

# *Yardley Modern Farmhouse*



Shown with optional Modern Farmhouse facade, metal roofs, transom above door, and black windows. Landscape package not included

Marketed By:

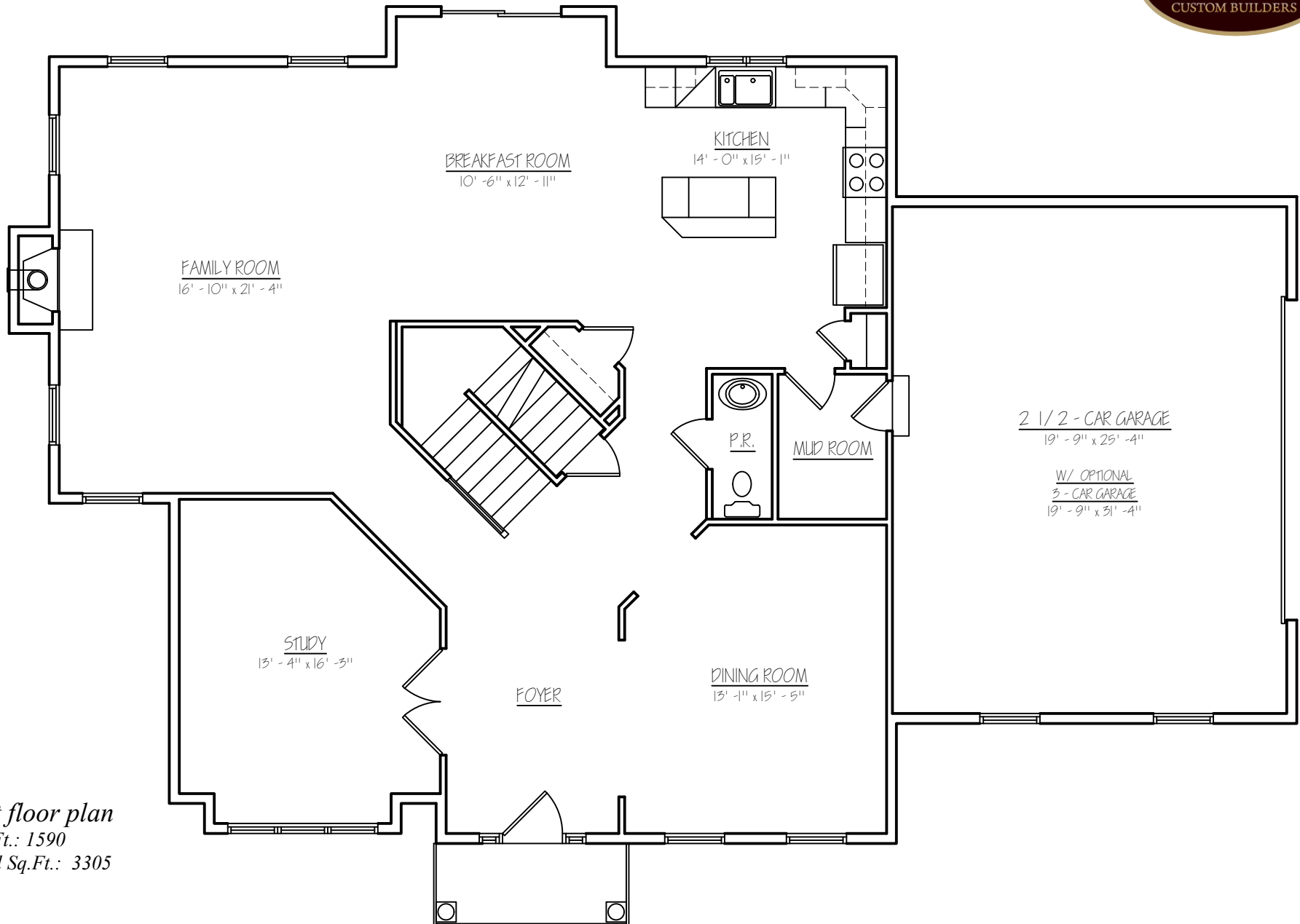


(215) 343 - 3800



# The Yardley Model

Marketed By:

