



**Property Address:** 95 Fellswood Dr Livingston NJ

**Community Section:** Cherry Hill Section

**Builder:** Exodus Development

**Architect:** Exodus Architecture

**Home Type:** Single-Family (New Construction)

**Warranty:** 10-Year New Home Warranty

**Style:** Ultra Contemporary

**Completion Date:** March 2026

**Total Square Footage:** 4,700 SF approx  
*(including the basement)*

**Number of Bedrooms:** 6

**Number of Bathrooms:** 5

**Garage:** 2 Cars | Attached

**Lot Size:** .24 acres (10,648 SF)





**SQUARE FOOTAGE** (approximately )

1st level (Living area)	1,527 Sq ft
2nd level (Living area)	1,687 Sq ft
Basement	1525 Sq ft
2 Car garage	458 Sq ft

**1st LEVEL FEATURES**

- Family Room
- Formal Dining Room
- Kitchen
- Pantry
- Full Bathroom
- 1<sup>st</sup> floor en-suite
- Garage Access

**FLOORS**

6 inch Bleached White Oak hardwood

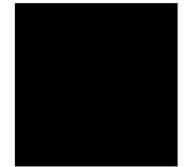
**CEILING**

9ft ceiling height in all levels  
Vaulted ceilings 12ft -15 ft in all bedrooms

**WINDOWS**

- Anderson black composite windows
- Exodus Signature *Glass Gable* design window
- Pre-wired connection for automated smart blinds





**FOYER**

European steel door with a custom 48-inch black handle  
Soaring 20 ft ceiling height  
Contemporary geometric LED chandelier  
8-foot picture window  
Custom staircase with glass railing

**FAMILY ROOM**

Custom-designed cabinetry with built-in LED lighting  
60 inch gas fireplace  
Pre-wired for internet and media above the fireplace

**DINING ROOM**

LED-integrated wood feature ceiling

**MUDROOM**

Mudroom with built-in storage  
Lower cabinetry

**KITCHEN**

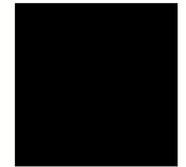
48 in Subzero refrigerator  
30 in Miele oven  
30 in Miele downdraft range hood  
30 in Miele microwave  
24 in Miele paneled dishwasher  
Custom flat-panel upper cabinets with  
glass inserts & ambient LED lighting  
8x9 ft quartz countertop  
Flush-mount pop-up outlets  
LED-integrated wood feature ceiling

**BEDROOM**

Pre-wired TV and power outlet  
Vaulted ceilings 13-15 ft approximately

**GARAGE**

13 ft ceiling height approximately  
(2) EV Charger  
Epoxy floors



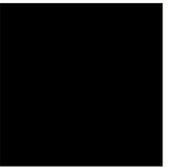
## FEATURES

- Minimalist flat-panel cabinetry with vertical wood slat detailing and sleek with glass uppers.
- Integrated LED lighting in both the cabinetry and ceiling, adding a sophisticated glow.
- 8 x 9 quartz island with seating for ten, acting as the centerpiece of the space.
- Seamless built-in appliances (Sub-Zero, Miele) for a clean, polished look.
- Open-concept flow into the living and dining areas, emphasizing spaciousness and airiness.





**3D FLOOR PLAN**



**GENERAL**

Approx Sq Footage 1,687 SF  
4 Bedrooms / 3 Full Bathrooms  
Pre-wired TV and power outlet  
Vaulted ceilings 13-15 ft  
9ft Ceiling Height

**SECOND FLOOR FEATURES**

- Primary Bedroom
- Primary Bathroom
- Primary Closet 1
- Primary Closet 2
- Bedroom # 2
- Bathroom # 2 (en-suite)
- Bedroom # 3
- Bedroom # 4
- Bathroom 3
- Laundry Room
- Balcony





**PRIMARY BEDROOM CLOSET 1**

**EXAMPLE**



**GENERAL**

Approx Sq Footage 1,525 SF

Recreation Room

Gym

Wet bar plumbing (hookup available)

Utility Room

1 Bedroom

1 Bathroom

9ft Ceiling Height

Windows

**UTILITY**

(2) Sump Pumps

Perimeter Drain

2 zone climate control: 1 unit downstairs, 2 units upstairs

**EXTERIOR**

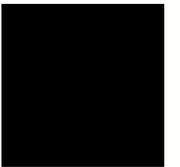
Hardie Fiber Cement Siding

Matured Landscaping

New asphalt driveway



**3D FLOOR PLAN**



**GENERAL**

- Projector
- Sono sound system
- Paneled Soundproof walls
- Led lighting accents
- Customized design

**EXAMPLE**



**EXTERIOR 3D RENDERING**



**EXTERIOR 3D RENDERING**

**GENERAL**

- 13 x 30 Pool
- Pavers
- Outdoor Kitchen
- Matured Landscaping
- Leveled backyard patio



**EXTERIOR 3D RENDERING**



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