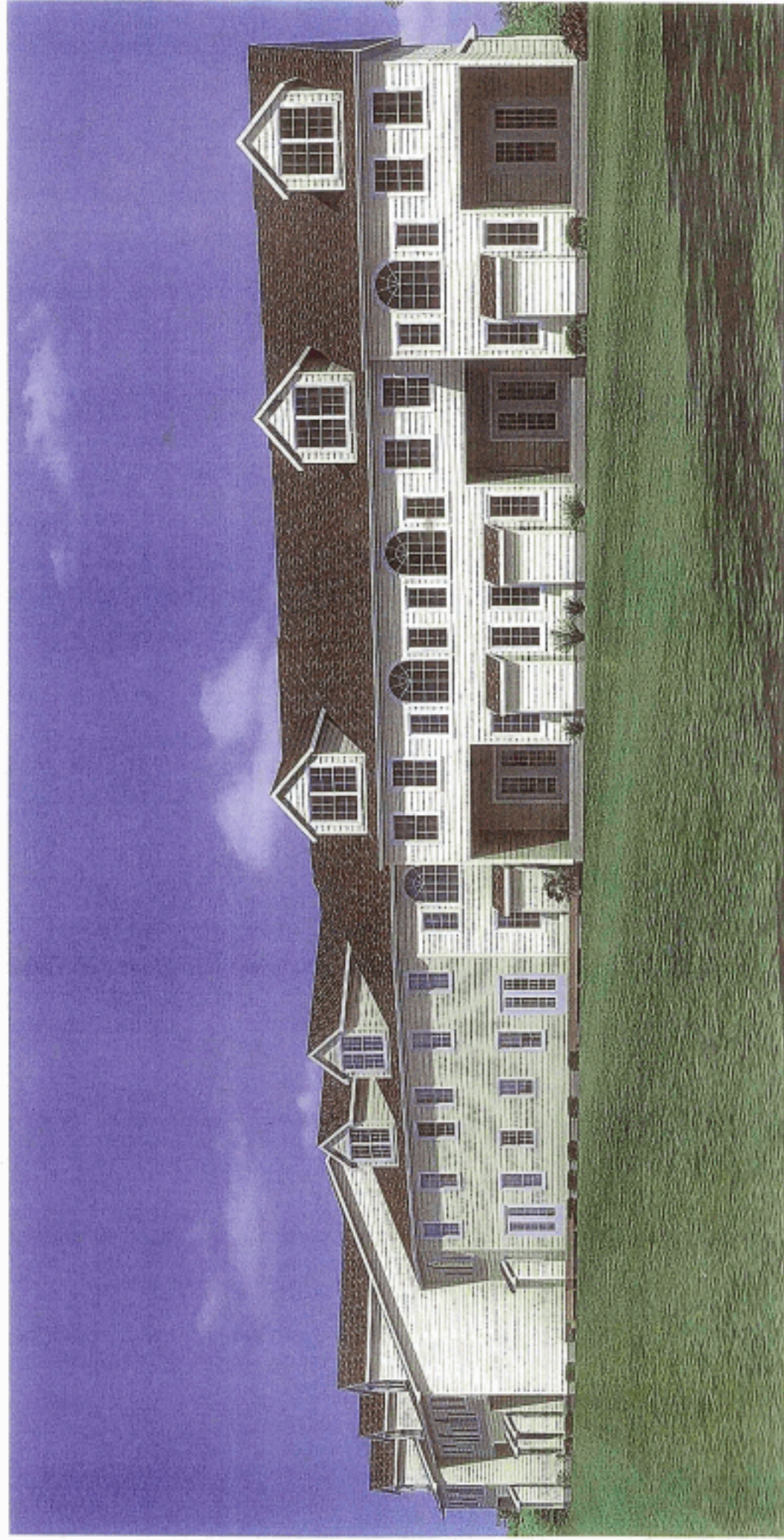


RIVER POINTE



LUXURY TOWNHOMES

