



193 WALNUT STREET, MONTCLAIR, NJ 07042

SPECIAL FEATURES

- Double crown mouldings and distinctive trim work throughout
- Cherry hardwood floors throughout
- Crystal chandeliers and ceiling fans
- Dimmer switches in all rooms
- Stereo speakers throughout
- Nest thermostats, digitally wired with Cat-5 in every room
- Viking 6 burner stove, GE Monogram refrigerator, 2 pantry cabinets
- French doors installed in foyer/mud room for future deck expansion
- Master Bedroom walk-in closet custom designed by California Closets
- Laundry Room racks along with Samsung front loader washer and dryer
- Media Room wired for in-home projector
- Custom inset mood lighting above crown moulding in media room change colors
- Security system including perimeter video surveillance with DVR and remote access



SPECIAL FEATURES cont'd

- Alarm system tied to central for fire, carbon monoxide
- 75-gallon hot water heater
- Sump pump with battery backup
- Professionally landscaped with mature seasonal plantings
- Easy maintenance with in-ground sprinkler system



NEGOTIABLE ITEMS

- **New Jacuzzi hot springs salt water hot tub**
- **Custom Dining Room furniture**
- **Master Bedroom furniture**
- **Office furniture**
- **Media Room equipment**
- **Game Room tables**
- **Bar**
- **Fresh water "reef ready" fish tank**