



## 165 Knickerbocker Rd | Cresskill Highlights Sheet

### General

- **New Construction (2023) on existing foundation**
- **5 Bedrooms | 5 Full Bathrooms (4 ensuite)**
- **Modern open space design with an abundance of windows**
- **Attached 2 car garage**
- **Taxes: \$14,717**
- **Close to schools and transportation**

### Kitchen

- **Quartz Countertops**
- **Italian Backsplash**
- **Hardwood Floors**
- **Thermador Freedom Built-In French Door Bottom Freezer 36" Professional**
- **Thermador Range**
- **Thermador Range Hood**
- **Thermador Dishwasher**
- **Bosch Speed Oven**
- **Frigidaire Cooler**
- **Integrated Sink**
- **Under Cabinet Lights**

### Interior

- **Floating Stairs with Custom Made Iron Railing**
- **Luxrite Recessed Gimbal Lighting throughout**
- **Lutron Dimmable Lighting Switch**
- **1" waterline from mainline to house**
- **Batten Insulation throughout**
- **Hallway Skylight**
- **2 zone Forced hot air Heating and Cooling**
- **Soundproof Drywall at Façade**
- **3 Full Bathrooms with Porcelanosa tiles, Kohler fixtures and Frameless Shower Doors.**
- **1 Full Bathroom with Porcelanosa tiles, and Kohler Tub, Shower Door and Fixtures.**
- **Engineered Hardwood Floors at Lower Level.**
- **Hardwood Floors at Upper Levels.**
- **Tankless Water Heater**
- **LG Washer and Dryer (in basement)**
- **High Ceiling at Family Room/Recreation Room with Electric Fireplace.**
- **Cathedral High Ceiling at Master Bedroom.**
- **Fixed Skylights at Master Bedroom.**
- **High Ceiling at Living Room with Access to Outdoor Deck**

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Information is provided by the owner and is deemed accurate but not guaranteed.



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- **Master Bathroom with Electric Skylights.**
- **Master Bathroom Moen Fixtures, Kohler Free Standing Tub with Moen Tub Filler and Italian Tiles.**

### Exterior

- **Hardie Planking and Cladding**
- **Italian Porcelain Tile Cladding**
- **Programmable Led Lighting**
- **Anderson High Performance Low E4 Windows, Exterior Doors and Sliding Deck Door.**
- **Anderson Low E4 Windows with Sound Reducing Glass at Façade.**
- **Foil Faced Poly Board Insulation**
- **Limestone Paver Patio around Garage and Back Entrance**
- **Fenced All Around**
- **Generator ready**

### Deck

- **Approximately 500 sf with Porcelain Pavers**
- **App. 70 LF of Custom-made Iron Railing**
- **Electric outlets**
- **Water Pipe ready behind siding**

### Porch

- **Custom-made Iron Railing**
- **Travertine Natural Stone and Porcelain Pavers**

### Garage 2 Car

- **Epoxy Flooring**
- **Water Hose Bib**
- **Recessed Lighting**
- **Insulated Garage**

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