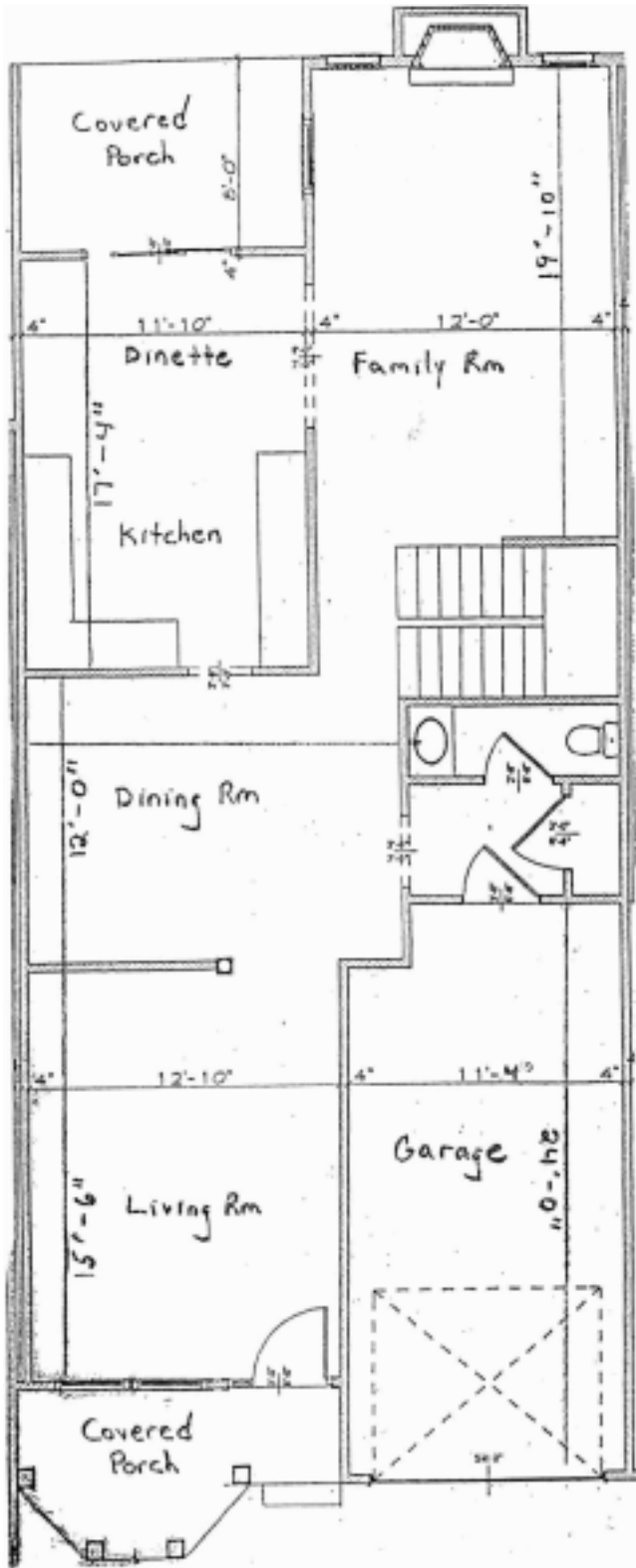
RIVER POINTE



