

HOLLAND ACRES

PARAMUS, NJ

11 Gabriel Court - END UNIT MODEL
with optional upgrades





Welcome to 11 Gabriel Court in the exclusive new Holland Acres, located at the entry of renowned Ridgewood Country Club, close to Paramus Golf Course, minutes to Garden State Parkway/fabulous Route 17 shopping and top-notch Paramus schools! Part of an exclusive enclave of 16 luxury units, this NEW 2 bedroom with Den/Office townhouse is the ultimate in elegance and design with luscious hardwood floors, an open floor plan and on trend high-end design at every turn. Whether it's the dazzling Gourmet Chef's Kitchen, Master Bedroom Suite, incredible Recreation Room, soothing paint colors or custom designer touches, Holland Acres is simply astonishing.

Step up to the stately front door framed by a regal brick exterior and you know you have arrived somewhere incredibly special. Enter into the large Entry Foyer beaming with natural light coming through chic oversized windows. Soaring 10' ceilings, red oak hardwood floors and custom wainscoting create a dazzling entrance.



Move easily into Living/Dining Area featuring a magnificent picture window with views of the meticulously landscaped backyard. Large windows, high ceilings and music emanating from recessed speakers create a sense of warmth and make this space the perfect spot to host dinner parties or entertain friends and family. The Living/Dining Area is fully open to the extraordinary Gourmet Chef's Kitchen that will satisfy every chef's desire. Custom cabinetry an abundantly sized island, quartz countertops and Sub Zero/Wolf high-end stainless steel appliances are the best in form and function. Not a thing will be out of place in the Walk In Pantry with floor to ceiling shelving. Huge French sliding doors bring in the outdoors and make indoor/outdoor entertaining seamless. The sliders lead to a spacious paver Patio with plenty of room for al fresco dining and a separate conversation area. Another incredible feature of this townhome is the Elevator that conveniently goes to all three levels. Rounding out the First Level is an ultra-chic Powder Room with marble floor tile, furniture style vanity and wallpaper.



Ready to retire for the evening? Follow the staircase up to the spacious Second Level and prepare to be transfixed by the sheer light, design and scope of the Second Level. It doesn't get better than the Master Bedroom Suite with a tray ceiling with coffer detail, a chic custom built in Desk Area in a soothing gray hue and the most GORGEOUS Walk In Closet with furniture style wood detail with custom shelving, hanging storage and drawers. The spa-like Master Bathroom is absolute perfection with a luxurious double vanity with quartz countertop, jetted soaking tub, frameless glass door shower and completely on trend porcelain tile. Move down the Hallway to sunlit Bedroom #2 with a gorgeous bay window and roomy custom Double Door Closet. An upstairs Den/Office (easily converted to Bedroom #3), with chic paneled walls and tons of sunlight, is the perfect spot to work from home. Bedroom #2 and the Office share the deluxe large Full Hall Bathroom complete with upscale finishes throughout. A Second Floor Laundry Closet with a utility sink is the ultimate in convenience and function.

And that's not all! The enormous Lower Level is sure to be party central with an ultra mod Recreation Room, with a fabulous Wet Bar that includes a built in beverage refrigerator, perfect for mixing cocktails for friends. Whether it's movie watching or game night, the Lower Level provides tons of functional entertaining space. A magnificent Half Bathroom and additional storage space round out the Lower Level.

This elegant and sophisticated home is not your ordinary townhome. Perfectly located in Paramus with every high-end upgrade imaginable, this townhome is the perfect place to call home!





I N S I D E & O U T

END UNIT MODEL

**(this unit features optional add on upgrades – elevator, built-in surround sound, Miele stackable washer/dryer and Ring doorbell/camera package)*

FIRST LEVEL

- Entry Foyer featuring 8' solid wood door, 4" red oak hardwood floors, 10' ceilings, wainscoting, painted soothing gray, crown molding, baseboard molding, recessed lighting, Double Door Coat Closet with 2 shelves and hanging storage, oversized casement window, door to Lower Level, wood staircase with custom railings to Second Level
- Elevator Landing
- Powder Room featuring 10' ceilings, hexagonal mosaic marble floor tile with marble border, wainscoting, furniture style wood vanity with storage, marble countertop, wallpaper, Kohler high-efficiency toilet, crown molding, baseboard molding, oversized casement window, 2 modern sconces flanking mirror, recessed light, fan
- Living/Dining Room featuring 10' ceilings, 4" red oak hardwood floors, wainscoting, painted soothing gray, oversized casement windows, large picture window at rear, recessed lighting, in ceiling speakers, crown molding, baseboard molding
- Gourmet Chef's Kitchen featuring 10' ceilings, 4" red oak hardwood floors, custom wood cabinetry with washed gray finish (including glass door cabinetry), quartz countertops, chevron marble mosaic tile backsplash, oversized island with storage and seating for 3, Alpha stainless sink, Kohler commercial style fixture, Wolf stainless 36" professional 4 burner oven/range, stainless hood, Sub Zero stainless refrigerator/freezer, Wolf stainless 30" built in microwave drawer, Asko stainless dishwasher, recessed lighting, 2 designer pendant light fixtures with filament lighting over island, in ceiling speakers, Walk In Pantry with floor to ceiling shelving, 8' oversized sliding French doors out to Patio
- 1 car driveway and 1 car garage featuring LiftMaster door, epoxy flooring, door to Entry Foyer

