1520 LAMBERTS MILL ROAD
SCOTCH PLAINS,NJ 07076

This spectacular custom residence, built by Needle Point Homes, has 4 bedrooms, 2 full bathrooms and 1 half.. It is situated on approximately 1/3 of an acre, located in the Parkwood section of Scotch Plains.

Welcoming Exterior

- Hardi Plank Exterior Siding on the whole house
- 30 Year Dimensional Roof
- Covered porch & New Trex deck
- Craftsman Door & Carriage House Style Garage Doors
- Landscaping package & Widened repaved driveway

Framing/Overall Construction

- Double Insulated Windows
- 3 ½" Window and door casings where possible
- 5 ½" Colonial base molding on first floor where possible
- Satin nickel finish on hinges and door hardware
- Custom designed all wood cabinets with large island
- Crown molding in LR, DR, hallway, Foyer, and all bedrooms
- Oak flooring in LR, DR, Foyer, Kitchen and all bedrooms

Electrical/Safety Features

- 200 amp electrical service & Abundant Recessed lights
- Security system
- UL approved hard-wire smoke detectors & Carbon monoxide detectors
- All new wiring throughout the house

Gourmet Custom Kitchen

- Fabuwood All wood cabinets with Plum hinges and hardware
- Island with breakfast bar & Granite counter tops
- Stainless steel appliances & Ducted range hood
- Stainless steel undermount sink

Bathrooms

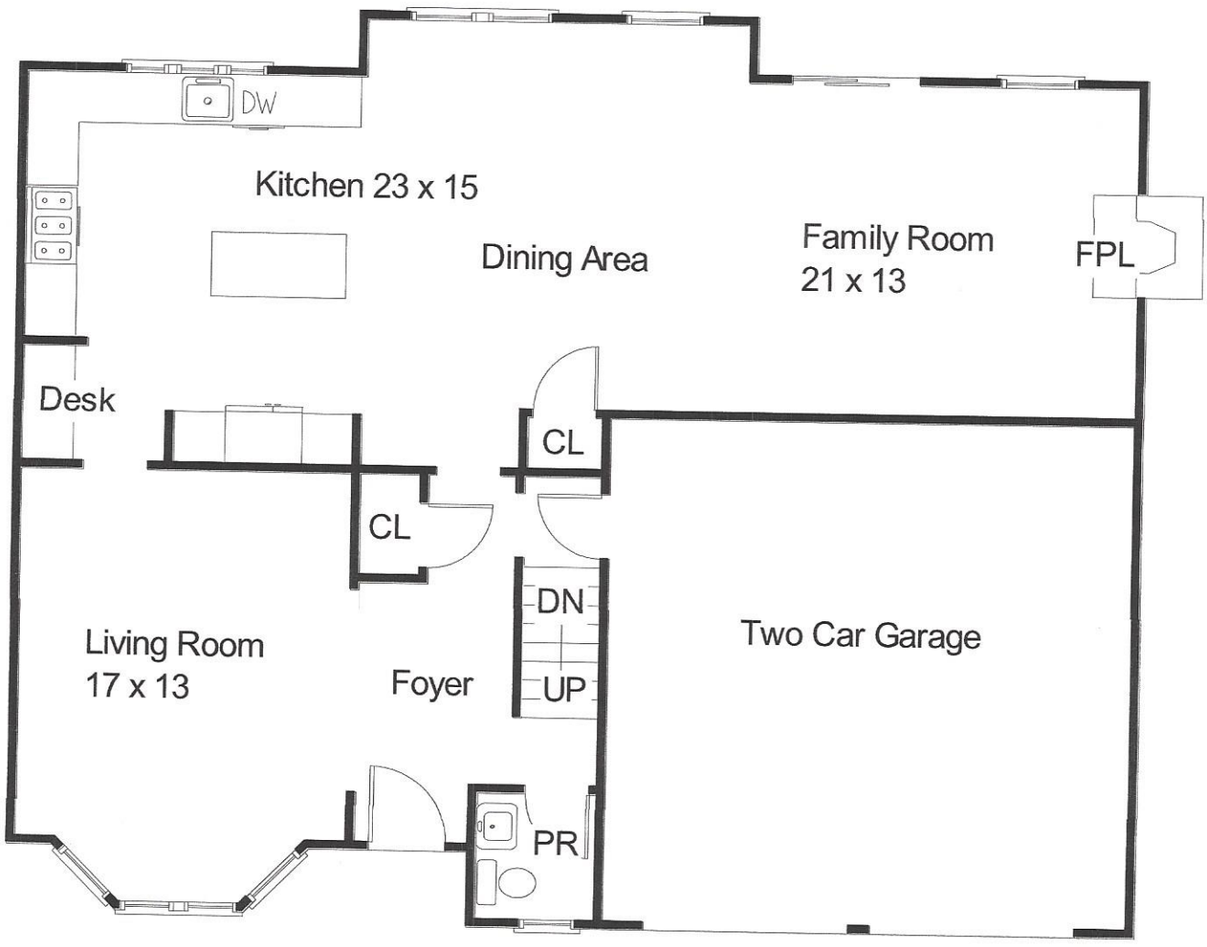
- All new plumbing water and waste lines in the house
- Moen Chrome finish plumbing fixtures in all bathrooms
- Full width mirror over vanity (42" high) w/Tile around tub/shower
- Chrome finish on Toilet Paper & Towel Bars in all bathrooms
- Ceramic tile in all of the bathrooms