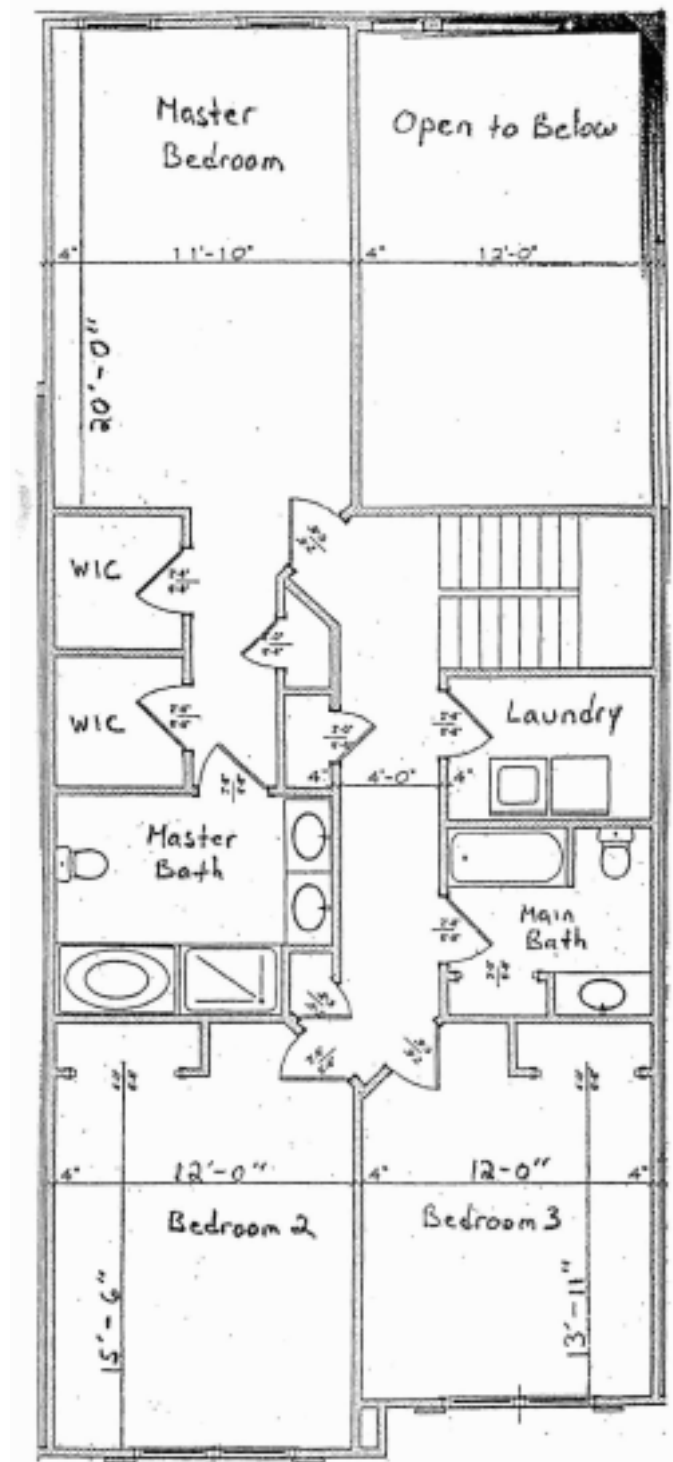
REAR ELEVATION

2,254 Sq. Ft.

