

53 Springhill Road

This beautiful and sizeable newly constructed Center Hall Colonial is located on charming and peaceful Springhill Road in the Norgate neighborhood of East Hills.

Home Specifications

- A one of a kind 3600 square foot residence
- Impressive High Ceiling Foyer Entrance
- Five bedrooms
- Five and one half elegant bathrooms
- Graceful curved cherry staircase
- Large open living room
- Comfortable family room with fireplace
- Spacious eat-in kitchen with state of the art appliances, center island, radiant heat, and a sliding door opening to the backyard
- Versatile Laundry Room
- Two-car remote operated garage(s), as per plans
- Energy efficient three zone heating and air conditioning systems
- Energy efficient extra large Andersen windows
- Pre-wired for cable, telephone and computer in all bedrooms
- Hardwired smoke and carbon monoxide detectors
- Central vacuum system throughout the residence
- High hat lighting and DeCora Light switches
- Landscaping and grass as per landscaping plans
- Pre-wired alarm system
- Cherry hardwood flooring in main living areas and second floor bedrooms (3¼" wide)
- Six inch plus (6"+) base moulding and 3¼"+ casing throughout
- Traditional stone and Cedar front facade

The Kitchen

- Rich wood custom cabinetry
- Double sink- stainless steel
- Custom center island
- State of the art stainless steel appliances including:
 - 30" Double Wall Oven
 - 42" Sub Zero side by side refrigerator
 - 36" Viking (or equivalent) five burner cook top
 - 24" Bosch dishwasher
- Granite countertops
- Externally Vented Hood
- Radiant Heat

The Bathrooms

- Master Bath
 - Imported ceramic tile and/or natural stone floors and walls
 - Raised wood panel cabinetry
 - Two under counter lavatories
 - Natural stone countertops
 - Separate commode

- Oversized shower with Grohe fixtures (body spray and rain head)
 - Freestanding Whirlpool tub with jets
 - Radiant Heat
- Powder Room
 - Includes a stylish vanity with natural stone countertop
- Other Baths
 - Imported tile floors and walls
 - Stylish vanity
 - Large shower
 - Commode
 - Cabinetry
 - One additional bathroom with whirlpool tub with jets
- Kohler fixtures and faucets in all bathrooms

The Basement

- Full unfinished basement with separate outdoor entrance
- Ten-foot (10') high ceilings
- Oversized windows
- Concrete window wells for basement windows
- Full bathroom

The Windows and Doors

- Andersen windows including grills and screens throughout the first and second floors
- Designer French and/or sliding doors to the back yard
- Eight-foot (8') interior doors on the first floor

The Flooring

- Ceramic tile and/or natural stone in Foyer and all bathrooms, laundry room and the kitchen
- 3¼" x ¾" Cherry hardwood with border design in family and dining rooms. Cherry hardwood also in maid's room and the entire second floor
- All hardwood floors finished with one coat of sealer, two coats of matte, high gloss or semi gloss Polyurethane finish

Interior Trim Detail

- All rooms have six inch plus (6"+) base mouldings
- Three and a quarter inch plus (3¼"+) casing on all doors and windows
- Crown mouldings in dining, living, den, foyer, master bedroom, and other bedrooms where applicable
- Panels and chair rail moulding as per plan
- Decorative columns
- One and three quarter inch (1¾") solid paneled interior doors
- Coffered ceiling and crown moulding in Dining Room

Heating, Air-conditioning and Plumbing

- Natural gas boilers
- Indirect hot water heater

- Three (3) HVAC zones:
 - 3 ½ ton blower with hot water coil located in the basement for the first floor
 - 1 ½ ton blower with hot water coil located in the attic exclusively for the master bedroom
 - 2 ton blower with hot water coil located in the attic for the rest of the second floor
- Computerized thermostats
- Copper refrigeration pipe with ozone friendly Puron

The Exterior

- Front porch with columns as per plans
- Exterior decorative moldings on all windows and soffits
- Stone and Cedar siding

Roof Design

- Hip roofs
- 30 year architectural shingles

Other Details

- Nine and a half foot (9½') ceilings on the first floor
- Tray ceilings on the second floor
- Custom Closet systems
- Laundry Room with custom cabinetry, sink and vanity
- Interior walls- one coat of prime paint, and two finished coats of flat paint
- Mouldings- semi-gloss Benjamin Moore paint in white, off-white or egg-shell
- 5/8" sheetrock throughout the residence interior
- 2x6 Douglas Fir for exterior walls
- Solid exterior sheeting
- Full house wrap to reduce air filtration
- R-19 fiberglass batt wall insulation
- R-30 fiberglass batt ceiling insulation, including basement
- Black top driveway with Belgian block borders

Disclaimer: Please note specifications and details are subject to change without notice and are not warranted. Contact a representative for latest information.