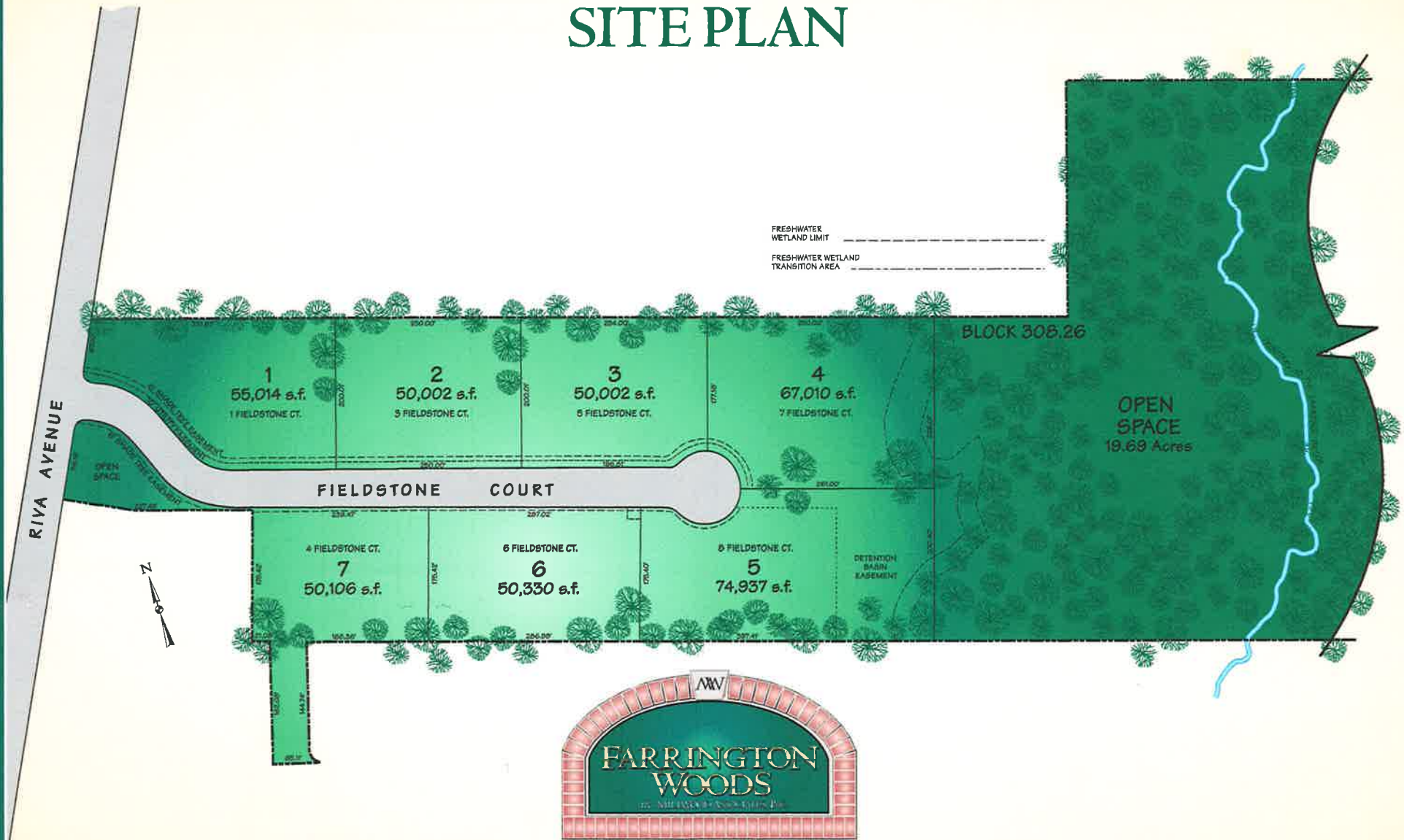


SITE PLAN





Standard Luxury Features

COMMUNITY FEATURES

- All homes sited on cul-de-sac to increase a sense of privacy
- Wooded one plus acre lots
- Belgium block curbs
- Underground utilities
- Public water and septic
- Each home specifically designed for the buyer to insure each home is distinct
- Conveniently located near transportation and highways to NYC

EXTERIOR FEATURES

- Choice of full brick, stucco or stone front elevations
- Dimensional roof shingles with 30 year warranty
- Fully insulated fiberglass entry doors
- Low E, double hung maintenance free windows
- Baked enamel insulated steel garage doors
- Concrete sidewalk from front door to driveway
- Minimum three car side entry garage
- Professional grading and seeding of the lots

INTERIOR DESIGN

- 9-foot ceilings on first floor
- 9-foot high poured concrete basement
- Dramatic two-story foyers and family rooms
- Elegant hardwood flooring entire first floor
- Oak treads on main staircase
- Gas fireplace in family room with marble surround and mantle
- Economical gas-fired forced hot air heat (high efficiency) along with central air conditioning (minimum two zones)
- Trim package including 5¼ base molding, 5¼ crown molding in living room, dining room, foyer, upstairs hall, and chair rail in dining room plus 3¼ casing around windows, doors and openings
- Abundant closet space with ventilated shelving
- Plush wall-to-wall carpeting in choice of decorator colors for all bedrooms

DELUXE KITCHEN FEATURES

- Custom gourmet kitchen with 42" cabinets in wide choice of styles
- Stainless steel appliances including wall oven, cook top, microwave and dishwasher
- Granite countertops in kitchen with undermount sink

LUXURIOUS BATHROOMS

- Elegant master bath with whirlpool tub and glass enclosed shower and with his and her vanities
- Coordinated bath fixtures and faucets
- Pressure balancing anti-scald showers
- Ceramic or porcelain tile flooring and tub and shower surrounds
- Deluxe cabinetry with cultured marble tops
- Full-width custom vanity mirror
- Choice of pedestal sink or vanity in powder room

QUALITY CONSTRUCTION

- Engineered silent floor joists to prevent squeaks
- Smoke detectors in each bedroom and on each floor along with carbon monoxide on each level
- 200 Amp electrical service
- Screwed and glued sheetrock to prevent nail pops
- Sheetrock walls and ceilings in garage
- Tyvek energy house wrap
- R-30 ceiling insulation with R-13 wall insulation (R-19 in cathedral ceilings)
- Water saving plumbing fixtures

