

# 170 Hickory Avenue

TENAFLY, NJ 07670

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The Agency One Rock

237 Closter Dock Rd, Closter, NJ 07624 | theagencyonerock.com



## Home Specs

- **Style:** Colonial 6,820 sqft (including garage and pool house)
- **Rooms:** 6 Bedroom, 7 Bathroom
- **1st Floor:** 1,933 sqft with 10' Ceilings
  - Foyer and Family Room have 20' Ceilings
- **2nd Floor:** 1,850 sqft with 9' Ceilings
- **Basement:** 2,196 sqft with 9' Ceilings
- **Garage:** 441 sqft with 12' Ceilings
- **Pool House:** 400 sqft with 10-14' Ceilings

## Room List

- **Attic:** 2,374 sqft attic ideal for storage fully floored - Access from laundry room.
- **1st Floor:** Kitchen, Butler Panty, Pantry Closet, Dining Rm, Family Rm, Den/Library, Mud Rm, 1st Bedroom, Full Bath
- **2nd Floor:** Primary Bedroom, Primary Closet, Primary Bath, 3rd Bedroom ensuite, 4th bedroom ensuite, 5th bedroom ensuite, laundry Room, 18' x 8' reception hall
- **Basement:** Open space Billiard and Rec area, 6th Bedroom, Full Bathroom, Gym, Bar Lounge, Theater, and 2 Storage/Utility Rooms
- **Pool House:** Kitchen, Living room, Full Bath, Storage/Pool Laundry Room

## Construction Specs: Exterior

- Stucco and Stone (squares and recs)
- 12' x 25' saltwater pool with Pentair equipment package and App control
- 400 sqft of front and side walkway and backyard patio pavers
- 20' Pool House full kitchen with grill, fridge and dishwasher
- Asphalt driveway accommodating 4 cars
- 200 LF of retaining wall with Cambridge block surrounding left side of property and backyard

## Insulation

- **All Floors:** Fiberglass Batt
- **Joists & Rims:** Fiberglass Batt and FSK
- **Theater:** Sound Proofing
- **Primary Bath:** Sound Proofing

## Construction Specs

- **Foundation:** Concrete Foundation with Dimple Matt Membrane system for water proofing
- **Framing/Structural:** Wood framing, Steel flitch support plates, CDX sheathing
- **Sewer Service:** 4" Main to Home
- **Water Service:** 1" Main to Home
- **Gas Service:** 2.5" Main to Home
- **Electric:** Underground 200A service
- **Data:** Underground Data conduits to main house and pool house
- **Insulation:** Batt Insulation and Sound Proofing in Theater and Master Bath
- **Doors & Windows:** Andersen Black. Custom Aluminum Sliding 16'x9' and Bifold 12'x9' doors. Custom 16'x8' frameless Glass Garage Door
- **Entry Door:** Custom Steel Pivot Door 5' x 9'
- **Stairs:** Custom Floating Steel staircase with 48" butcher block White Oak Treads
- **Shower Doors:** Frameless 3/8" Glass
- **Fireplace:** 48" and 36" Ventless Gas fireplaces
- **Central Vac:** Budd Central Vacuum
- **Water Heater:** 75 gallon with direct vent in main house. Tankless water in pool house
- **HVAC:** Forced Air 4 zones, 1 zone radiant master bath floor, 1 zone Mini split for pool house
- **Generator:** Generac 26K whole house standby generator
- **Lighting & Electric:** Lutron smart lighting system
- **Shades:** Windows pre-wired for motorized shades
- **Sound:** Each room wired for sound and an 8 channel Sonos sound system with indoor and outdoor speakers provided.
- **Data & Wi-Fi:** CAT6 outlets in every room and 4 Wi-Fi Access Points for strong signal indoors and outdoors
- **Smart Home Controls:** Lighting, HVAC, Shades, Sound, Main Door Entry, and Garage Doors
- **Paint:** Benjamin Moore
- **Flooring:** 7.5" White Oak long planks on 1st and 2nd floor. 8mm SPC 9" planks for basement. Rubber flooring for gym. Carpet flooring for theater. Porcelain pavers for pool house.