SECOND LEVEL

- Wood Staircase to Second Level featuring wainscoting, picture window with architectural arch
- Second Floor Landing featuring 9' ceilings, 4" red oak hardwood floors, wainscoting, Laundry Closet (see below), Elevator Landing
- Laundry Closet with double doors, vanity with utility sink, tile flooring
- Master Bedroom Suite featuring hardwood floors, 9' ceilings with a vaulted ceiling with coffering within, walls painted crisp white, wall to wall custom built in Desk Area with concealed storage below and open shelving above painted soothing gray, recessed lighting, in ceiling speakers, oversized casement windows, Dressing Room/Walk In Closet featuring furniture style custom built ins, crisp white and warm wood inset, drawers, shelves and hanging storage, built in mirror
- Master Bathroom featuring large porcelain floor tiles, custom double wood vanity with storage, quartz countertop, frameless glass door shower with porcelain tile surround and fan marble mosaic accent tile, built in Jacuzzi tub with porcelain tile and fan marble mosaic tile surround, recessed lighting, 2 sconces over mirrors, oversized casement window over tub, fan, Kohler toilet
- Bedroom #2 featuring hardwood floors, 9' ceilings, bay window, recessed lighting, Double Door Closet with custom shelving and hanging storage, baseboard molding
- Den/Office (Optional Bedroom #3) featuring hardwood floors, 9 foot ceilings, custom millwork walls/paneling, recessed lighting, baseboard molding, crown molding, oversized double casement window
- Full Hall Bathroom featuring decorative rustic wood look floor tile, custom wood vanity with storage, quartz countertop, sconce over mirror, recessed lighting, shower over tub with tile surround including designer tile accent wall, built in oversized niche for storage, Kohler toilet and fixtures, fan

LOWER LEVEL

- Wood staircase with custom railings to Lower Level
- Lower Level landing area and hallway featuring wood look laminate flooring, painted soothing gray, recessed lighting, baseboard molding, 3 Utility Closets, Elevator Landing
- Half Bathroom featuring marble flooring with gold band detail, painted soothing gray with white paneled accent walls, furniture style wood vanity with quartz countertop, Kohler toilet, fan, recessed light
- Recreation Room featuring wood look laminate flooring, 8' ceilings, painted soothing gray, recessed lighting, baseboard molding, in ceiling speakers, Wet Bar with custom built in cabinetry with gray rustic finish, includes open and glass door upper cabinetry, quartz countertop, stainless sink with gooseneck fixture, built in Magic Chef beverage refrigerator

BACKYARD

- Large Private Paver Patio with room for both dining table and conversation area
- Flat area with green space
- Tasteful fence and beds with privacy plantings

