



Gorgeous, new
construction townhomes
in the heart of
Florham Park!

Dahlia Brook is a private community of brand new custom-built townhomes,
nestled away off Ridgedale Avenue in Florham Park.

165 RIDGEDALE AVE | FLORHAM PARK, NJ

Details + Features:

END UNIT OFFERED AT \$875,000

INTERIOR UNITS OFFERED AT \$865,000

Exterior:

- POURED CONCRETE FOUNDATION
- ALUMINUM FASCIA VINYL SOFFITS
- COLOR COORDINATED HARDIPLANK SIDING
- 30 YEAR DIMENSIONAL ROOF
- CULTURED-STONE ELEVATION PER SITE PLAN
- INTERIOR AND EXTERIOR PLYWOOD CONSTRUCTION
- TYVEK® EXTERIOR HOUSE WRAP
- TREX EXTERIOR DECK W/ VINYL RAILS & POSTS
- 16 FOOT GARAGE DOOR W/LIFTMASTER® "MY Q SMARTPHONE CONTROLS®" OPENER + KEYPAD
- LANDSCAPE PACKAGE:
 - FOUNDATION PLANTS
 - HYDROSEEDING IN FRONT
 - PAVED DRIVEWAY

Custom Luxury Design:

- 9 FOOT CEILINGS ON FIRST FLOOR
 - WHITE OAK HARDWOOD FLOORS ON 1ST AND 2ND FLOORS
 - OAK TREADS & RAILINGS ON MAIN STAIRS
 - LUXURY VINYL FLOORING ON THE LOWER LEVEL
 - CUSTOM CROWN MOLDING ON FIRST FLOOR
 - DECORATIVE WALL MOLDING IIN THE ENTRY, STAIRCASE AND UPSTAIRS LANDING
 - CLOSETS ARE OUTFITTED WITH CUSTOM CLOSET SYSTEMS
 - RECESSED LIGHTING THROUGHOUT
 - COORDINATING LIGHT FIXTURES ON THE MAIN LEVEL
 - CEILING FANS IN ALL BEDROOMS
 - GAS DIRECT VENT FIREPLACE W/ GRANITE SURROUND AND CUSTOM MANTLE
 - CENTRAL VACUUM
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Kitchen Features:

- 36" STAINLESS STEEL RANGE W/ 6 GAS BURNERS
- 36" STAINLESS STEEL EXHAUST HOOD
- 36" REFRIGERATOR WITH WATER LINE FOR ICE MAKER
- STAINLESS STEEL DISHWASHER
- MICROWAVE DRAWER
- UNDERMOUNT STAINLESS WORK STATION SINK
- CUSTOM DESIGNED LUXURY 42" WOOD KITCHEN CABINETS W/ SOFT CLOSURES AND PULL OUT SHELVING
- QUARTZ OR GRANITE COUNTERTOPS

Bath Features:

- KOHLER® AND MOEN® FIXTURES
 - CUSTOM BATH VANITIES WITH QUARTS COUNTERS
 - 42" HIGH VANITY MIRRORS
 - PRIMARY BATH::
 - FREE STANDING SOAKING TUB
 - FRAMELESS GLASS DOORS ON PRIMARY SHOWER STALL
 - CUSTOM TILED PRIMARY SHOWER
 - DOUBLE SINK VANITY AND A LINEN CLOSET
 - HALLWAY BATH OFFERS SHOWER OVER TUB
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Comfort, Safety & Security:

- TWO ZONE WARM AIR GAS HEATING SYSTEMS
- TWO ZONE AIR CONDITIONING SYSTEM
- CEILING FANS IN BEDROOMS
- HUMIDIFIER ON ONE ZONE OF HEATING SYSTEM
- GAS FIRED SEVENTY-FIVE (75) GALLON HOT WATER HEATER
- 200 AMP ELECTRICAL SERVICE
- WI-FI PROGRAMMABLE DIGITAL THERMOSTATS
- SMOKE DETECTORS ON ALL LEVELS
- BASEMENT PASSIVE RADON VENTING
- CARBON MONOXIDE DETECTOR
- SMART TECHNOLOGY SECURITY SYSTEM W/ RING® VIDEO DOORBELL (WI-FI ACCESSIBLE)
- SCHLAGE® FRONT DOOR HARDWARE (W/ OPTIONAL WI-FI CAPABILITY)

Additional Amenities:

- CENTRAL VACUUM SYSTEM
- 2ND FLOOR LAUNDRY WITH STACKABLE WASHER/DRYER
- PULL DOWN ATTIC STAIRS
- ATTACHED 2 CAR GARAGE
- PRIVATE DRIVEWAY WITH SIDE-BY-SIDE PARKING FOR 2 CARS

- PREWIRED FOR FIOS
- PUBLIC WATER AND SEWER
- NATURAL GAS
- STATE APPROVED 10 YEAR TRANSFERABLE HOME WARRANTY

Welcome to Florham Park's newest luxury townhome community located just a few footsteps from downtown Florham Park. This private community of seven new custom-built townhomes, nestled away off Ridgedale Avenue, is designed for luxurious living in a premier downtown location. Everything you could need is within reach, including world class shopping, dining, immediate access to major highways and public transportation. Bask in over 2,600 square feet of upscale plush living while having all the conveniences of an urban lifestyle.

About Elbaum Homes

Luxury. Elegance. Style.

Bernard Elbaum, is devoted to the art of gracious living for over 35 years. As a prominent award-winning builder, he gained an exceptional reputation while building over 400 custom luxury homes in some of Morris County's most prestigious communities. Elbaum Homes then went onto developing an impressive commercial property portfolio, including the construction of a state-of-the-art medical facility near Morristown. Backed by the dedication to excellence and professionalism, Elbaum Homes is committed to continue the tradition of uncompromising quality and craftsmanship. Pride is taken in every aspect of the building process with utmost attention to detail and design. A full spectrum of quality amenities has been carefully chosen to meet the standards of the most discerning customer.

“Be assured that one of my homes is not only the best choice now, but will remain a wise investment for years to come” –Bernard Elbaum