For your comfort and convenience

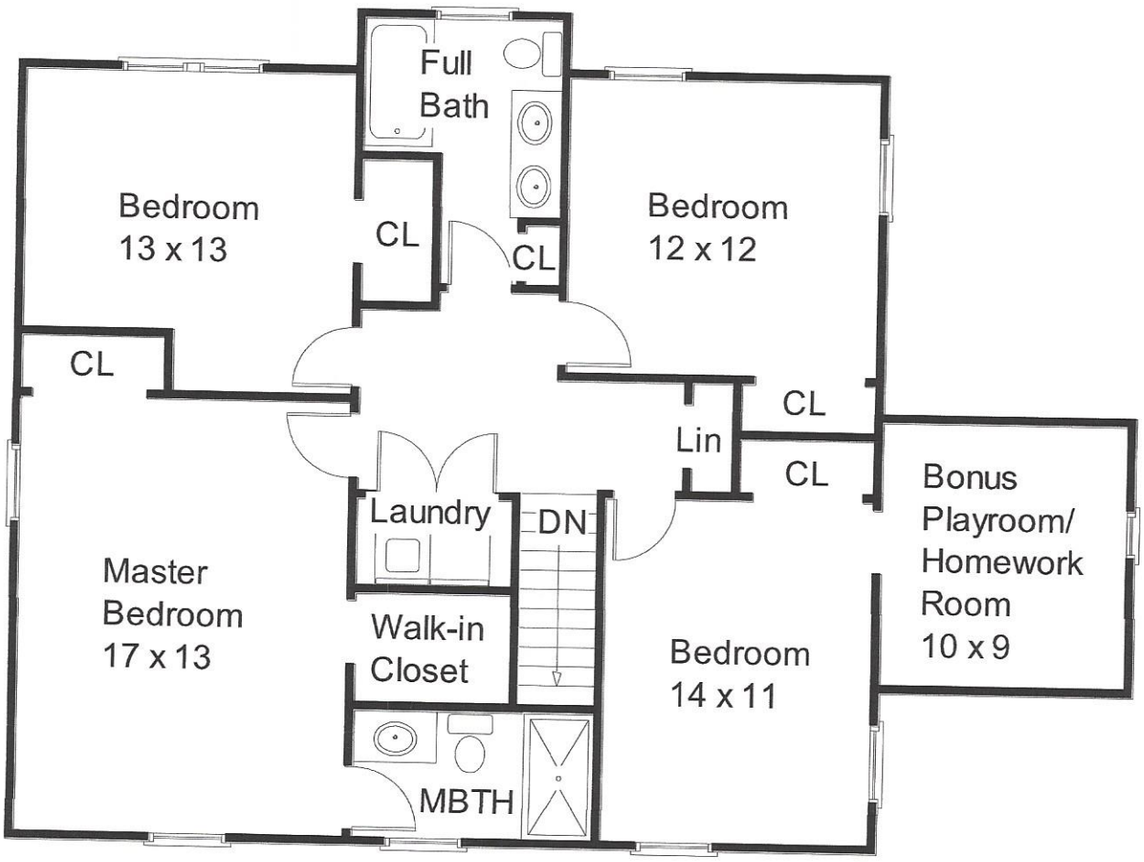
- Laundry room located on bedroom level
- Wood burning fireplace in Family Room
- All new HVAC system