Navesink



First Floor



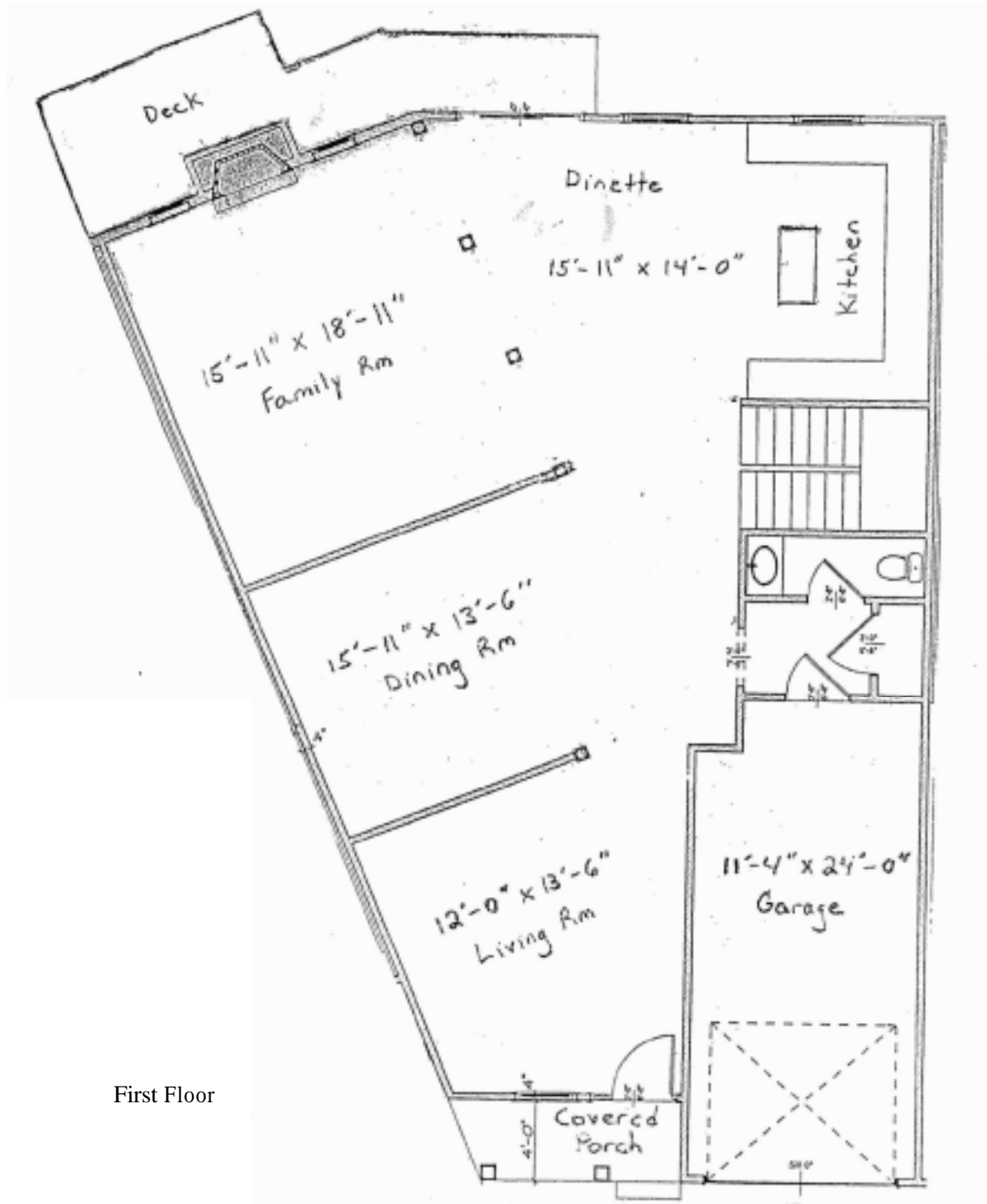
Second Floor

All dimensions and configurations are approximate and are subject to change without notice...No warranty or representation, express or implied, is made as to the dimensional accuracy of the information contained herein and same is submitted subject to errors, omissions, change in price or other conditions.