ADDITIONAL FEATURES / UPGRADES

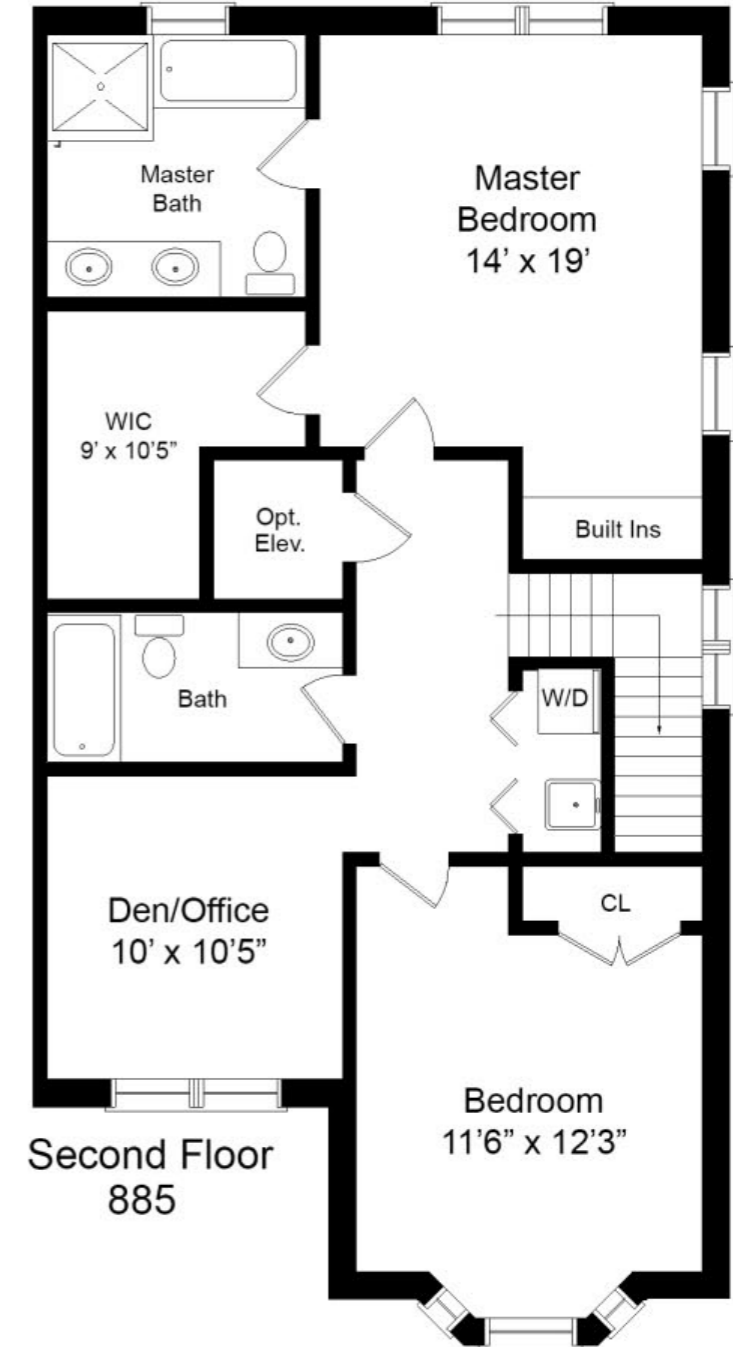
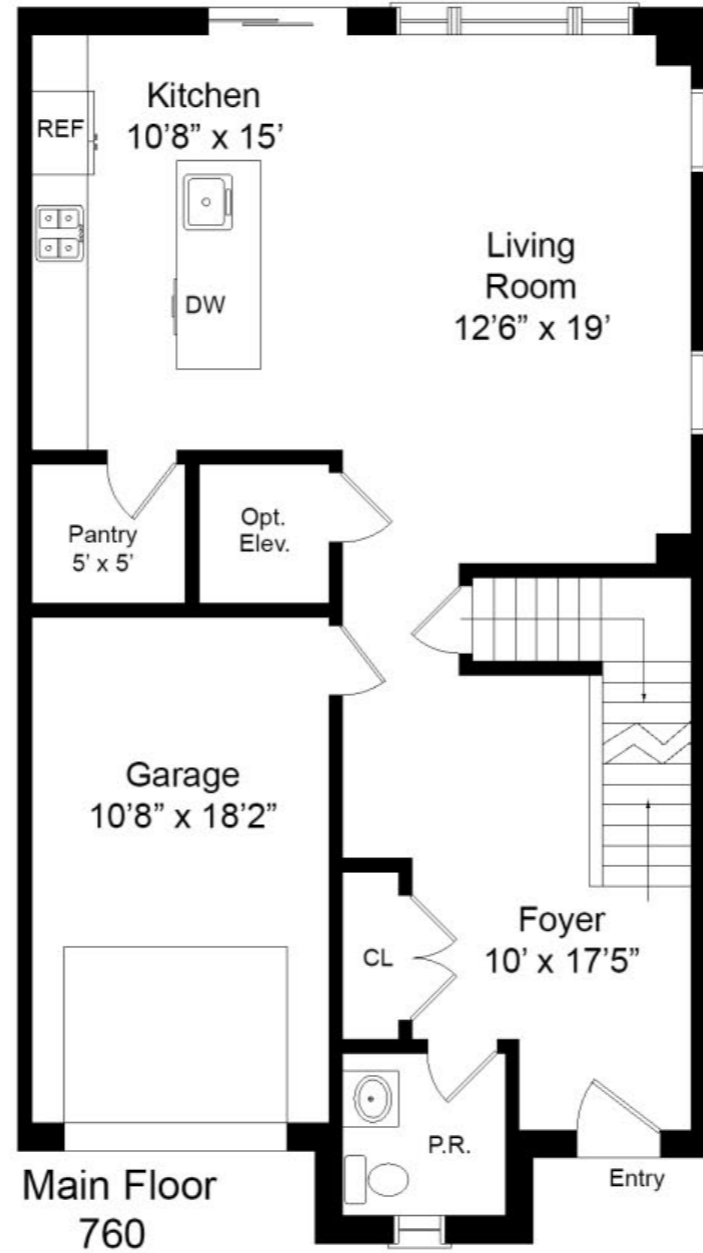
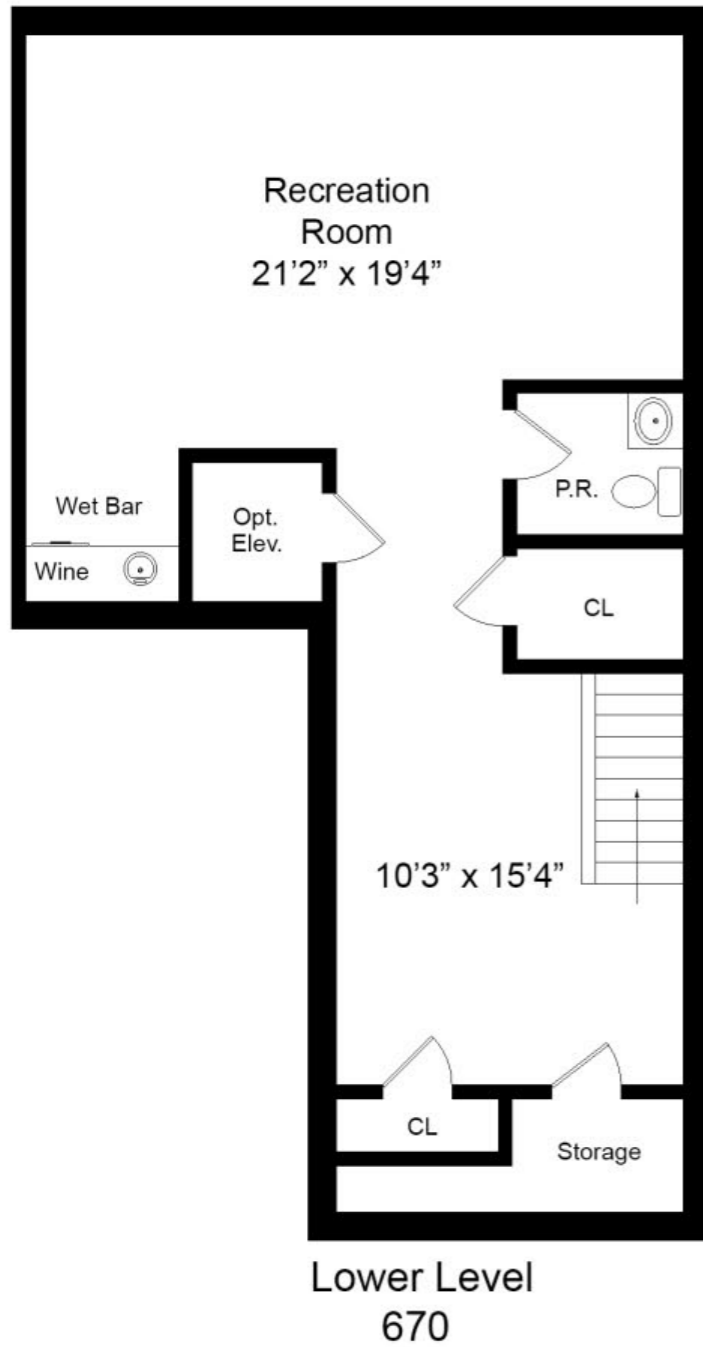
- 2,315 square foot living space plus 210 square foot garage
- 10' ceilings 1st floor, 9' ceilings 2nd floor and 8' lower level
- Sub Zero/Wolf Appliances
- 4" wide plank red oak solid hardwood floors throughout
- Custom cabinetry throughout
- Emtex cabinet hardware
- Full LED recessed lighting package
- Central vacuum system
- 3 Zone high-efficiency temperature control
- Extensive moldings and trim throughout
- Pella windows throughout
- Additional parking for guests

*OPTIONAL ADD ON FEATURES

- Elevator to all 3 floors
- Built in surround sound throughout
- Ring doorbell and camera package
- Miele "TwinDos" stackable high efficiency washer and dryer

THE FLOORPLAN

End unit model with optional elevator add on upgrade



Total = 2,315 Sq. Ft.
Garage = 210 Sq. Ft



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