HOMEOWNERS WARRANTY

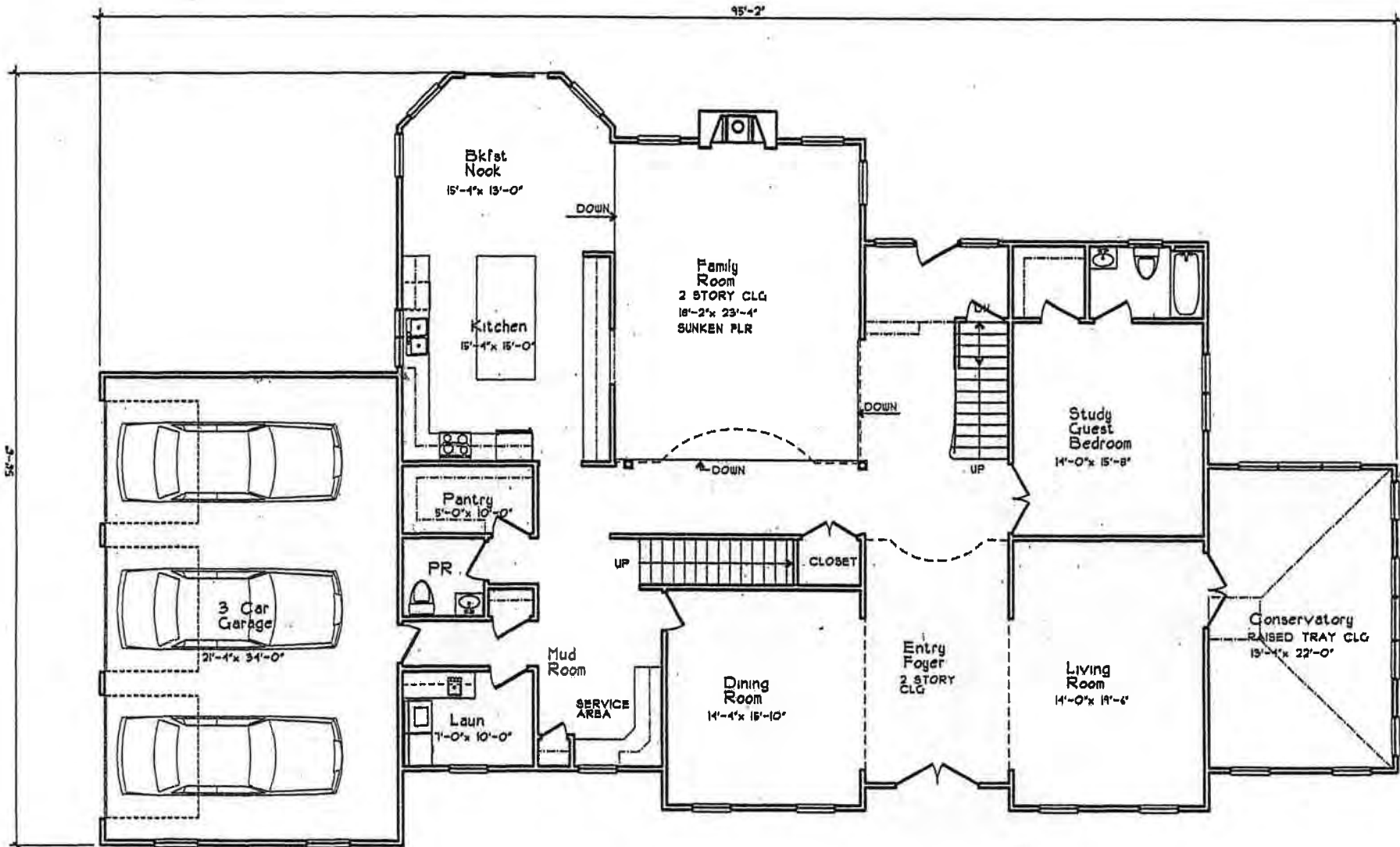
- 10 year New Jersey approved warranty

DESIGN SERVICE & CUSTOMIZING FEATURES

- Choose between a wide variety of floor plans and elevations with the option of customizing and changing one of our plans, or meet with our Architect to design the home of your dreams. Switch exterior elevations from one floor plan to another to that the inside and outside match your dreams. Custom options available are limitless. We'll build a home with the features you want.

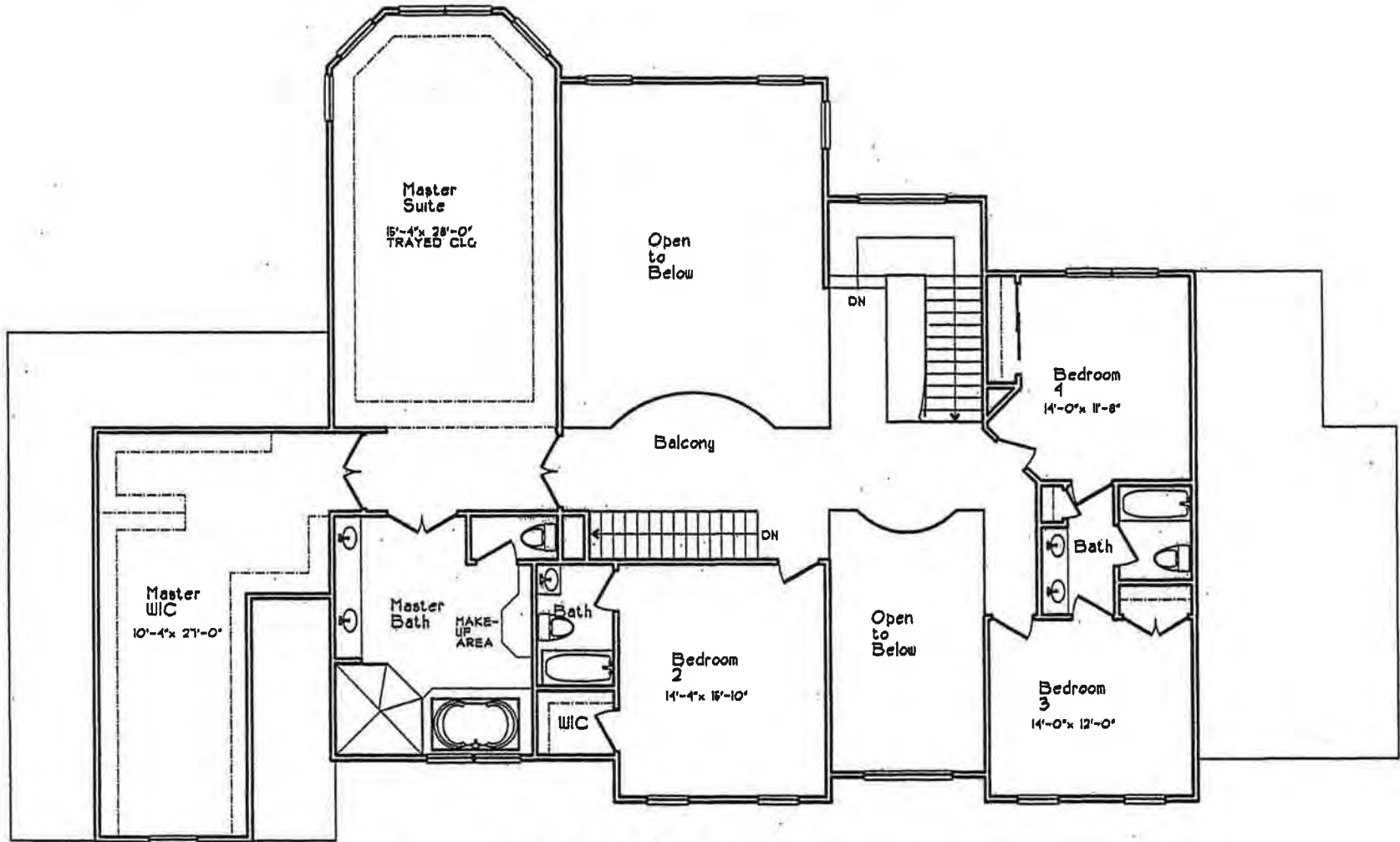
MAPLEWOOD





MAIN LEVEL FLOOR PLAN

AREA: 3,056 sq.ft.



