

Welcome to Creekside Estates

Luxury Homes in West Amwell Township ~ Hunterdon County
Holcombe Road, Lambertville, New Jersey 08530

Welcome to Creekside Estates

Set in bucolic West Amwell Township, New Jersey, Creekside Estates consists of 14 homesites, each with captivating views of rolling, country vistas. A unique tranquility is found here, at Creekside, with each homesite offering serene views from every vantage point.

FLOOR PLANS

Choose from one of the many beautifully designed homes, each offering stunning options to customize your dream home to your heart's content. Floor plans range from 2,950 square feet to 3,229 square feet. Prices start at \$879,900

FABULOUS LOCATION

Historic Hunterdon County is the hidden jewel of New Jersey—our best kept secret! With fertile farmland, charming antique towns, serpentine roads, meandering creeks, and the winding Delaware River, you will appreciate being near it all. But you might appreciate coming home more!

Offering the best of both worlds, Creekside Estates is mere minutes to fine dining and attractions found in downtown Lambertville and neighboring New Hope, PA. Or perhaps, you'll want to leave the hustle and bustle behind and take in the serenity of home.



Creekside Estates is marketed by:
Jersey Building Group, LLC & Re/Max Centre
3701 York Rd, Jamison, PA | 215-343-8200

Sheri Oshins | Realtor
Your New Construction Specialist
215-343-3800
sheri@sherioshins.com

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NEARBY ATTRACTIONS AND CONVENIENCES

- 6 minutes to downtown Lambertville's fine dining, quaint shops, and luxurious spas.
- 6 minutes to hiking and biking along the scenic Delaware River's D&R Canal State Park and towpath.
- 9 minutes to downtown New Hope's fine dining, quaint shops, and museums
- 10 minutes to Giant in New Hope, Pa
- 15 minutes to Shoprite, banks, and large retail stores in Flemington, NJ
- Under 30 minutes to downtown Doylestown
- Convenient to Routes 202, 31, 179, 29 and (PA) 32

SCHOOLS

South Hunterdon Regional School District

- South Hunterdon Regional High School
- West Amwell Township Elementary School



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AVAILABLE HOME PLANS

Jamison ~ starting at \$879,900

- 2,895 square feet
- 4 bedrooms | 2.5 bathrooms
- 2-story foyer
- Loft
- 2-car garage
- Full, unfinished basement

The Sterling ~ starting at \$889,900

- 3,102 square feet
- 4 bedrooms | 2.5 bathrooms
- 2-story foyer
- Loft
- 2-car garage
- Full, unfinished basement

The Grand ~ starting at \$929,900

- 3,154 square feet
- 4 bedrooms | 2.5 bathrooms
- First floor primary bedroom
- Optional bonus room
- 2-car garage
- Full, unfinished basement

The Yardley ~ starting at \$934,900

- 3,229 square feet
- 4 bedrooms | X.X bathrooms
- 2-story foyer
- 2-car garage
- Full, unfinished basement



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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	MODEL HOME	4.5	Not Available
3 Holcombe Grove Rd Lot 2	\$10,000.00	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	\$5,000.00	2.94	Available
11 Holcombe Grove Rd Lot 6	\$25,000.00	4.99	Available
16 Holcombe Grove Rd Lot 7	\$35,000.00	7.55	Available
14 Holcombe Grove Rd Lot 8	\$60,000.00	16.7	Available
12 Holcombe Grove Rd Lot 9	\$25,000.00	5.4	Available
10 Holcombe Grove Rd Lot 10	\$20,000.00	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	\$5,000.00	2	Available
2 Holcombe Grove Rd Lot 14	SOLD	2	SOLD

Last Revised 2/12/21



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COMMUNITY CONTACT & DETAILS

Schedule your private tour by contacting:

Sheri Oshins

Realtor | Sales Specialist

215-343-3800

sheri@primecustombuilders.com



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CREEKSID ESTATES



HOLCOMBE GROVE ROAD
LAMBERTVILLE, NJ 08530
(West Amwell Township)

Map showing 14 lots along Holcombe Grove Road, with lots 11, 12, 14, 3, and 4 marked as Sold.

Lot Number	Status
1	Available
2	Available
3	Sold
4	Sold
5	Available
6	Available
7	Available
8	Available
9	Available
10	Available
11	Sold
12	Sold
13	Available
14	Sold

16 HOLCOMBE GROVE ROAD
LAMBERTVILLE, NJ 08530
(WEST AMWELL TWP)



7
7.55
ACRES

1

HOLCOMBE GROVE ROAD



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

Standard Luxury Features

Community Benefits and Features

- South Hunterdon Regional School District
- W. 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

- URC Home Automation System Controller
- 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

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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 8/22