



# The *Adams*



[leewoodfranklin.com](http://leewoodfranklin.com)

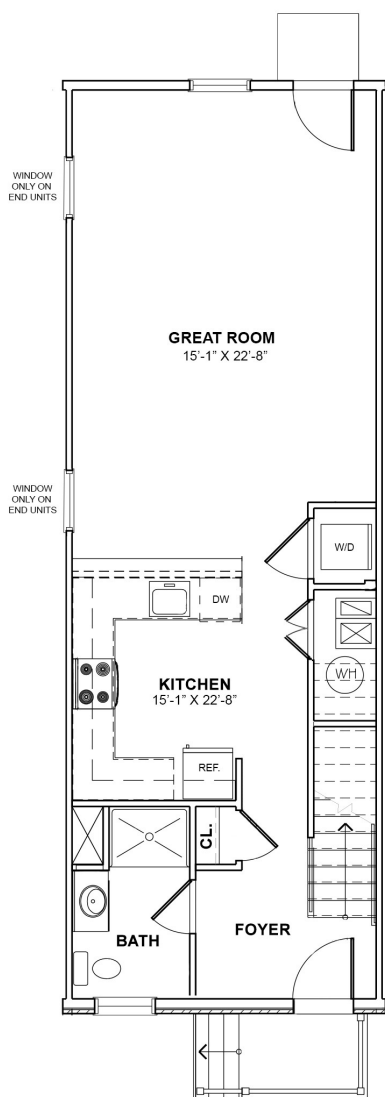
 **Leewood**  
RENAISSANCE  
AT  
**FRANKLIN**



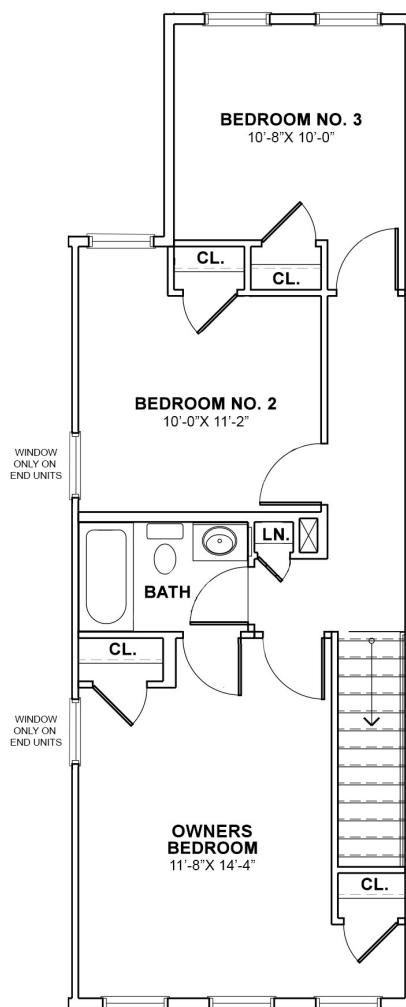
# The *Adams*

1415 SQUARE Ft.

3 BEDROOMS • 2 BATHS



**FIRST FLOOR**



**SECOND FLOOR**

All dimensions are approximate and subject to variation. Actual floor plan may vary or be offered in different variations. Developer reserves the right to make modifications.



908-824-2192 [FranklinSales@lrgnj.com](mailto:FranklinSales@lrgnj.com)  
[leewoodfranklin.com](http://leewoodfranklin.com)

 **Leewood**  
RENAISSANCE  
AT  
**FRANKLIN**



# The Adams Featured Amenities

## COMMUNITY CHARACTERISTICS

- Franklin Township - Money Magazine's Best Places To Life - 2005 & 2008
- Reserved parking spaces
- Adjacent to Naaman Williams Park
- Professionally landscaped community with ornamental pedestrian lights
- Only 2 miles from New Brunswick's education, medical, arts & cultural and employment center

## HOME FEATURES

- IKO roofs with limited lifetime warranty
- Stone accents (on selected models)
- High quality, low-maintenance vinyl siding with lifetime limited warranty
- Private Backyard

## PLUMBING FEATURES

- Washer and dryer hookups with exterior dryer vent
- Conveniently located exterior hose bib
- Moen Faucets

## ELECTRICAL FEATURES

- Structured wiring system includes Category 5 telephone outlet and coax cable television/internet pre-wires
- Smoke detectors with battery backups at every bedroom
- Weather proofed exterior electrical outlet in rear
- 100 amp electric service

## ENERGY COST-SAVING FEATURES

- All Homes Energy Star Certified for **lower monthly utility bills**
- High efficiency 16 seer Goodman central air conditioning
- Fully insulated walls & ceilings
- Programmable Thermostat
- High efficiency Goodman gas furnace
- High efficiency 40-gallon Energy Star water heater
- Insulated AC/Heat ductwork throughout
- Insulated front and rear entry doors with deadbolt

## KITCHEN FEATURES

- High-quality wood panel maple cabinets in selection of colors
- Wilsonart or Formica kitchen countertops in selection of colors
- Energy Star appliance package in black or white (stainless available as option) including:
  - Natural gas range
  - Over the range hood with light—exterior ducted
  - Dishwasher
  - Refrigerator
  - Stainless steel sink with Moen kitchen faucet
  - Ceramic tile floor by Dal Tile

## BATH FEATURES

- Wood panel maple cabinet bases in all baths
- Cultured marble counter tops and sinks
- Sterling Performa easy clean tubs with full shower surround or stall shower
- Full-size mirrors over vanities
- Seagull Lighting fixtures
- Ceramic tile floor by Dal Tile

## ADDITIONAL FEATURES

- 9' 1st floor ceiling heights
- Wood window sills
- Ceramic tile floors in front foyers by Dal Tile
- Shaw BX 100 carpeting over 7/16" 6# padding for resilience and comfort
- Sherwin Williams superior quality interior wall and trim paint
- 2-panel interior doors

Specific product brands may vary; see sales person for updates.