

17 Karlin Drive

Chatham, New Jersey



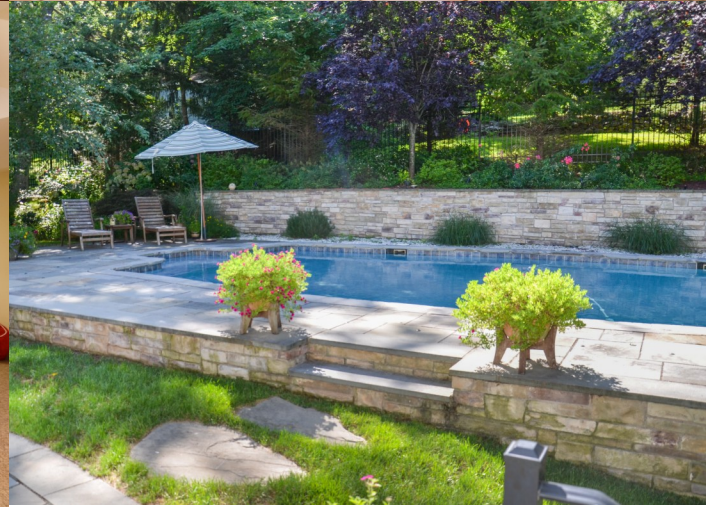
Sue Adler
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Sitting majestically at the end of a quiet cul-de-sac in the heart of Chatham Township, you'll feel right at home in this spacious center hall Colonial. Upon entering, you'll be greeted by the soaring 2-story entry with its grand Palladium window and elegant center stairway...they are just the first glimpse of the tastefully appointed details throughout the home.

Proceed through the arched entry into the Living Room featuring attractive wide plank hardwood floors and an elegant bay window. Here you'll find a wonderful setting for entertaining family and friends while enjoying views of the surrounding mountains. Continue on through the double French doors to the conveniently located Office with another set of doors that leads to the impressive 2-story Family Room and the warmth emanating from the gas fireplace. Cozy up with a book there before heading into the spacious formal Dining Room for a lavish meal or into the well appointed Kitchen with its top of the line appliances and comfortable Breakfast Room overlooking the lush backyard oasis. An elegant Powder Room and easily accessible Laundry Room complete the first level living space.



When it's time to retire at the end of the evening, you'll proceed up the staircase to the second level. The Master Suite awaits with extensive closet space including a custom designed walk-in as well as a spa-like en suite bath featuring spectacular marble tile, Formica topped vanity with double sinks, a large marble stall shower along with a whirlpool tub bathed in light from the skylight above. Three generous sized bedrooms with hardwood floors, recessed lighting, ample closet space and plenty of light streaming through their large windows provide an abundance of living space for family and guests. A full Hallway Bath and large linen/storage closets finish the second level.

And there's more...the finished basement level includes a cheery Recreation Room that's perfect for all kinds of family fun, a large bedroom with an en suite Bath as well as plenty of flexible storage space to meet all your needs. Outside, the multi-level bluestone patio frames a sun drenched in-ground saltwater pool...picture the space with multiple tables and lounge chairs and appetizing smells coming from the barbeque - vacationing at home has never been more relaxing.

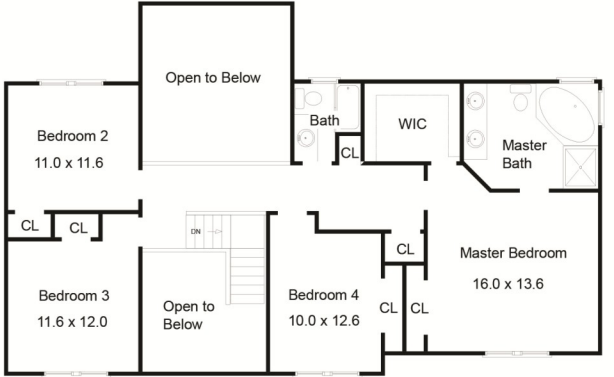
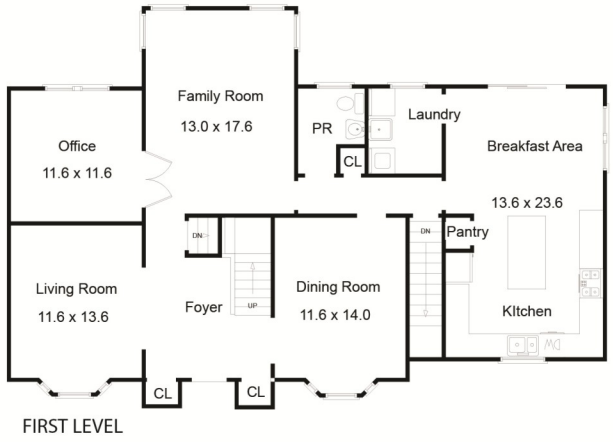
With easy access to NYC transportation, Blue Ribbon schools and world class shopping and restaurants, 17 Karlin Drive is the perfect place to call home.

