(KINGSWOOD TWP)



GRAVEL DR

BARBERTOWN POINT BREEZE RD

21.63 ACRES



Marketed By:



For more information, contact:  
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37 Barbertown Point Breeze Rd, Frenchtown NJ 08825

## Grand Dual Standard Luxury Features

### Community Benefits and Features

- 21.63-acre lot
- Delaware Valley School District
- Kingswood Township
- Well is already installed
- Approved 4 bedroom septic design
- Include ownership of a portion of the Locatong Creek

### Spectacular Interiors

- Nine-foot ceilings on first floor
- TWO Owner's Suites; one on the 1st floor and the other on the 2nd floor
- Two-story family/great room with gas fireplace
- Dramatic two-story foyer Elegant trim package includes 2 panel doors throughout, crown molding, shadow boxing & chair rail in dining room
- Classic staircase with stained oak railing and painted balusters
- Finely crafted hardwood flooring in foyer, kitchen, breakfast room & powder room
- Wall to wall carpeting in an array of colors

### Gourmet Kitchens

- Sunny breakfast area overlooking rear yard
- Well-appointed kitchen Gourmet General Electric appliances including energy saver dishwasher, cooktop, self-cleaning wall oven and built-in microwave
- Granite counter tops
- Two pantry closets
- Your choice of beautifully crafted raised panel cabinetry
- Trash can / recycling drawer
- Stainless steel sink

### Lavish Bathrooms

- Exquisitely detailed master bath with two sinks, stall shower soaking tub and tile floor
- Hall bath with ceramic tile floor
- Pedestal sink in powder room

### Superior Construction & Energy Efficiency

- Poured concrete foundation walls
- Insulated steel exterior doors with weather stripping and adjustable thresholds
- Full insulation with R-21 walls & R-49 ceilings
- Additional "Green" building features available

### Exteriors Features

- Your choice of a wide variety of low maintenance vinyl siding & shutters
- Seamless aluminum gutters and aluminum downspouts
- Aluminum wrapped soffits and fascia
- Fiberglass architectural style roof shingles with 30-year warranty
- Three car side entry garage
- High efficiency windows with grilles & screens

### Utilities and Conveniences

- Dual-zoned, high efficiency air conditioning for maximum comfort and efficiency
- High efficiency gas heater
- 50-gallon quick recovery gas water heater
- 1st floor Laundry Room with washer & dryer hook ups and dryer vent
- Pex Plumbing Water Lines

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

In a continuing effort to improve our homes, Prime Custom Builders, LLC reserves the right to make changes and/or modifications to plans, elevations, specifications, features, colors and prices without prior notice. Last revision 1/10/24

# Grand Dual

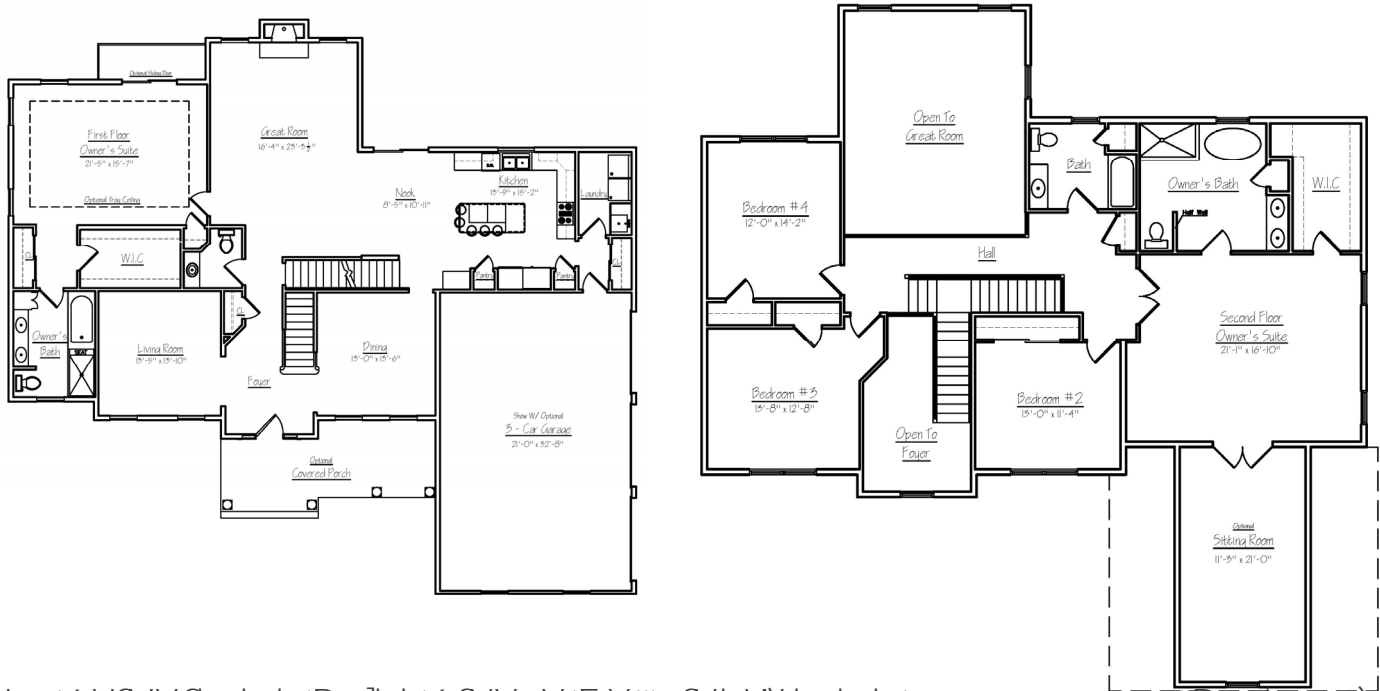


*The Grand  
Modern Farmhouse*

Upgrades and Options: Shown with optional Modern Farmhouse Facade (black windows, vertical siding, metal roof), upgraded front door, under eaves lighting, and paver walkway



- ◆ TWO Owner's Suites; 1st floor & 2nd floor
- ◆ 2-Story foyer
- ◆ 2-Story great room
- ◆ 5 Bedrooms
- ◆ 3.5 Bathrooms
- ◆ Optional bonus room
- ◆ 3,891 Sq Ft
- ◆ Option 3-Car Garage
- ◆ Turn this home into your dream home!



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**Proudly Offered at \$1,487,500**



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