



*Sue Adler*  
**KELLER WILLIAMS**  
PREMIER PROPERTIES

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15 Heritage Road  
Florham Park

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



Charm and elegance are the hallmarks of this fabulous Colonial in prestigious Rosemont Estates. From the moment you pull up to this special home you will be awed by the attention to detail and the high end finishes both inside and out.



The spacious entry with hardwood floors and high ceilings is both warm and welcoming. The Living room features chair rail molding detail, beautiful wood floors. The formal dining room is the perfect place for a large or intimate gathering; the rich colors in the hand painted wall treatment create the perfect ambience.

The spacious kitchen features granite counter-tops, double ovens (one convection) a large walk-in pantry and opens to a window filled breakfast room and the family room with access to a beautiful and private backyard. The centerpiece of the family is the custom built-ins with fireplace.

The powder room features cherry paneling and marble floors and countertops. The entire first floor including the backyard deck is wired for sound including surround sound in the family room. The laundry room and 3 ½ car garage complete the first floor.





The Second floor features five bedrooms and three full bathrooms. Featuring a tray ceiling, large sitting room, spacious walk in closet and luxurious master bath the Master Suite is an oasis anyone would love to come home to each day. At the other end of the second floor a large Guest suite complete with window seat, large bathroom and two closets is the perfect place to accommodate your guests. Three additional bedrooms and full bath complete the second level.

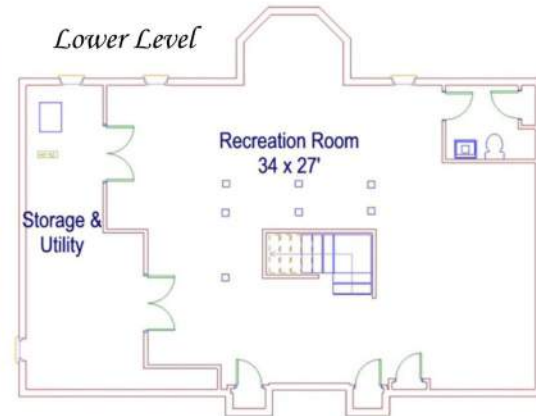
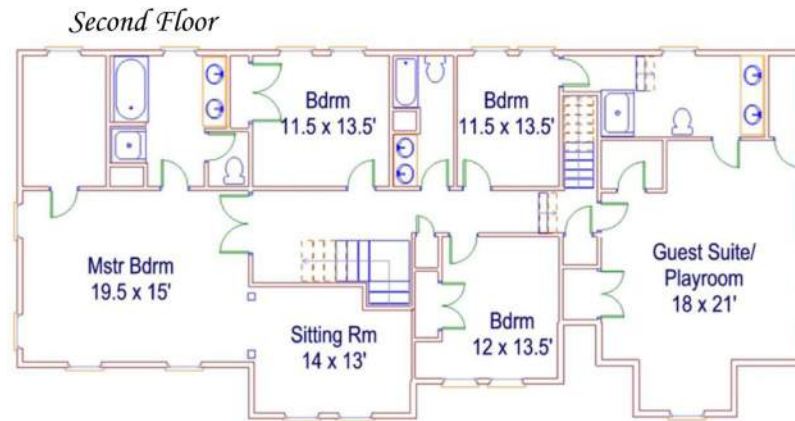
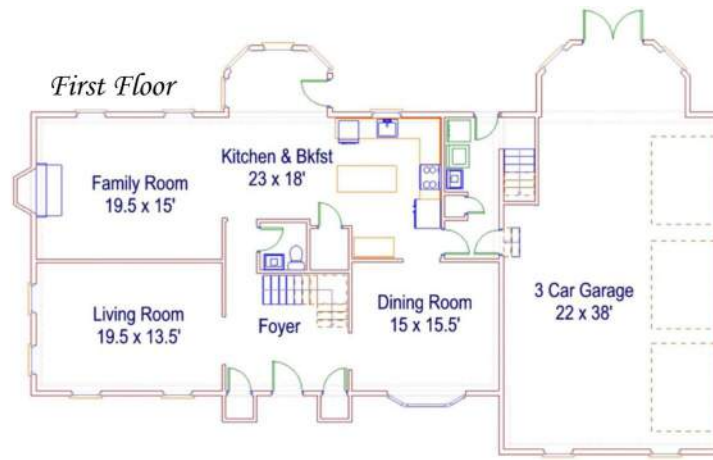
And there's more....the finished lower level includes recreation area and powder room. This house has so many options to grow with your changing family, coupled with its great location makes 15 Heritage Road a perfect place to call home.

## Additional Features and Updates

- Underground Sprinkler System
- Central Vacuum
- Custom Designer Blinds throughout
- First Floor wired for sound including out to deck
- Family Room surround sound
- First Floor Powder Room Custom Cherry Paneling and Mirror Frame
- Family Room Custom Floor to Ceiling Built in
- 3 ½ Car Garage; ample space for three cars and storage
- Composite Deck & Railing in backyard
- Full paver driveway, walk way and patio
- Master Bath Cherry Panel tub surround and Mirror Frame, Marble floors & Counter tops
- Kitchen Double Ovens (1 convection)
- Custom Moldings throughout
- Hand painted wall treatment in Dining Room
- Heating 2 units, 3 zones
- Cooling 2 units, 3 zones
- Full Finished basement with half bath

## Property Particulars

- 5 Bedrooms
- 3 full and 2 half bathrooms
- Built: 1999
- Acres: 2.35
- Taxes: 14,462



This floor plan is supplied for illustrative purposes only. Room positions and dimensions are approximate and subject to errors and omissions.