Offered at $723,000

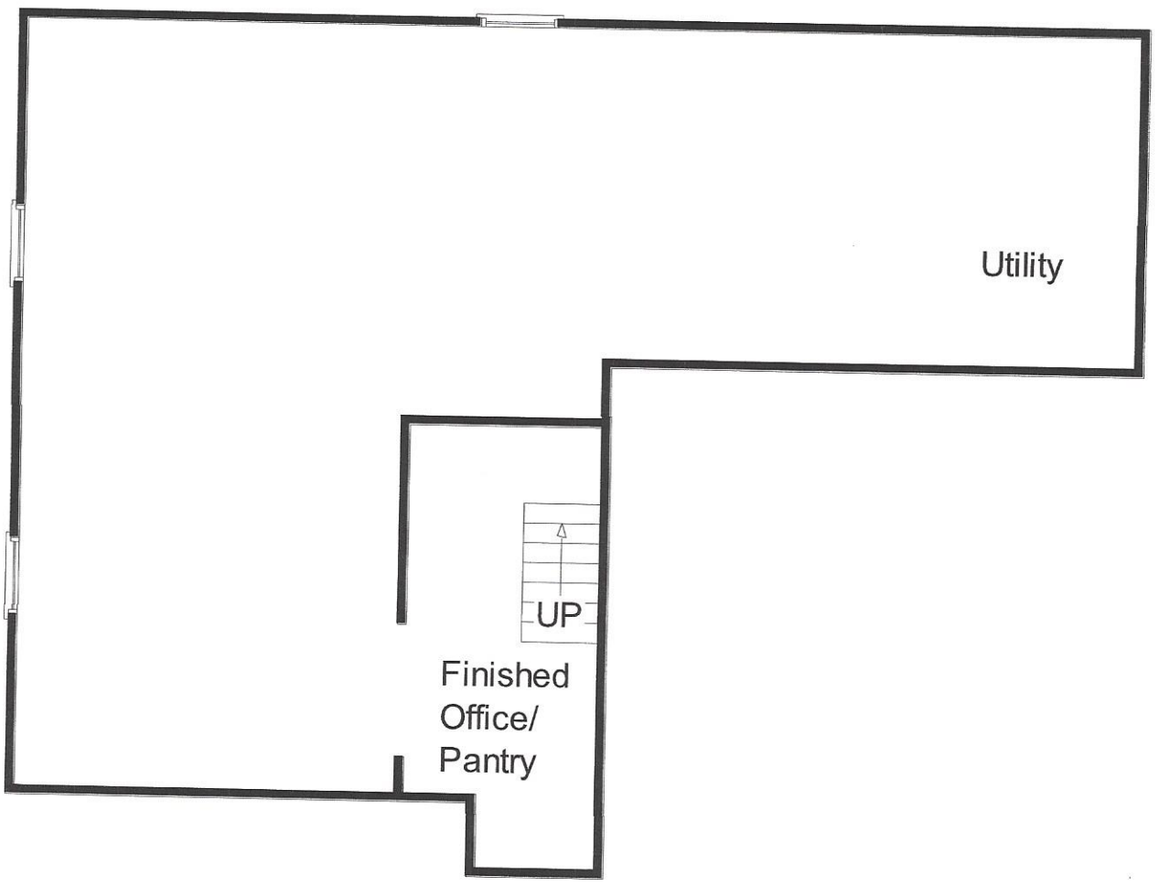
1520 Lamberts Mill Road
First Floor



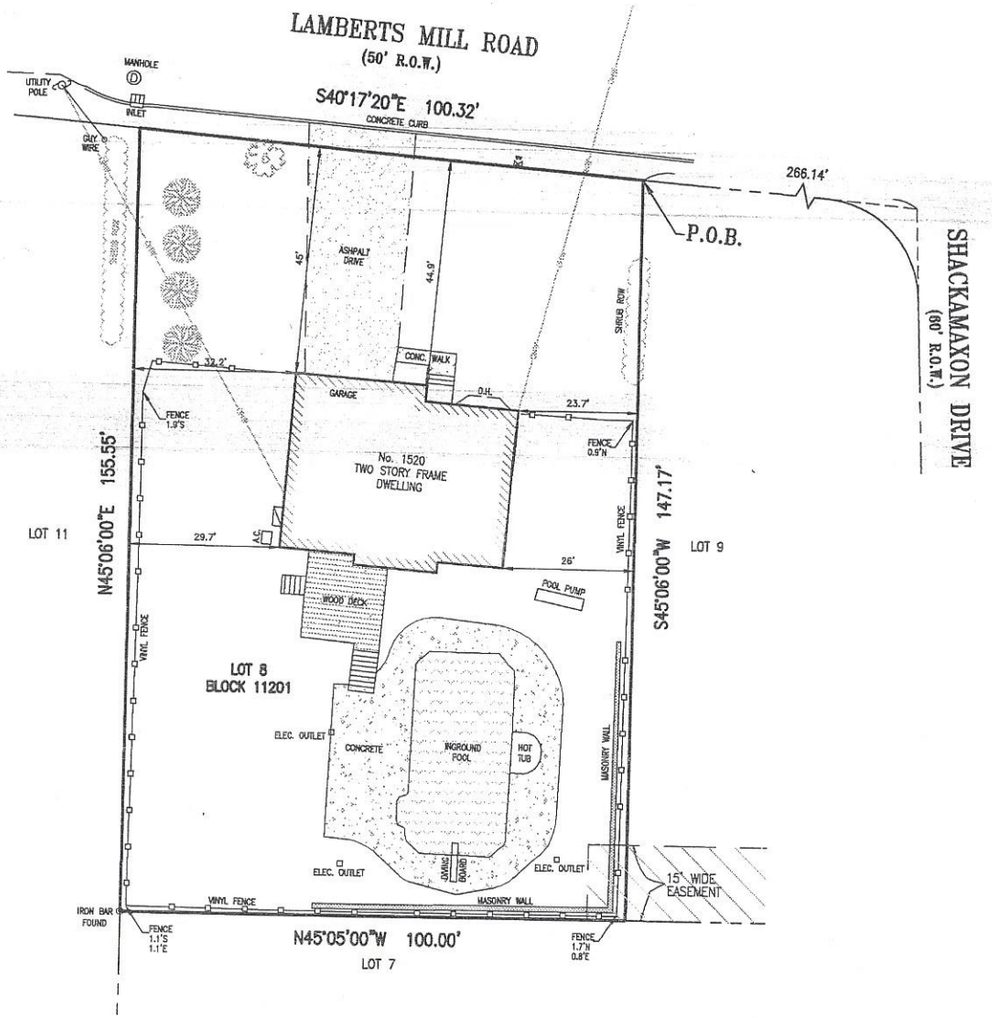
Second Floor



Basement



Floor plan for illustration purposes only. All sizes are rounded off, and all features and details shown are approximate. Some rendered items may not be included in sale. Information deemed reliable but not guaranteed. Subject to errors and/or omissions.