Shrewsbury

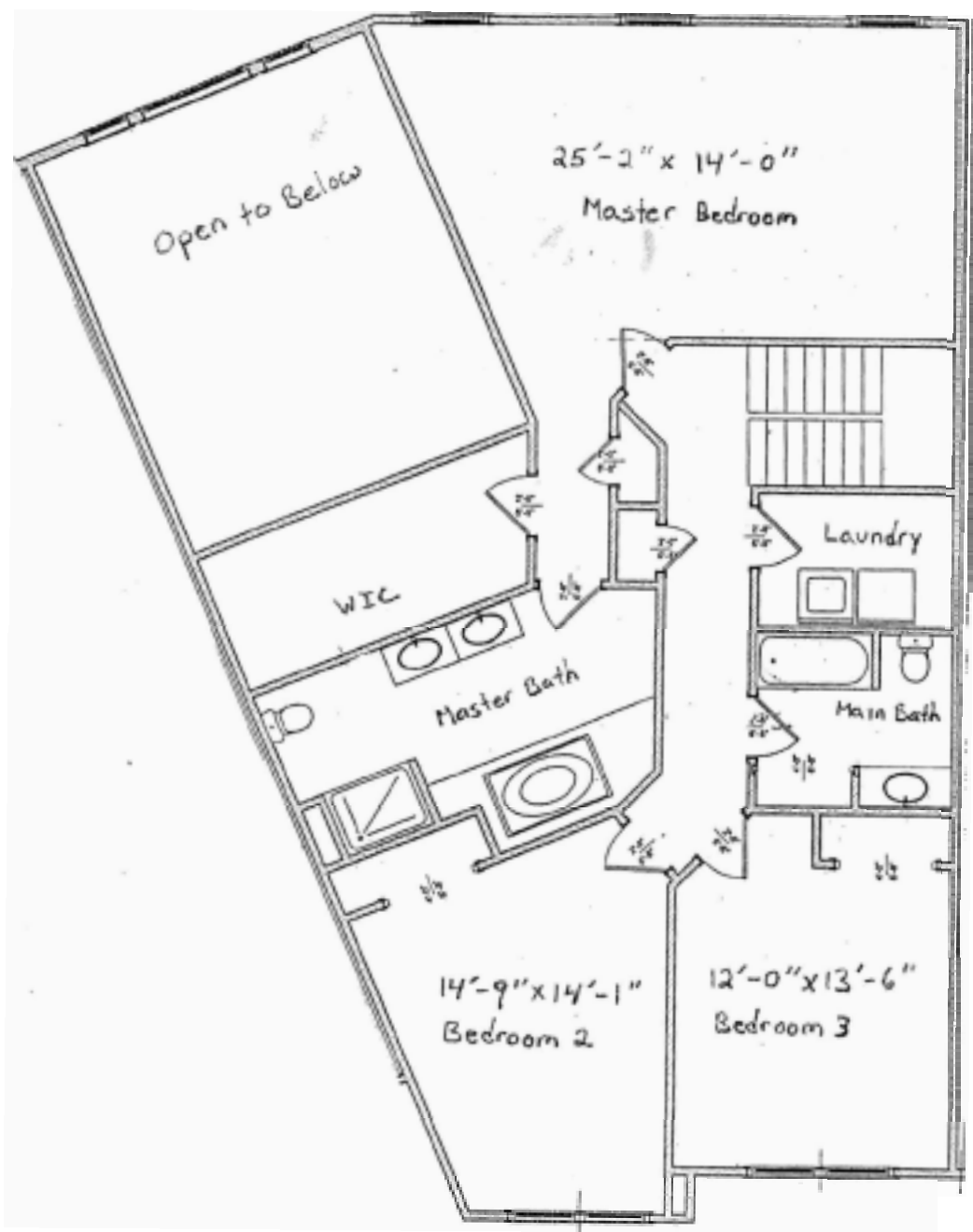
2,760 Sq. Ft.

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First Floor

Shrewsbury



Second Floor

RIVER POINTE AT LONG BRANCH

Special Features

Water **front** home sites
Individual lots
Home owners association
Insulated vinyl windows with grilles
One car front entry garage
Gas fireplace with mantle surround in all family rooms
9 foot ceilings throughout main level
Sumptuous master bath with ceramic tiled whirlpool tub
Enclosed shower
Custom crafted kitchen cabinets
Second floor laundry room
Walk in closets in all master suites
Soaring two story family room
Central heating and air conditioning
Covered **front** entry porch
Block wall basement
Maintenance **free** carriage style garage doors

Kitchens

Abundant cabinets and counter space
Self cleaning gas range
Overhead range hood
Built in dishwasher
Stainless steal sink with Moen single lever faucet and pull out spray
Granite counter tops and 4" backsplashes
Dinette area
Oak floors throughout kitchen

Baths

2 1/2 baths
Ceramic tiled whirlpool tub and separate custom glass shower
in all master baths
Custom crafted vanities with twin sinks and **full** width vanity mirrors

Electrical

150 amp electrical service
Hardwire smoke detectors with battery backup on each level and each bedroom
Ground fault **interrupters**
Pre-wiring for telephone **and** cable
Underground electric lines
Front and rear exterior ground fault outlets