UPPER LEVEL FLOOR PLAN

AREA: 2,199 sq.ft.
9'-0" CLG

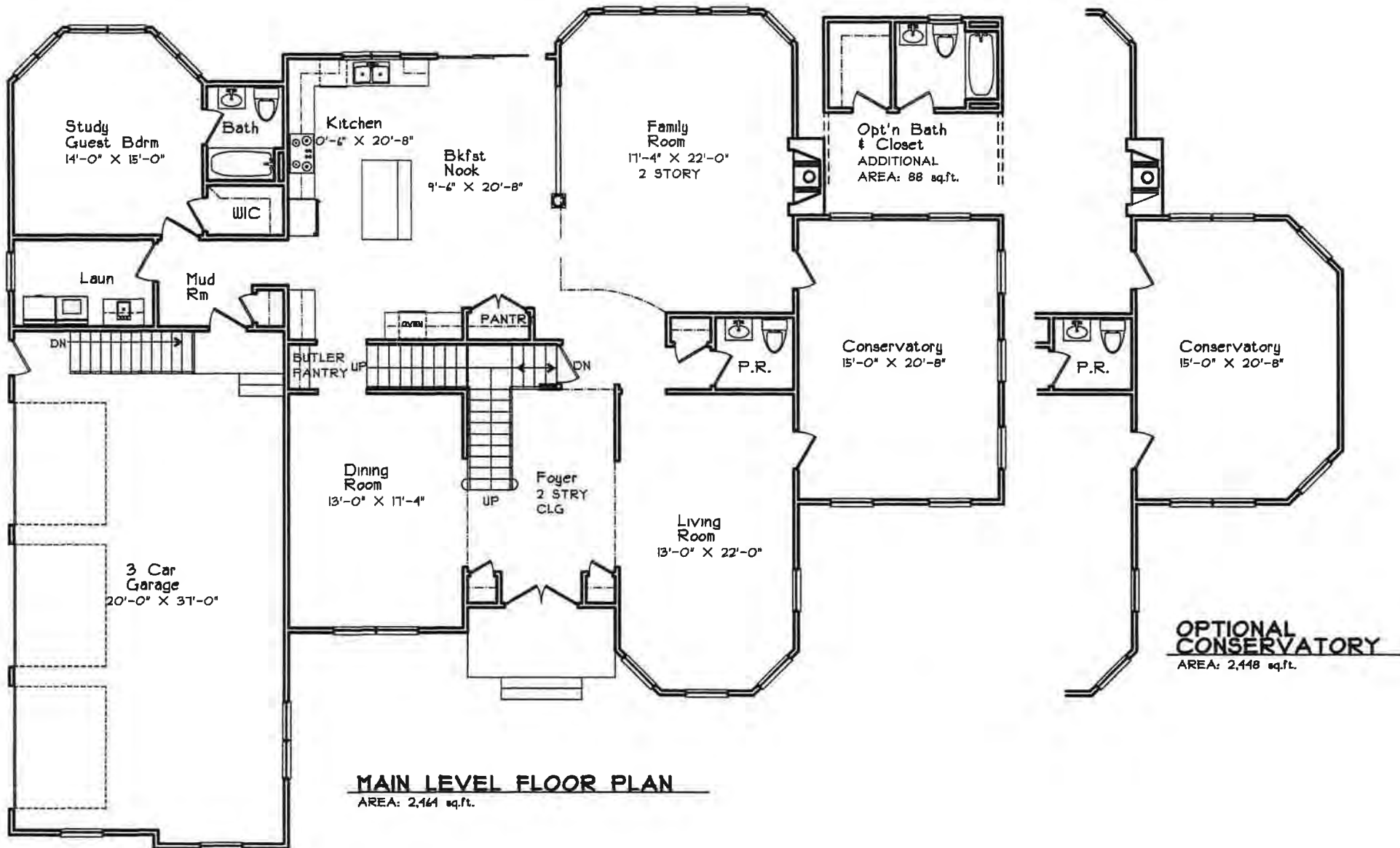
OAKWOOD



FRONT ELEVATION

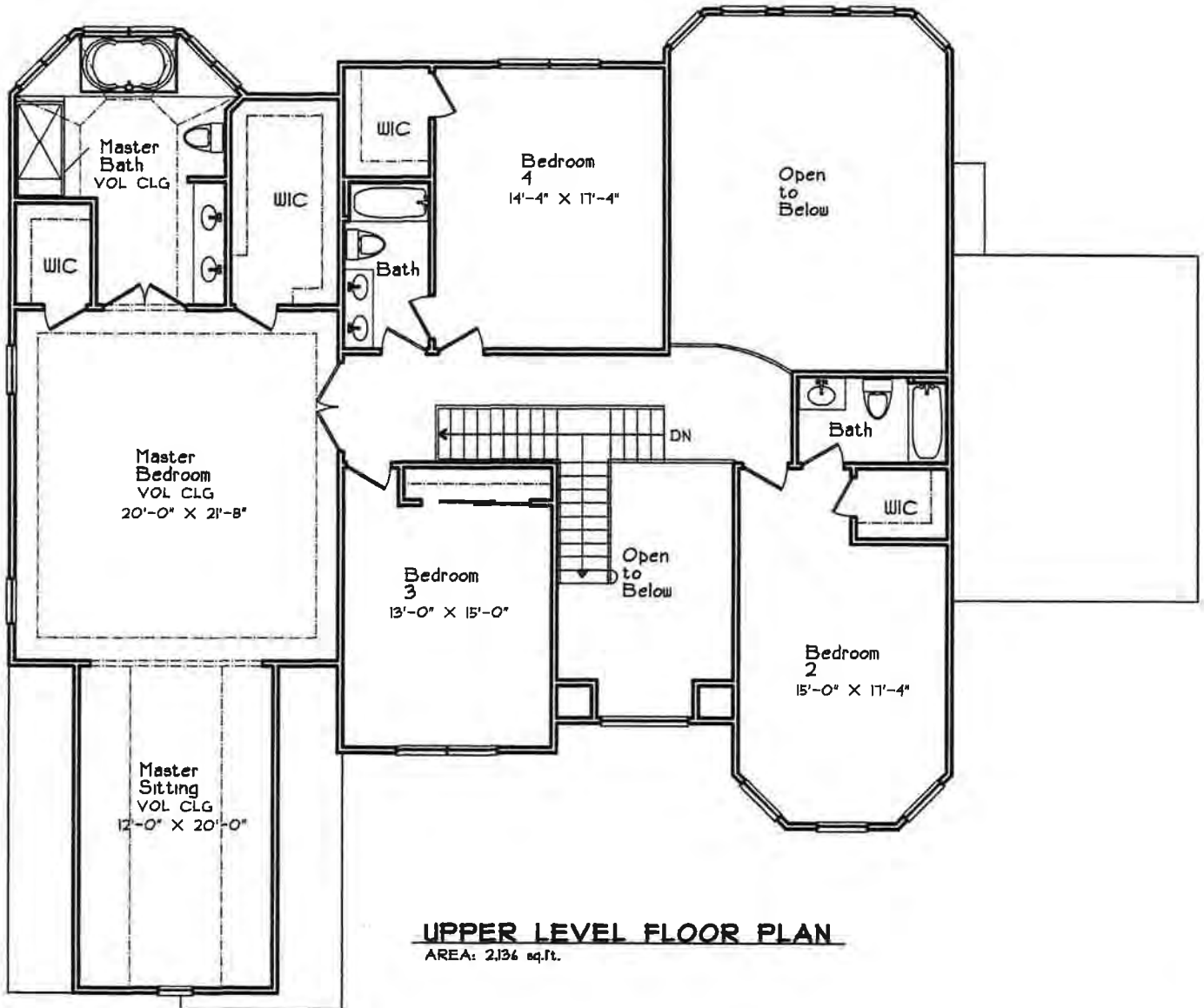


REAR ELEVATION



MAIN LEVEL FLOOR PLAN
 AREA: 2,464 sq.ft.