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## HVAC

- **System:** Forced Air Heating and Cooling
- **Main House Units/Zones:** Goodman – 3 Units, 3 Condensers, 4 Zones
- **Pool House Units/Zones:** Fujitsu mini split 1 zone
- **Ventilation:** AprilAire – Whole House Fresh Air Ventilation System
- **Makeup Air:** Makeup air system in Pool house
- **Thermostat:** Honeywell – Smart WIFI Thermostats

## Plumbing

- **Systems:** 75 Gallon Direct vent high efficiency heater. Tankless gas water heater standalone unit for pool house
- **Setup:** Hot water recirculation lines setup to receive hot water on demand
- **Fixtures:** All Delta faucets, controls, and shower heads
- **Radon:** Radon system setup with roof venting

## AV, Network & Data

- **TV Plate Wiring (Cat-6):** Locations – Gym, Rec Area, Bar Lounge, Family Room, Den, All 6 Bedrooms, and Pool House.
- **In-Ceiling Speakers Prewiring:** Locations – Every Room
- **Motorized Shades Pre-Wiring:** Locations – All windows and doors
- **Data Wiring for Wi-Fi Access Points:** Locations – 1st Floor, 2nd Floor, Basement, and Pool House
- **Indoor Access Point – 1st Floor:** 4 Total – Ubiquiti U7 Ceiling Mounted Wi-Fi 7 Access Point
- **Network Switch:** Ubiquiti US-24 Unifi, 24 port Gigabit switch
- **Power Management:** Power management and surge protection for equipment rack
- **ISP Feed:** Underground trench Fiber Optic feed from street to house
- **Outdoor Camera Ready:** Pre-wire for all around house surveillance
- **Sound Management:** Sonos 8 Channel Amplifier
- **Sonos 8 Channel Amplifier:** Kef Indoor and outdoor speakers
- **Bass:** Sonos Sub 4-BL
- **Theater:** 100" Cinema TV. Theater comes pre-wired for traditional projection and drop down screen.

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## Lighting & Electric

- **Recess Lighting:** 4" LED recessed lights throughout the house
- **LED:** Under Kitchen Wall mount Cabinets and various fixtures throughout home
- **Outdoor Sconce:** 14 sconces at front, back, and sides of main house and Infront of pool house
- **Soffit Lighting:** 6" LED soffit lights on all sides of main house
- **Smart Switch:** Lutron smart switch system with App controls
- **Generator:** Generac 26K – whole house standby generator for main house and pool house

## Appliances

- **Cooktop:** Thermador 36" 6 Burner
- **Fridge/Freezer:** Thermador 48" Panel Ready fridge / freezer with Ice maker
- **Built-In Microwave:** Thermador 24" built-in drawer microwave
- **Dishwasher:** Thermador 24" Dishwasher
- **Range Hood:** XO 33" insert hood
- **Beverage Center:** 3 Total – Summit 18" beverage centers (Butler Pantry, Master Coffee Bar, Basement Bar Lounge)
- **Dishwasher #2:** GE Profile 18" dishwasher in Bar Lounge
- **Dishwasher #3:** Bosch 24" dishwasher in pool house kitchen
- **Fridge/Freezer #2:** Samsung 28" fridge / freezer combo with Ice Maker in Pool House
- **Grill:** XO 32" Built-in Gas Grill in Pool House
- **Outdoor Hood:** XO 36" Chimney style Hood in Pool House
- **Washer:** Samsung – 4.5 Cuft Smart Front load – Washer
- **Dryer:** Samsung – 7.5 Cuft Smart Front Load – Gas Dryer
- **Washer #2:** Bosch – Washer in Pool House
- **Dryer #2:** Bosch – Dryer in Pool House
- **Fireplace:** Empire 48" linear gas fireplace with remote control and electronic ignition
- **Fireplace #2:** Empire 36" linear gas fireplace with remote control and electronic ignition in Pool House

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