In Your Home

Spacious two story family room
Plush wall to wall carpeting
Oak floors through out first floor
Oak treads on stairs
Solid oak hand rails
Colonial raised panel interior doors
Ceramic tiled bathrooms
Insulated vinyl windows and patio doors with grilles
Second level laundry with **washer/dryer** hookups
Ventilated vinyl coated shelving in all closets
HVAC heating and air conditioning

Outside Your Home

Water front homesites
Stone and designer shake exterior elevations
Vinyl **siding**
Insulated vinyl windows with grilles
Self sealing 25 year roof shingles
Roof venting for natural cooling in summer and reduced condensation in winter
Front and rear **frost free** or internally shut off hose bibs
Concrete sidewalks and service walks
Underground electric and telephone lines
Paved driveways
Brick treads and porch surrounds
Front and rear ground fault electric outlets
Maintenance free exterior aluminum wrap

Community Amenities

Concrete sidewalks
Underground electric, telephone and cable lines
Overhead street lights
Municipal water
Natural gas for cooking and heating
Riverfront walkway

Energy Wise Features

High efficiency gas **fired** HVAC heating system
50 gallon quick recovery gas fired hot water heater
Insulated vinyl window and patio doors with grilles
Insulated steel **front** entry and garage entry door systems
Prefinished garage doors
R-13 exterior wall insulation
R-30 attic-ceiling insulation

Plumbing

Copper hot and cold water lines
Single lever **anti** scald Moen faucets
Quick recovery gas **fired** hot water heater
~~Front bibb~~ rear frost free, internally shut off
Glass enclosed shower
Custom crafted vanities with twin sinks

Available Options

Stone or brick fireplace surrounds
Skylights
Ducted Range Hood
Alternate flooring selections including tile and oak floor systems
Additional kitchen cabinet and vanity choices
Attic fans
Whole house electronic air cleaners
Humidificationsystems
Central vacuum systems
French doors
Interior **trim** custom packages
Laundry tub in laundry room
Hot water baseboard heat
Many other customizing options

Warranty

10 year state approved home warranty plan

Exclusion

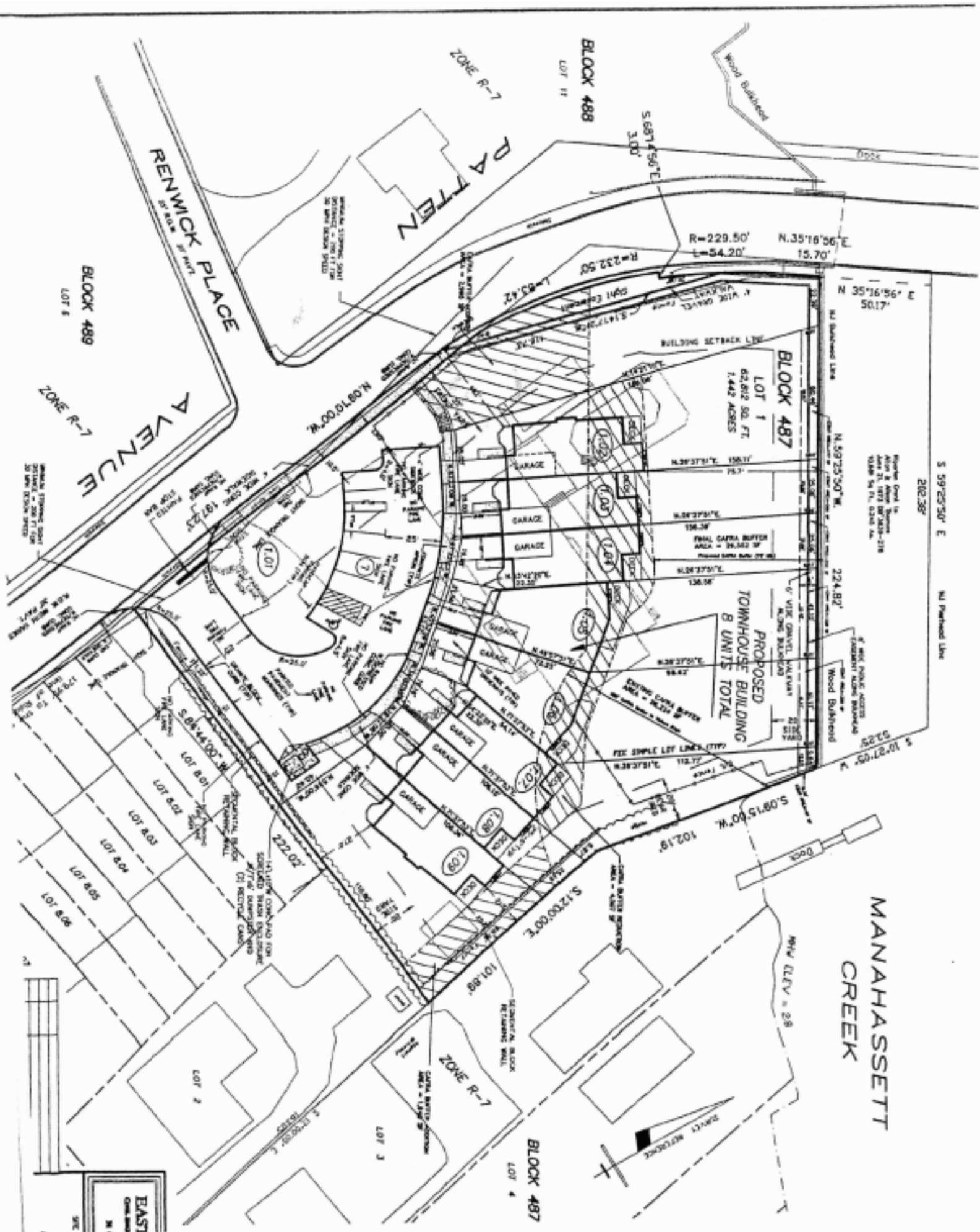
Materials of comparable quality may be substituted **from** the specified **depending upon** supply and availability. **Features** list is subject to errors and omissions and changes without notice.