OPTIONAL CONSERVATORY
 AREA: 2,448 sq.ft.



UPPER LEVEL FLOOR PLAN

AREA: 2,134 sq.ft.

REDWOOD



FRONT ELEVATION - B

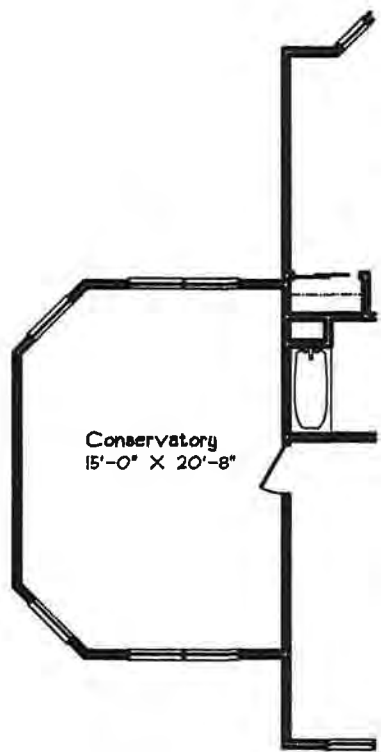
TOTAL AREA: 4,444 sq.ft.

REDWOOD



FRONT ELEVATION - A

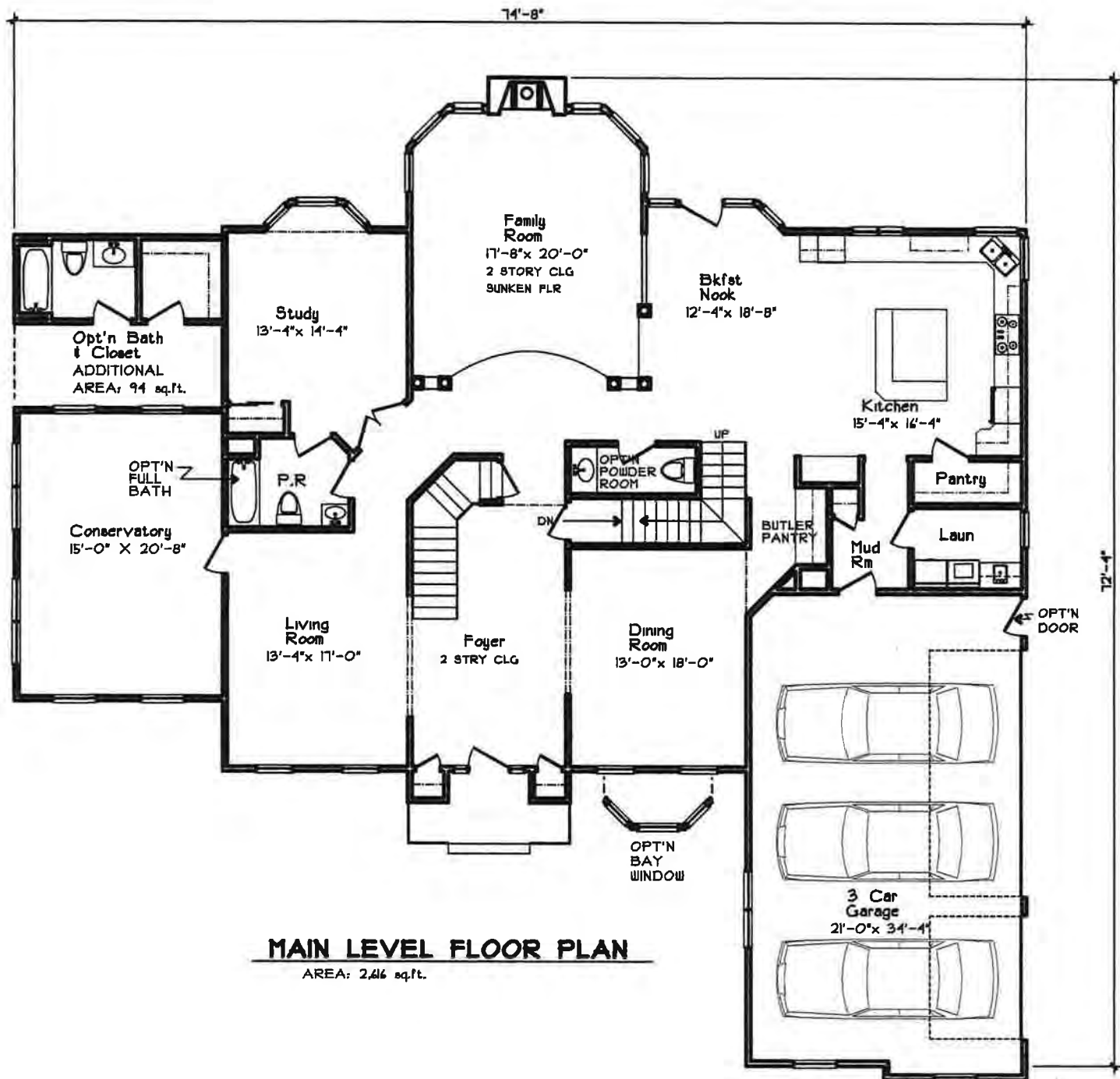
TOTAL AREA: 4,468 sq.ft.



Conservatory
15'-0" X 20'-8"

**OPTIONAL
CONSERVATORY
PLAN**

AREA: 2,600 sq.ft.



71'-8"

12'-4"

Family Room
17'-8" x 20'-0"
2 STORY CLG
SUNKEN FLR

Bkfst Nook
12'-4" x 18'-8"

Opt'n Bath & Closet
ADDITIONAL
AREA: 94 sq.ft.

Study
13'-4" x 14'-4"

Kitchen
15'-4" x 16'-4"

OPT'N FULL BATH

P.R.

OPT'N POWDER ROOM

UP

BUTLER PANTRY

Pantry

Laun

Mud Rm

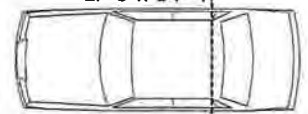
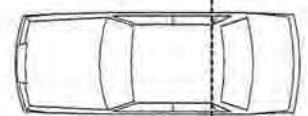
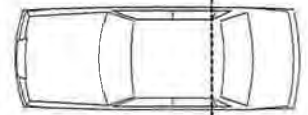
OPT'N DOOR

Living Room
13'-4" x 17'-0"

Foyer
2 STRY CLG

Dining Room
13'-0" x 18'-0"

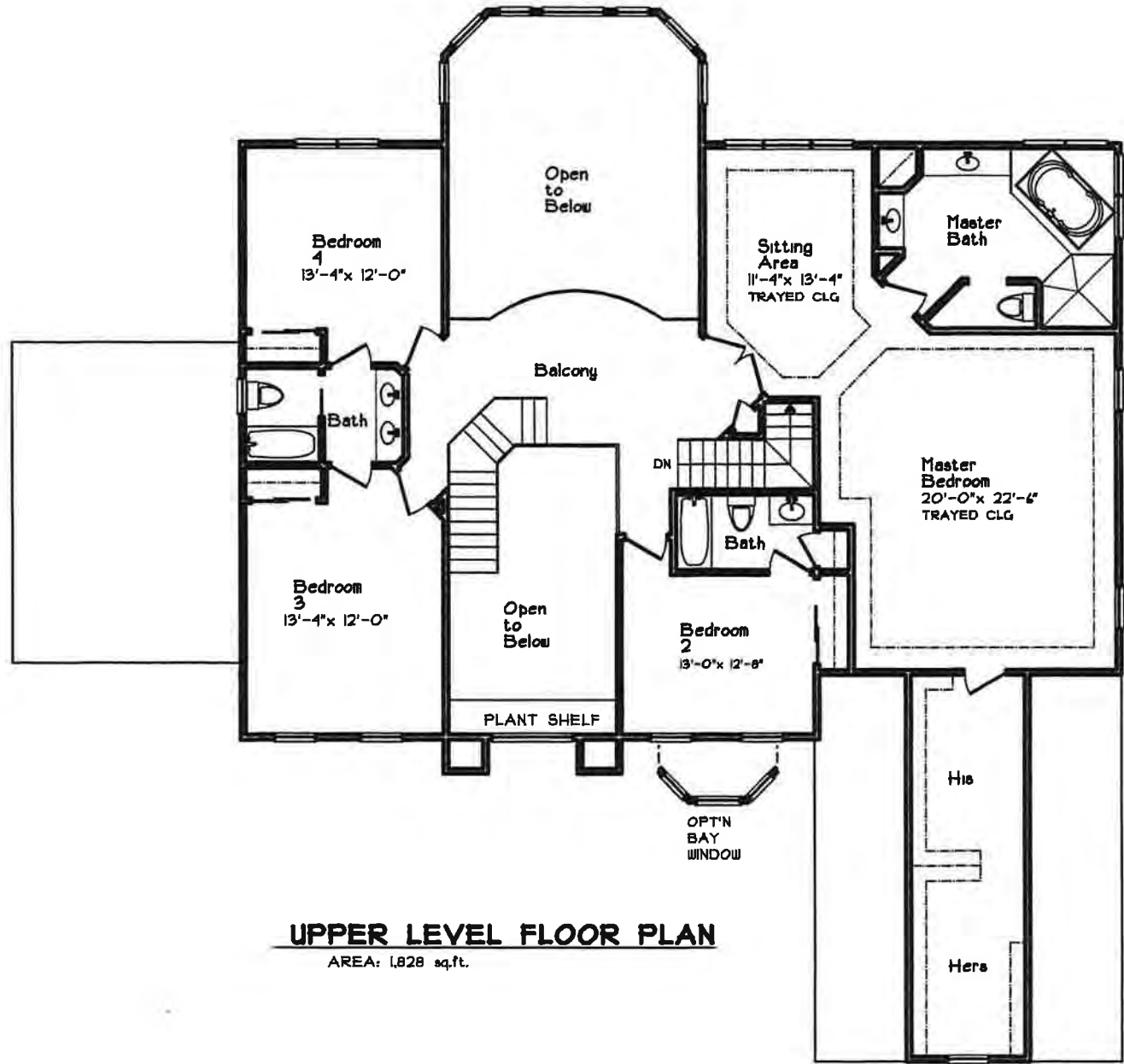
OPT'N BAY WINDOW



3 Car
Garage
21'-0" x 34'-4"

MAIN LEVEL FLOOR PLAN

AREA: 2,416 sq.ft.



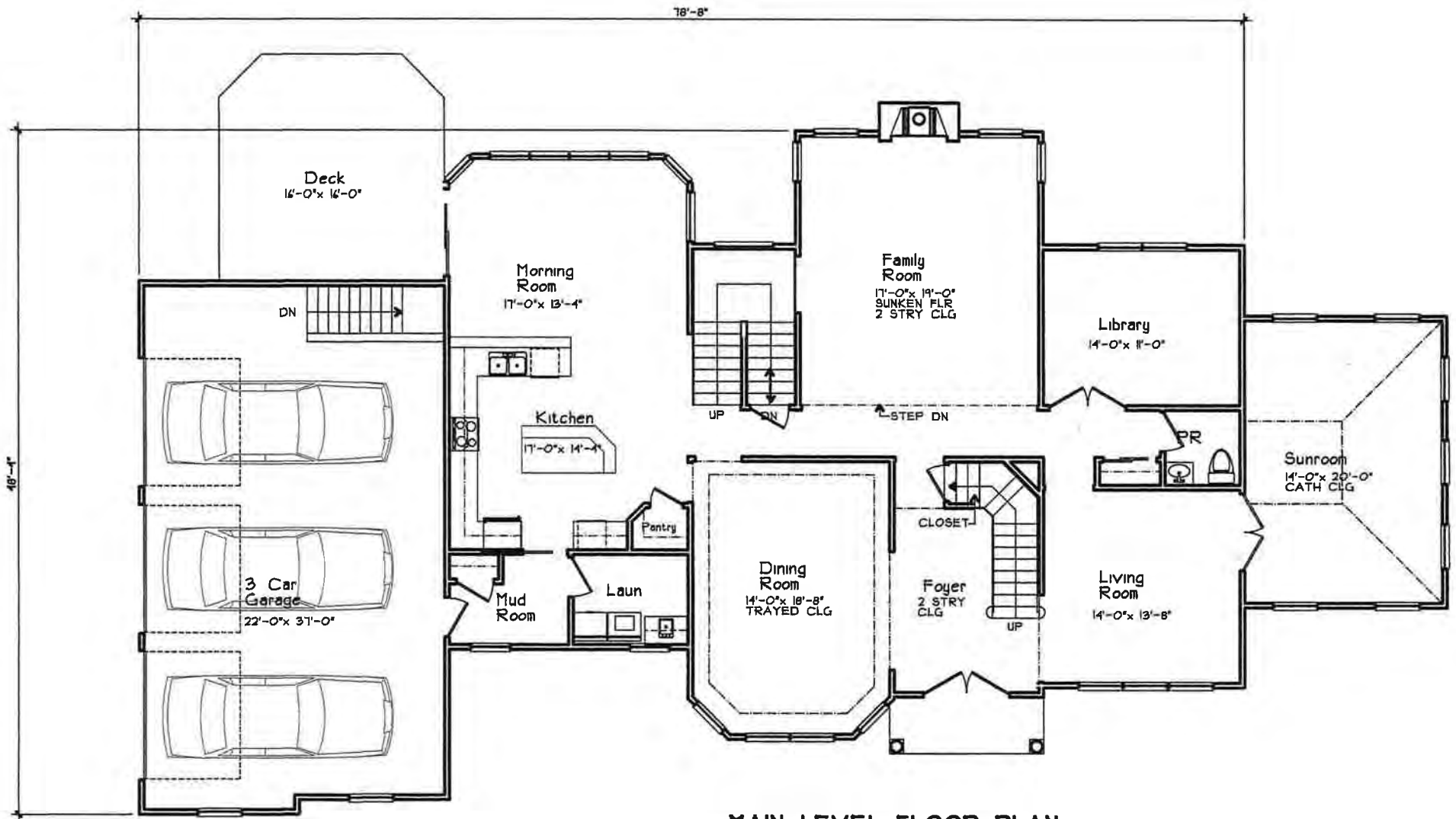
UPPER LEVEL FLOOR PLAN

AREA: 1,828 sq.ft.

BIRCHWOOD

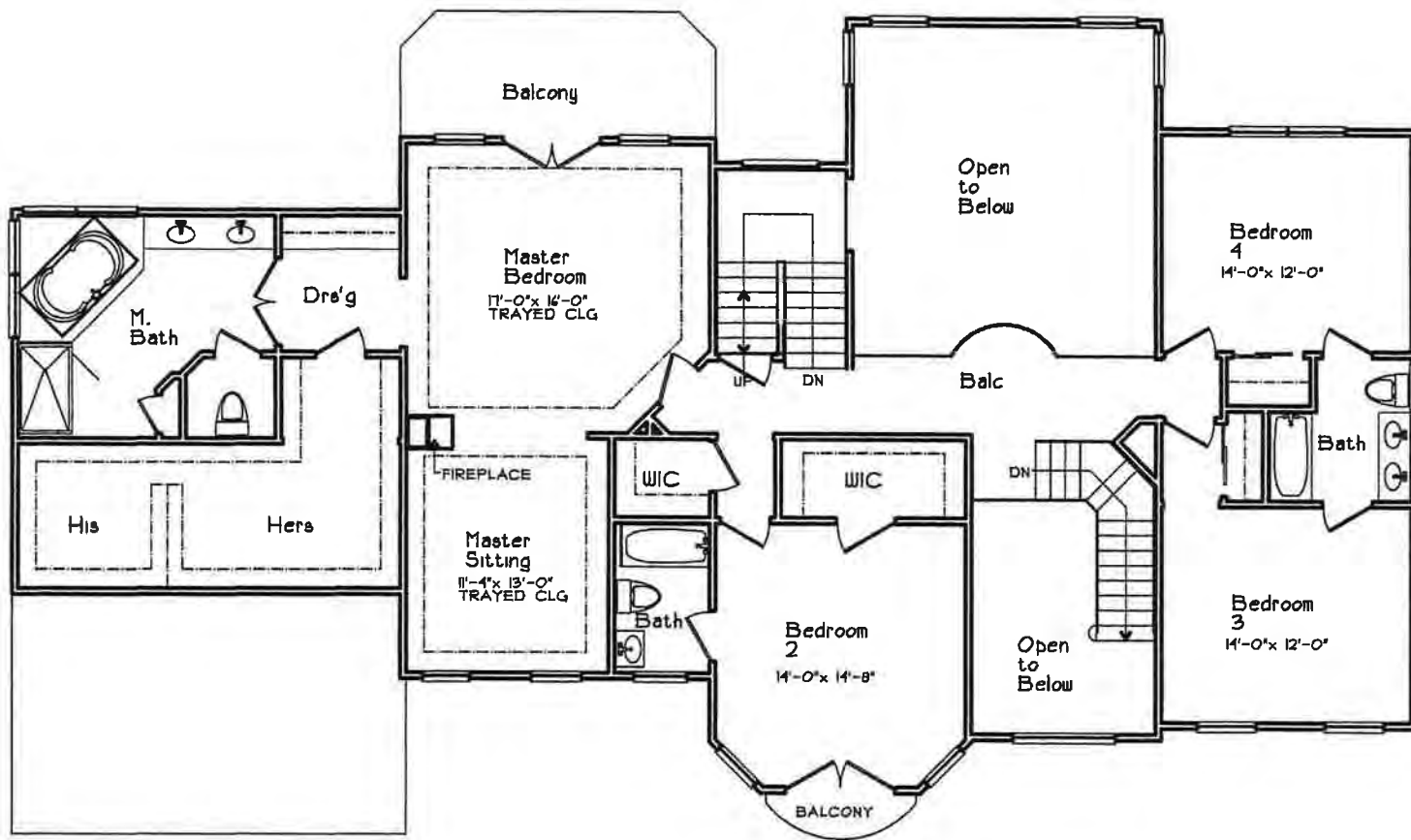


FRONT ELEVATION



MAIN LEVEL FLOOR PLAN

AREA: 2,321 sq.ft.



UPPER LEVEL FLOOR PLAN

AREA: 1,781 sq.ft.