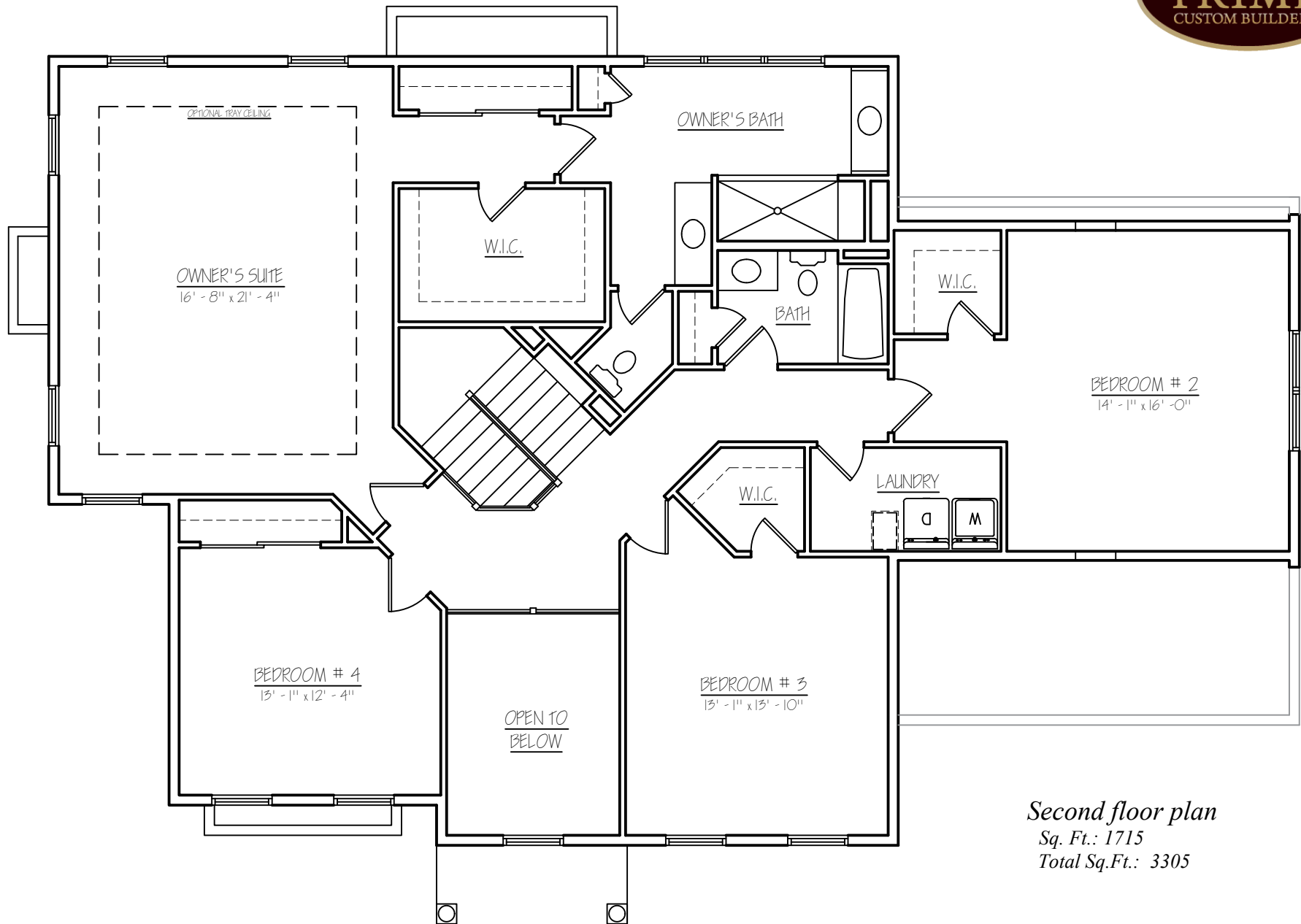


*First floor plan*  
Sq. Ft.: 1590  
Total Sq.Ft.: 3305

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. 5/22/23

# The Yardley Model

Marketed By:



*Second floor plan*

*Sq. Ft.: 1715*

*Total Sq.Ft.: 3305*

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. 5/22/23

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

17 ACRES

*Marketed By:*



BARBERTOWN POINT BREEZE RD

KINGWOOD RD



Marketed By:



350 S. Main Street Suite 307

Doylestown, PA 18901

(215) 343 - 3800 | sheri@sherioshins.com

## Yardley Model - Standard Luxury Features

37 Barbertown Point Breeze Rd, Frenchtown  
(Kingwood Twp), NJ 08825

### Community Benefits and Features

- Hunterdon County
- Kingwood Township
- Kingwood Township School District
  - Delaware Valley Regional High School
  - MS: Kingwood Twp School
  - ES: Kingwood Twp School
- Private Water
- Private Sewer
- 17 +/- acres

