



At Surf & Stream we are proud to offer our own custom designed cozy **Summer Cottages** in a natural setting with wooded landscape, wild flowers and running streams. Close by are New Jersey's beautiful white sandy beaches making the area one of the most desired travel destinations on the East Coast. Just a short commute from New York City, Northern New Jersey and the Philadelphia area, Surf and Stream is the ideal location for families or retirees seeking an affordable summer home at the Jersey Shore.

Each **Summer Cottage** features a **Private Deck** for outdoor dining and lounging. Upon entering the Sunroom from the Deck you will find a space which can accommodate a **Desk/Work Area, Dining Area** and also a **Seating Area** for relaxing conversation and TV viewing. This area can have the option of having a sleep sofa for overnight guests.

A pair of swing set patio doors separate the Sunroom from the fully equipped **Kitchen** which includes a washer and dryer and Bathroom. The Park Model Cottage is available with either a **One Bedroom, Two Bedroom, or One Bedroom with a Loft**. This portion of The Cottage features cathedral sloped ceiling, heating, air conditioning, ceiling fans, recessed halogen lighting, wall sconces, stereo AM/FM/CD and pleated window shades.



All units include:

One or two bedrooms, fully equipped kitchen, full size bathroom,

EXTERIOR

- ◆ Outdoor deck with privacy hardie board walls
- ◆ Timberbark hardie board exterior siding
- ◆ Front exterior light fixture
- ◆ Double hung windows
- ◆ GFI receptacle at front and rear
- ◆ Brushed nickel schlage locksets

FULL-SIZE KITCHENS

- ◆ GE® gas range
- ◆ GE® refrigerator
- ◆ GE® washer/dryer
- ◆ GE® space saver microwave
- ◆ GE® dishwasher
- ◆ Wood finish custom kitchen cabinets
- ◆ Crown molding over kitchen cabinets
- ◆ Laminate countertop and backsplash
- ◆ Under cabinet lighting w/ transformer
- ◆ Chateau chrome kitchen faucet
- ◆ Wood-look vinyl sheet floors

FULL SIZE BATHROOM

- ◆ 2 3/8 inch neo angle shower with enclosure
- ◆ 1.6 gallon toilet
- ◆ Bath/fan light combo
- ◆ Recessed beveled mirror medicine cabinet w/light bar
- ◆ Chateau chrome lever lavatory faucet, shower and accessories

INTERIOR

- ◆ Commercial custom carpet
- ◆ Top down bottom up pleated window shades (sunroom not included)
- ◆ Interior drywall 1/2 inch (except ceiling)
- ◆ 56,000 BTU Coleman propane furnace/ HVAC with auto ignition
- ◆ 10 gallon gas water heater with exhaust to outside
- ◆ Swing set patio door
- ◆ 1/12 cathedral sloped ceiling
- ◆ 52 inch ceiling fans
- ◆ Recessed halogen lighting & wall sconces
- ◆ LP detector and fire extinguisher
- ◆ TV and phone jacks
- ◆ Nutone stereo am/fm/cd with 2 six inch speakers to kitchen, bedroom, nook and washer dryer area
- ◆ Pocket door
- ◆ Mirrored doors, bedroom (closet)
- ◆ White colonial base molding

OPTIONS

- ◆ Stainless steel appliances
- ◆ Solid surface material counters and backsplash
- ◆ Sunroom-floor to ceiling 3 panel mirror wall w/overlays
- ◆ Stone gable end
- ◆ Loft

ON SITE AMENITIES

- ◆ shuffle board
- ◆ bocce
- ◆ volleyball
- ◆ playground
- ◆ swimming pool
- ◆ general store

NEARBY ACTIVITIES

- ◆ boating
- ◆ canoeing
- ◆ kayaking
- ◆ jet skiing
- ◆ sailing
- ◆ surfing
- ◆ fishing
- ◆ swimming
- ◆ golfing
- ◆ horseback riding
- ◆ shopping