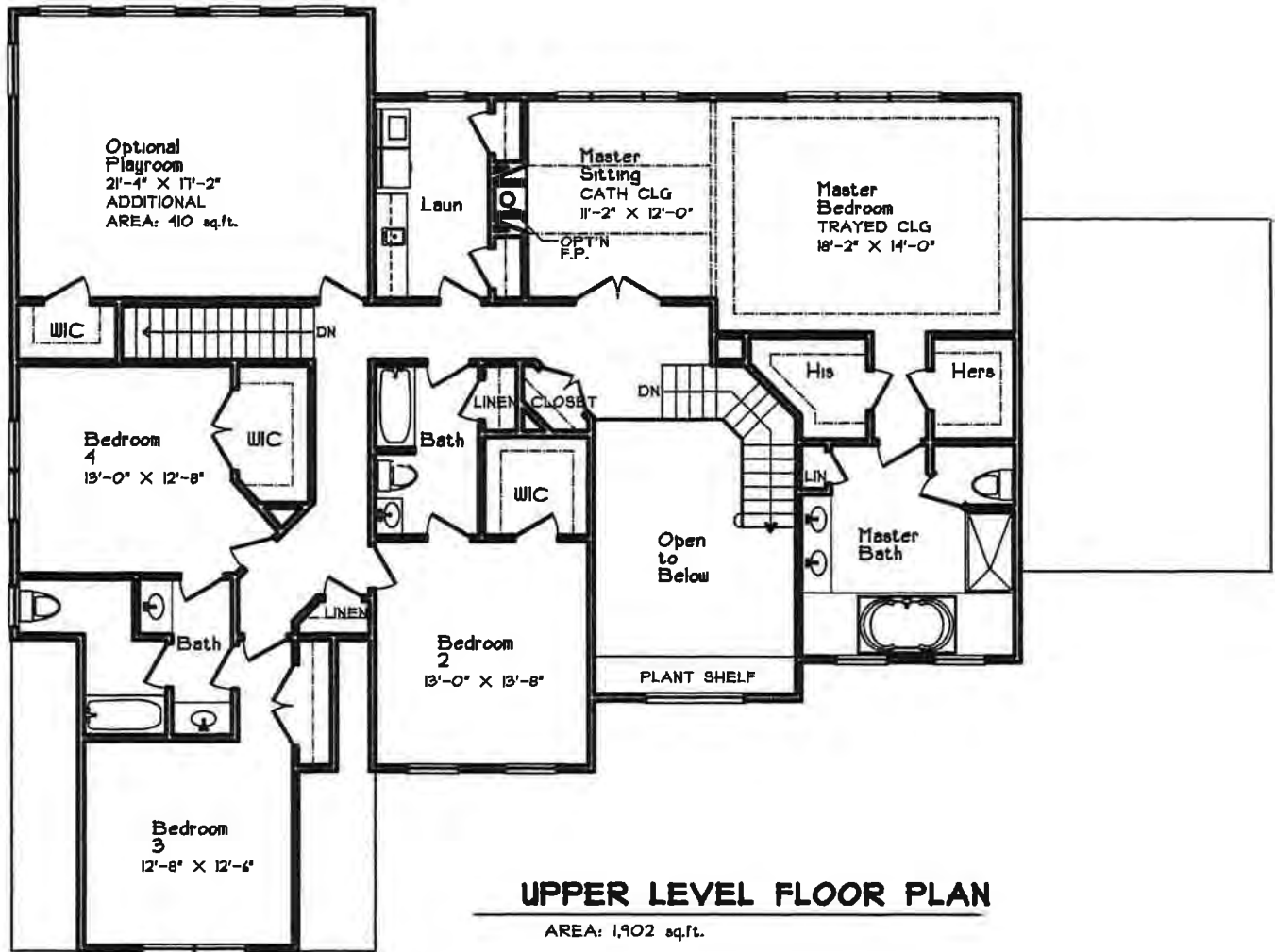
WINDWOOD



FRONT ELEVATION



REAR ELEVATION



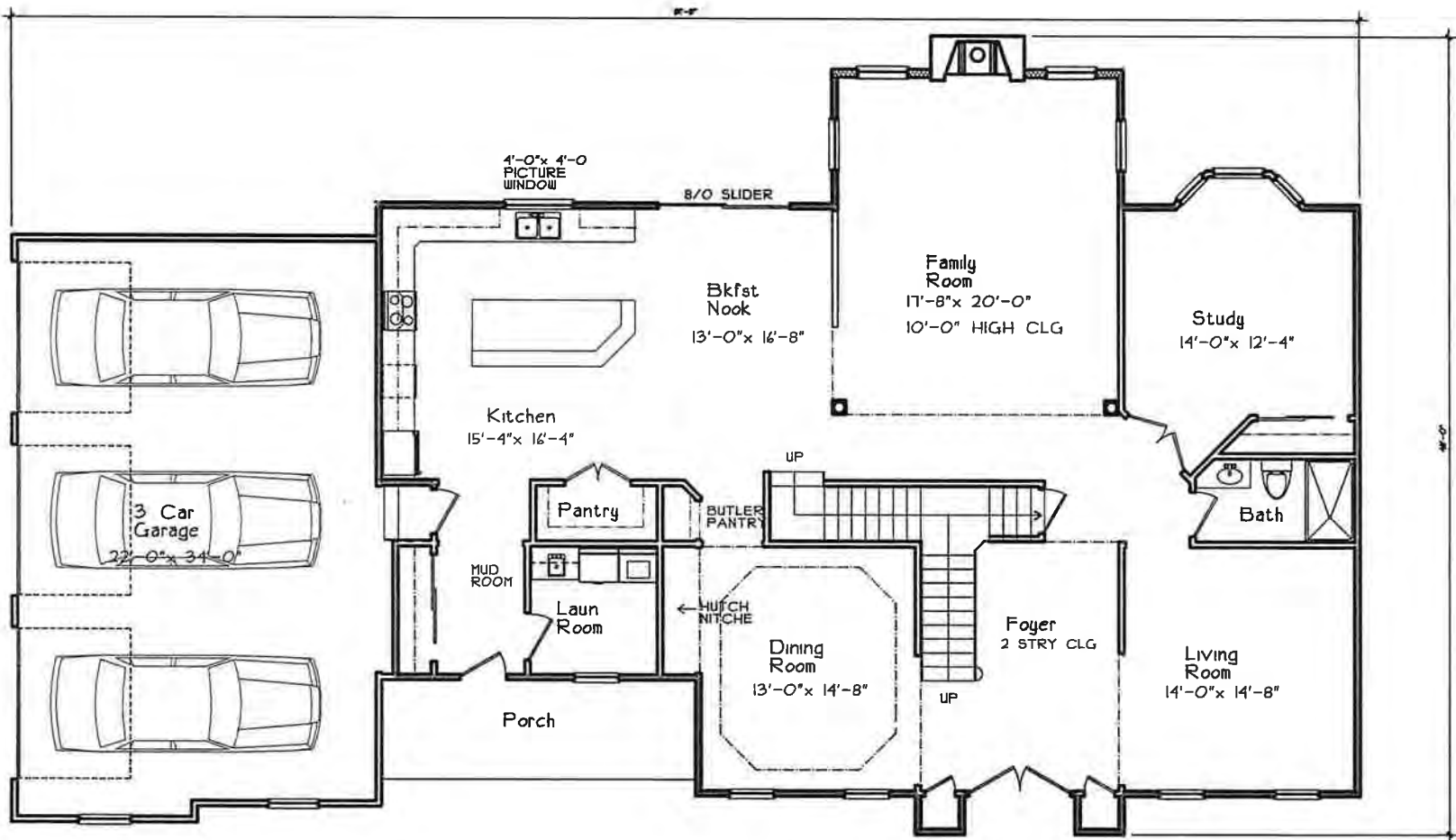
UPPER LEVEL FLOOR PLAN

AREA: 1,902 sq.ft.