### Spectacular Interiors

- Nine-foot ceilings on first floor
- Luxurious master bedroom suite, including full closet and lavish bathroom
- Warm and spacious family/great room with gas fireplace
- Elegant trim package includes 2 panel doors throughout, crown molding, shadow boxing & chair rail in dining room
- Dramatic two-story foyer
- 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
- Sprawling kitchen displaying fine attention to detail in every aspect
- Granite countertops
- Pantry
- Gourmet General Electric appliances including energy saver dishwasher, cooktop, self-cleaning wall oven and built-in microwave
- Your choice of beautifully crafted raised panel cabinetry
- Trash can / recycling drawer
- Stainless steel sink

### Lavish Bathrooms

- Exquisitely detailed master bath with two vanities, stall shower, tile floor, and private water closet
- 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
- Optional 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 water heater
- 2<sup>nd</sup> 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.

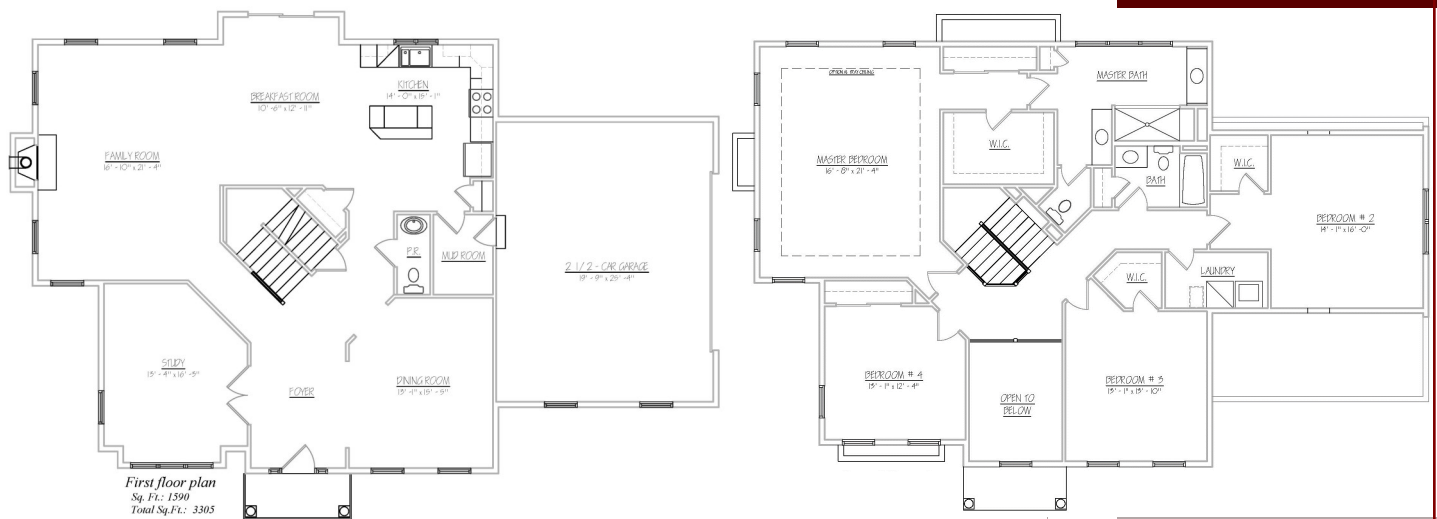
In a continuing effort to improve our homes, Prime Custom Builders, LLC reserves the right to make changes and/or modifications to plans, elevations, specifications, features, colors and prices without prior notice. Last revision 7.24

# Yardley Farmhouse Model



Shown with optional modern farmhouse facade, metal roofs, transom above door, black windows  
Landscape package not included

- ◆ 4 Bedrooms
- ◆ 2.5 Bathrooms
- ◆ 3,353 Square Feet
- ◆ 2.5 Car Front Entry Garage (standard)
- ◆ Two-story Foyer
- ◆ Impressive Owner Suite with Optional Sitting Room
- ◆ Turn this home into your dream home!



37 Barbertown Point Breeze Rd Frenchtown (Kingwood Twp) NJ 08825

Proudly Offered at \$1,249,900



Sheri Oshins, Sales Specialist  
350 S Main Street, Suite 307  
Doylestown, PA 18901  
sheri@sherioshins.com | (215) 343-3800

Marketed By:

