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PREMIER PROPERTIES

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9 Notch Hill Drive  
Livingston

**sueadler**   
THE #1 KELLER WILLIAMS TEAM IN NEW JERSEY team





THIS ONE-OF- A- KIND private estate is first class! Welcome to 9 Notch Hill Drive set atop 1.39 private acres of meticulous landscaping with beautiful views. Architecturally distinctive and intriguing, the modern open floor plan creates a recipe for perfection. With tremendous curb appeal, the private curving driveway and architecturally impressive lines of the home provide a stunning first impression.

Enter the home through double doors and into the entry foyer where you catch your first glimpse of the soaring wood paneled ceilings while sunlight cascades through the impressive circular focal window. Step down into the expansive living room area with wood burning fireplace. The natural light in the living room is breathtaking thanks to the glass doors leading out to the wood decks, truly bringing the outside in.

The formal dining room, overlooking the living room is ready for you to host your next dinner party in complete style and comfort. Bathed in natural sunlight from large pictures windows and skylights, the gourmet kitchen has all the amenities even the fussiest of chefs would appreciate. With center island, double deep pantry, dining area and plenty of storage, this kitchen is sure to impress.







Once it is time to retire to bed, the southeast wing of this home is dedicated to the Master Bedroom Suite. With a large sitting room, walk-in closets, opulent master bath with marble tile, Ultra AirTub, walk-in shower, and views of the grounds and pool, it easy to love.

Guests will be pleased to find their own personal retreat in the two generous-sized bedrooms on the lower level including a full hall bathroom with vanity and double sinks, and tub/shower. The office (optional 4<sup>th</sup> bedroom) allows for a great working space or can be easily converted into a bedroom suite.

And there's more....a storage/recreation room complete with built-in shelving and high ceilings for storing all personal belongings.

The very private and secluded outside space is ideally suited for outdoor entertainment with a fenced-in park-like area and an in-ground pool. Vacationing at home has never been more relaxing.

*Tucked away in the sought-after Chestnut Hill section of Livingston, 9 Notch Hill Drive is a breathtaking, one of-a-kind-property with top rated schools, superb restaurants and first class shopping.*



## Inside and Out...

### Main Level

- Entry foyer with soaring ceilings, tile flooring, circular window, wood paneled ceiling and coat closet  
(Built-in credenza with storage, spanning from the entry foyer to the dining room)
- Living room with hardwood floors, wood fireplace, multiple sliding doors out to wood decks, corner window and track lighting
- Dining room with tile flooring, corner window, built-in shelf and recessed lighting
- Eat in kitchen with tile flooring, skylights, picture windows, center island with 4 burner gas range, double ovens, charcoal grill/griddle, double deep pantry with custom shelving. Kitchen access to paver patio and garage
- Bathroom with tile flooring, stall shower, linen closet, shelving and door to outside (positioned for easy access to and from pool)
- Carpeted Master bedroom Suite with Sitting Room, walk-in closets, built-in shelving, sliding doors to wood deck and recessed lighting
- Master bathroom with marble tile flooring, Ultra AirTub, vanity with double sinks, dressing area with sink, walk-in shower and picture windows
- Powder room with tile flooring, vanity with surface mounted sink
- Laundry room with tile flooring, hanging and drip area, and upper cabinets for storage
- Oversized two car garage with skylight, shelving, storage, and work bench (steps away from the kitchen)
- Trash and Storage room, extended from garage with exterior and secured interior entries

### Lower Level

- Office (optional 4<sup>th</sup> bedroom) with carpet, and arched doorway separating sitting area
- Bedroom with carpet, (3) closets
- Bedroom with carpet, (2) closets and built-in alcove with armoire
- Bathroom with vanity and double sinks, tub/shower
- Storage room/Recreation room with open shelving
- Storage/Clothes Closet
- Utility room