Inside and Out...

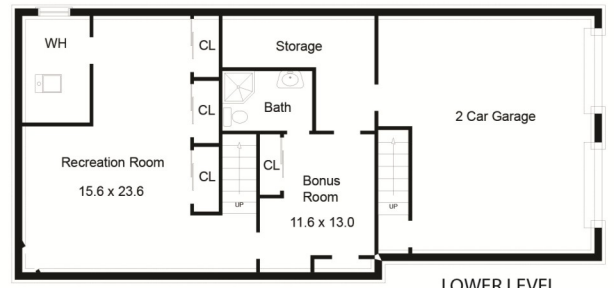
First Level

- 2-story Entrance Hall with ceramic tile, large palladium window, grand stairway with decorative iron and wood banister, 2 coat closets, window treatments and chandelier
- Living Room with wide plank hardwood floors, crown moldings, recessed lighting, bay window with window treatment and French doors to Office
- Office with wide plank wood floors, recessed lighting, window treatments and French doors to Family Room
- Family Room with wide plank wood floors and cathedral ceiling, large arched windows, gas fireplace with marble surround, recessed lighting, track lighting and overhang from second floor landing; access to Entrance Hall
- Dining Room features wide plank wood floors, crown molding, 2 storage closets, sconces and bay window
- Kitchen with granite counters and travertine backsplash with decorative trim, center island, Breakfast Room, high-end appliances including Sub-Zero refrigerator, Bosch dishwasher, Viking range/oven, disposal, Breakfast Room, recessed lighting, large pantry, decorative glass paned cabinets; sliders to rear deck
- Powder Room with pedestal sink and ceramic tile floors, recessed lights and window treatment
- Laundry Room with ceramic tile, washer/dryer and utility sink
- Sliding doors to multi-level bluestone patio with outdoor lighting, heated in-ground saltwater pool with stone wall surround, fenced in yard and access to driveway

THE FLOOR PLAN



SECOND LEVEL



LOWER LEVEL

NOT TO SCALE - This floor plan is provided for illustration purposes only. Room positions and dimensions are approximate and should be independently measured for accuracy.

Second Level

- Galley hallway overlooking Family Room; hardwood floors, large linen/storage closet
- Master Bedroom Suite with tray ceiling, ceiling fan, recessed lighting and sconces, walk-in closet with custom shelving, hardwood floors and window treatments
- Master Bath with marble tile floor, Formica top vanity with double sinks, recessed lights and skylight, whirlpool tub, stall shower with marble tile
- Bedroom #2 features wide plank wood floors, chair rail and crown molding, closet, recessed lighting
- Bedroom #3 features wide plank hardwood floors, large windows; double width closet and recessed lighting
- Bedroom #4 with wide plank hardwood floors, recessed lighting and closet
- Hall Bath with shower over tub, ceramic tile floor and backsplash, double sink vanity with Formica top, recessed lighting

Lower Level

- Finished basement with carpet, Recreation Room with full wall of closets, recessed lighting, utility and storage rooms and access to 2-car garage
- Bedroom #5 with carpet, large closet and en suite Bath with pedestal sink, ceramic tile floor, stall shower with marble backsplash with decorative trim, light fixture

Additional Features and Updates

- 2 zone central air (2011)
- Bluestone patio and saltwater in-ground pool (2007)
- Security/Fire Alarm system
- 2 care garage with electric doors
- 2 zone baseboard heat



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