CERTIFICATION:–

I CERTIFY THAT THIS PLAN IS THE RESULT OF A FIELD SURVEY MADE ON JUNE 8, 2016, BY ME OR UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH THE RULES AND REGULATIONS PROMULGATED BY THE "STATE BOARD OF PROFESSIONAL ENGINEERS & LAND SURVEYORS."

THE INFORMATION SHOWN HEREON CORRECTLY REPRESENTS THE CONDITIONS FOUND AT, AND AS OF THE DATE OF THE FIELD SURVEY, EXCEPT SUCH IMPROVEMENTS OR EASEMENTS, IF ANY, BELOW THE SURFACE AND NOT VISIBLE.

SUBJECT TO SUCH FACTS AS AN ACCURATE TITLE SEARCH MAY DISCLOSE.

TO: NEEDLE–POINT HOMES, LLC;
SUBURBAN TITLE EXAMINERS INC;
FIDELITY NATIONAL TITLE INSURANCE COMPANY;
LORI S. NATHANSON, ESQ.

DESCRIPTION:–

BEING KNOWN AND DESIGNATED AS LOT 8 IN BLOCK 11201 ON THE TOWNSHIP OF SCOTCH PLAINS TAX ASSESSMENT MAP NO. 112.

BEING MORE COMMONLY KNOWN AS No. 1520 LAMBERTS MILL ROAD, TOWNSHIP OF SCOTCH PLAINS, UNION COUNTY, NEW JERSEY.

NOTES:–

1. REFERENCES WERE MADE TO DEED BOOK 6103, PAGE 78.

2. AT THE REQUEST OF THE OWNERS, PROPERTY CORNERS WERE NOT SET AT THIS TIME.

3. DIMENSIONS AS SHOWN ARE NOT INTENDED FOR THE CONSTRUCTION OF FENCES OR PERMANENT STRUCTURES.

4. OFFSETS SHOWN ARE MEASURED FROM THE FRAME OF THE STRUCTURE PERPENDICULAR TO THE PROPERTY LINE, UNLESS OTHERWISE NOTED.

CAUTION: IF THIS DOCUMENT DOES NOT CONTAIN A RAISED IMPRESSION SEAL OF THE PROFESSIONAL, IT IS NOT AN AUTHORIZED ORIGINAL DOCUMENT AND MAY HAVE BEEN ALTERED.

GENERAL NOTES:–

1. THE PREMISES SHOWN HEREON WERE SURVEYED WITHOUT THE BENEFIT OF A TITLE SEARCH AND IS SUBJECT TO SUCH FACTS AS A CURRENT TITLE SEARCH MAY DISCLOSE. THE PROPERTY ALSO MAY BE SUBJECT TO THE FOLLOWING:

A.) RIGHTS OF CLAIMS OF PARTIES IN POSSESSION SHOWN BY THE PUBLIC RECORD.

B.) RIGHTS OF CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORD.

C.) EASEMENTS OR CLAIMS OF EASEMENTS, SHOWN BY THE PUBLIC RECORD.

D.) EASEMENTS OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORD.

2. NO DETERMINATIONS HAVE BEEN MADE REGARDING UNDERGROUND UTILITIES WHICH MAY EXIST, UNLESS AS SHOWN.

3. NO DETERMINATIONS HAVE BEEN MADE REGARDING HAZARDOUS MATERIAL CONDITIONS.

4. NO DETERMINATIONS HAVE BEEN MADE REGARDING WETLANDS LOCATION.

5. PLANIMETRIC FEATURES SHOWN HEREON HAVE BEEN DRAWN IN ACCORDANCE WITH FIELD SURVEY PERFORMED BY HARBOR CONSULTANTS, INC., ON JUNE 8, 2016.

REV.	DATE	DESCRIPTION	CHK'D	APPV'D