### Property Particulars

Bedrooms: 3/4

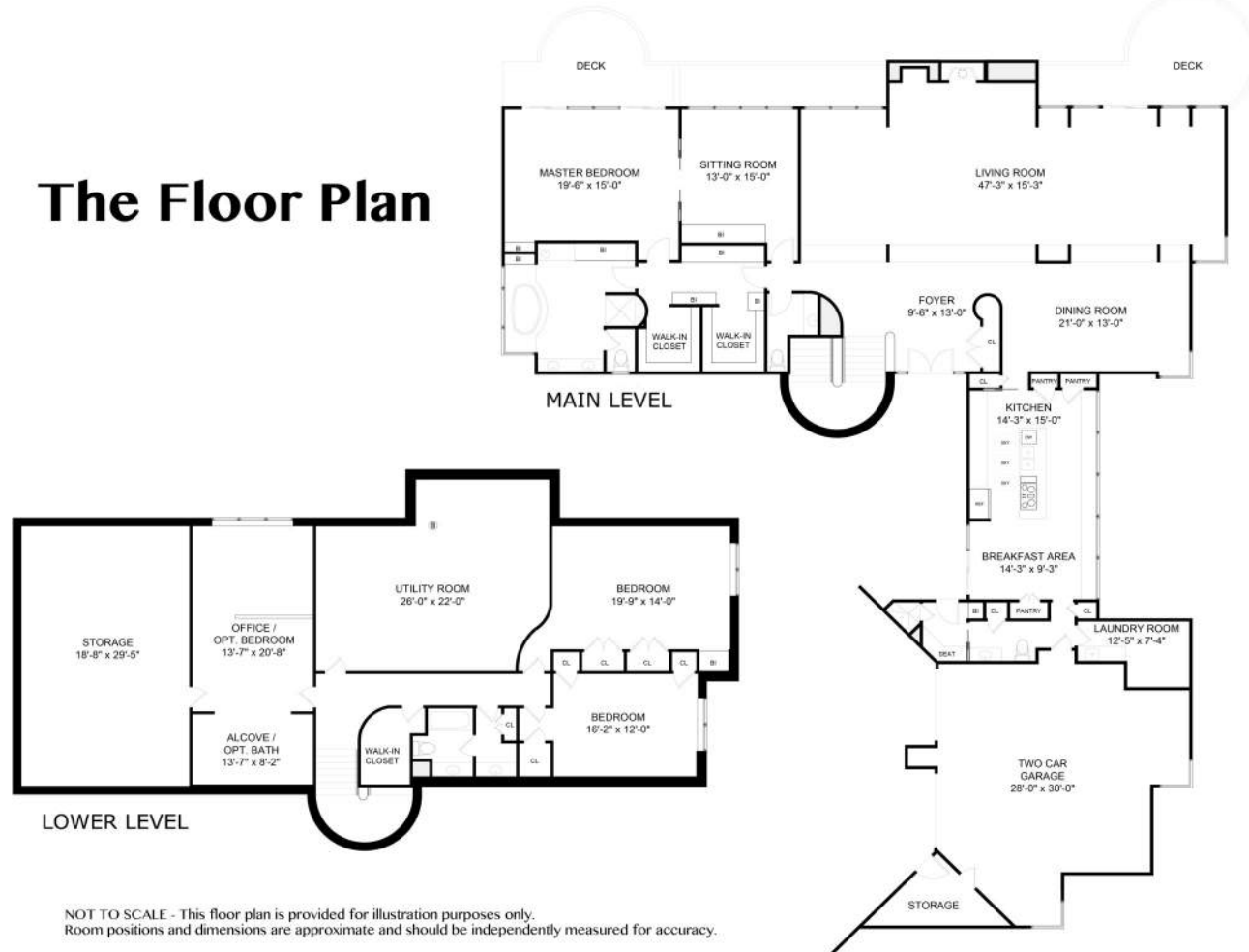
Bathrooms: 3.5

Acres: 1.39

Architect: Stephen Schwartz

Each Keller Williams office is independently owned and operated.

## The Floor Plan



### Additional Features

- In-ground pool
- Master bathroom-added sliding doors & remodeled deck
- Master bathroom remodeled
- Excavated lower level to add windows office/4<sup>th</sup> bedroom
- Storage room-added shelving
- New front paver patio (off kitchen)
- Paver driveway (heated)
- New retaining walls
- 4 zone heating and central air conditioning
- Security system
- Intercom
- Central vacuum
- Sprinkler system
- Landscape lighting
- Tinted windows