FARRINGTON

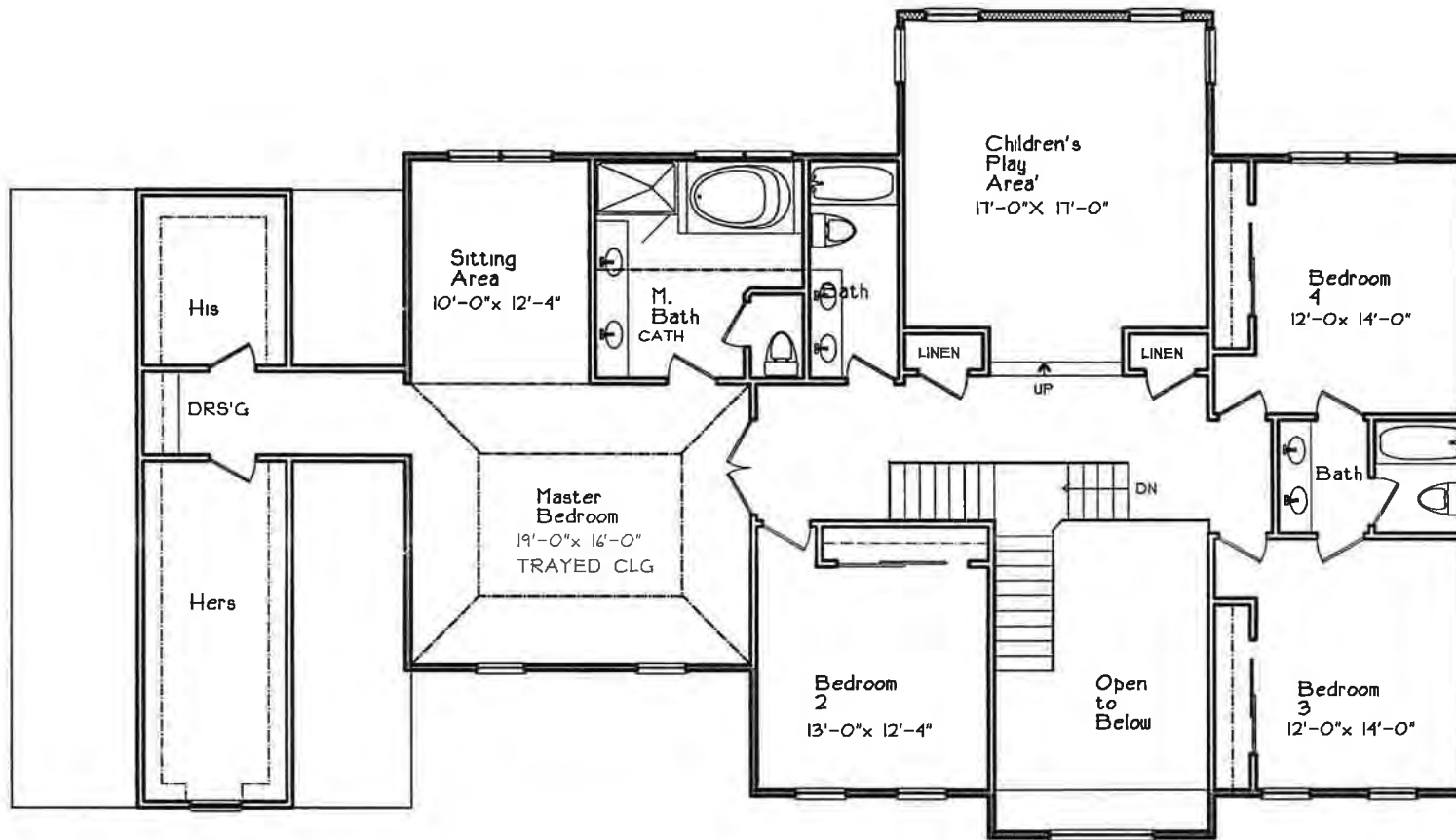


LOT: 7
3-30-11
AREA: 4,161 sq.ft



MAIN LEVEL FLOOR PLAN
 AREA: 2,043 sq.ft.

LOT: 7
 3-30-11
 AREA: 4,161 sq.ft



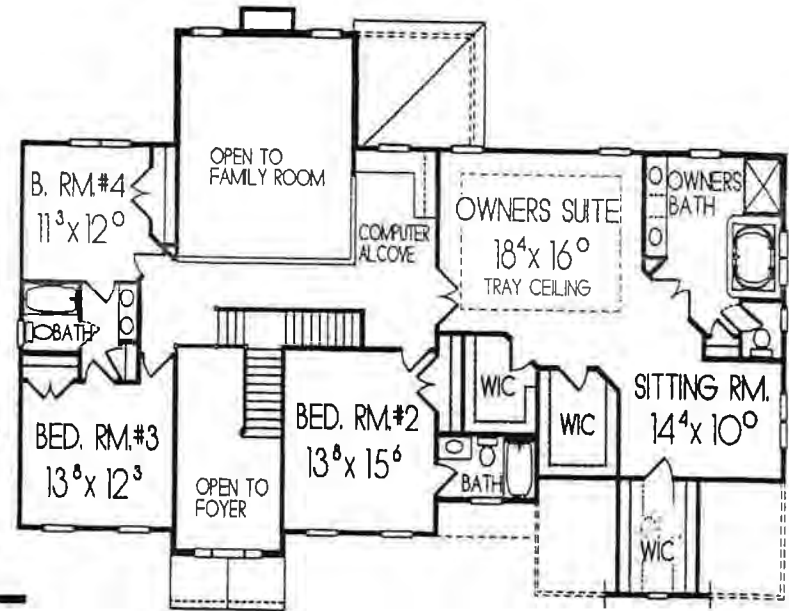
UPPER LEVEL FLOOR PLAN

AREA: 2,118 sq.ft.

LOT: 7
 3-30-11
 AREA: 4,161 sq.ft.



ELEVATION 'A'

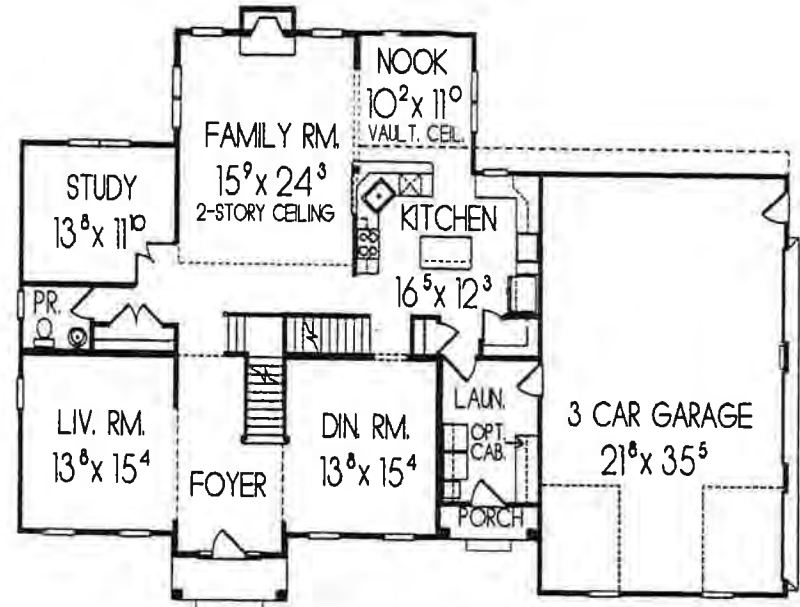


SECOND FLOOR PLAN
4-BEDROOM

LAKWOOD II

3,677 sq.ft. Living Plan# 05-83
 76 sq.ft. opt. WIC COMM# 1968
 793 sq.ft. Garage
 Overall Dimensions
 69'-0" x 49'-0"

Phone# 856-227-1626
 FAX# 856-227-0733



FIRST FLOOR PLAN

BUILDER'S STORY

Millwood Builders, Inc. is the culmination of over thirty-five years of hard work and experience in the home building industry by its principals, Sam Milrom and Tom Rockoff. They have combined their knowledge and expertise to start a homebuilding company that caters to the needs of today's homebuyers. Complete dedication to building quality homes with superb workmanship is the hallmark of this company.

This home building firm is the merger of two successful and innovative companies. AIJ Builders was started and owned by Sam Milrom, while Tom Rockoff started and owned Woodco Development Corp. These two principals have built everything from townhouses to one of a kind homes and everything in between. Gramercy Village in Piscataway and Hilltop Estates in Ewing are just two of the successful communities of AIJ Builders. Woodco's proven track record includes Walden Pond in South Brunswick, Le Parc in West Windsor, and CedarBrook Estates in Somerset.

Later, they went on to combine their experience as two of the partners in Forest Gate Associates, which became one of the most respected homebuilding companies in Central New Jersey. There they applied their vast skills and knowledge when creating their warm and friendly neighborhoods. They believe in hands-on management and there is always a principle managing a site. This personalized attention led to successful Forest Gate communities in Franklin Township, Alexandria, Atlantic Highlands, South Brunswick, North Brunswick, Hillsborough and Monroe Township.

As with all previous endeavors, Millwood continues to feature fine craftsmanship, attention to detail, customer service, premium grade materials, and superb architectural design inside and out to fit today's lifestyles.