AVAILABLE INTERIOR OPTIONS

INTERIOR FRENCH DOORS.....	\$950.00
EXTERIOR FRENCH DOORS.....	\$2,200.00
STAINED STAIR RAILS AND SPINDLES.....	\$750.00
5 FT. OF CABINETS IN LAUNDRY ROOM.....	\$600.00
MUD SINK IN LAUNDRY ROOM WHERE AVAILABLE.....	\$530.00
TUB ENCLOSURES: CHROME.....	\$500.00
BRASS.....	\$625.00
NATURAL OAK STRIP FLOORING PER SQUARE FOOT.....	\$8.00
STAIN FOR ABOVE. ADDITIONAL PER SQUARE FOOT.....	\$1.80
OTHER FLOORING OPTIONS PRICED PER ORDER	
RAISED HEARTH FOR FIREPLACE.....	\$600.00
STONE OR BRICK FIREPLACE SURROUNDS PRICED PER ORDER	
KITCHEN CABINET UPGRADES PRICED PER ORDER	

AVAILABLE OPTIONAL SYSTEMS

ELECTRONIC AIR CLEANER.....	\$850.00
<i>DUCTED RANGE</i> HOOD.....	\$495.00
75 GALLON HOT WATER HEATER.....	\$595.00
FOUR ADDITIONAL PHONE JACKS.....	\$200.00
WATER LINE HOOKUP FOR ICE MAKER.....	\$260.00
HUMIDIFIER.....	\$625.00
200 AMP ELECTRIC SERVICE.....	\$450.00
ATTIC EXHAUST FAN.....	\$480.00
CENTRAL VAC.....	\$1,600.00



Countryside Developers Inc.

76 Stillwell Road Holmdel, NJ 07733

Phone 732-583-6600 Fax 732-583-6750

RIVER POINTE AT LONG BRANCH

Lot	Model	Price
1.02	Navesink	\$649,000
1.03	Navesink	\$649,000
1.04	Navesink	\$649,000
1.05	Shrewsbury	\$679,000
1.06	Shrewsbury	\$679,000
1.07	Navesink	\$629,000
1.08	Navesink	\$589,000
1.09	Navesink	\$598,000