

# 9 Coggins Lane

West Orange, New Jersey



*Sue Adler*  
**KELLER WILLIAMS**  
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Welcome to 9 Coggins Lane, a meticulously maintained center hall Colonial situated in a desirable private setting in the Pleasantdale section of West Orange. This stately move-in ready home is sure to please even the most discerning buyer.

Proceed through the welcoming broad double doors into the spacious Entry Foyer where you will instantly feel the openness and inner warmth of this pristine home. The rich hued hardwood floors, classic center staircase and neutral color scheme throughout provide an ideal backdrop for furniture and artwork of all styles. A formal Dining Room with hardwood floors, tray ceiling and elegant chandelier is the perfect spot for a holiday meal, and the adjacent Butler's Pantry outfitted with custom cherry cabinetry with fluted glass fronts and a built-in wine refrigerator assures that entertaining is a breeze. Meals are prepared with ease in the neighboring Kitchen featuring high-end appliances along with plenty of storage and counter space. Casual meals can be enjoyed in the sunny Breakfast Room while looking out through the sliding doors to the expansive deck and lush greenery in the two tiered, professionally landscaped backyard. Picture the space with multiple tables and lounge chairs and appetizing smells coming from the barbecue grill. After dining, you'll take advantage of the choice of spacious rooms in which to retire: Relax with your favorite book in the open Family Room with its grand fireplace and picture window facing the deck and secluded backyard, chat with friends in the airy Living Room with equally private views in the front of the home, or if there's work to be done at home, the conveniently located Office is just steps away. An elegant Powder Room and fully equipped Laundry Room complete the first level living space.





At the end of the day you'll proceed up the stairs leading to the second level where four bedrooms and two full baths await. Luxury surrounds you in the Master Suite impeccably designed with a Sitting Room that's perfect for unwinding before retiring for the night and a spa-like En Suite Bath featuring cherry cabinetry, large mirrored walls, His & Hers sinks and a corner Jacuzzi tub. Family and guests will enjoy their own personal space in three additional spacious rooms and a full Hall Bath that is also accessible directly from Bedroom #4.

And there's more...the finished lower level provides great space for day and night entertainment. Stretch out in a plush theatre seat to watch a movie in the Media Room or enjoy your company while playing board games in the large Recreation Room. Storage space abounds and there's an easily accessible full Bath as well. The lower level features are the perfect compliment to this tastefully appointed home.

Upon viewing, you'll undoubtedly see that the vast array of upgraded luxury features, flexible and spacious floor plan and extremely private location make 9 Coggins Lane the ideal place to call your family home.



# Inside and Out...

## First Level

- Entry Foyer with center stairway, hardwood floors, light fixture, recessed lights, coat closet and archways with decorative details to Living Room and Dining Room
- Living Room with hardwood floors, crown moldings, and 3 large windows with Levelor blinds
- Dining Room with hardwood floors, crown moldings, tray ceiling, windows with Levelor blinds and chandelier
- Butler's Pantry with custom cherry cabinetry with fluted glass fronts, granite counter and glass tile backsplash, built-in GE Profile wine refrigerator, ceramic tile floor and light fixture
- Kitchen with custom cherry cabinetry, granite counters and center island, glass tile backsplash, ceramic tile floor, GE Profile stainless appliances including
- 5-burner cook top, built-in microwave, refrigerator/freezer, double wall oven and dishwasher, stainless sink with disposal, breakfast room with sliders to large deck, 3 windows with window treatments and blinds and open access to Family Room
- Family Room with carpet, crown moldings, ceiling fan/light, recessed lights, large picture window with blinds, storage/broom closet and access to lower level
- Office with hardwood floors, recessed lights and window with blinds
- Laundry Room with GE washer/dryer, utility sink with Corian top, ceramic tile floor, cherry cabinetry and access to garage
- Powder Room with pedestal sink, ceramic tile floor and light fixture

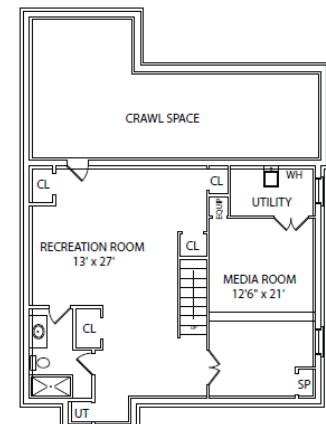
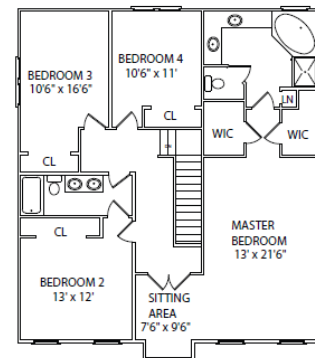
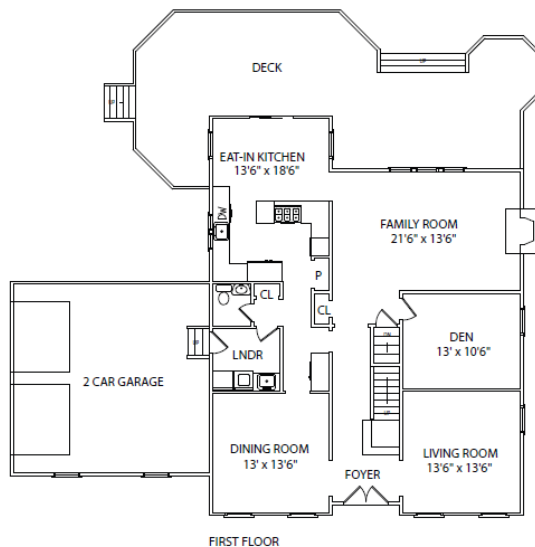
## Second Level

- Master Bedroom Suite featuring tray ceiling, recessed lights, ceiling fan with light, carpet, 4 windows with blinds, sitting area with arched window and recessed lighting, 2 walk-in closets with built-in shelving and En Suite Bath with ceramic tile floor, cherry cabinetry, large mirrored walls, His and Hers sinks with granite raised height counters with cabinets below, corner Jacuzzi tub, tiled walk-in shower with decorative accents, built-in vanity table, and separate commode with light fixture and linen closet
- Bedroom #2 with carpet, ceiling fan, large picture window with blinds, double closet with built-in drawers and shelves and pull down stairs to attic HVAC unit
- Bedroom #3 with carpet, double closet with sliding doors and built-in shelves, ceiling fan and large picture window with blinds
- Bedroom #4 (currently full room closet) with recessed lighting, double closet, chandelier and carpet and en suite access to Full Bath
- Full Hall Bath featuring ceramic tile floor, double sink vanity with Formica top, shower over tub with tiled walls, light fixture and access from Bedroom #4

## Lower Level

- Media Room with carpet, two tiers (for theatre seating) recessed lights, sound absorbing wall treatments, professional media cabinet, access to utilities
- Recreation Room with carpet, recessed lights, 4 closets with shelving and access to large crawl space storage area
- Full Bath with ceramic tile floor, granite topped vanity, walk-in shower with tile walls, alcove with shelving and light fixture

## THE FLOOR PLAN 9 Coggins Lane West Orange, New Jersey



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.

## Additional Features and Updates

- 2 car garage with electric doors and workshop cabinets
- Security system
- 2-Zone forced air heat/AC
- 2 sump pumps (one is gravity fed)
- Storage shed in backyard
- Transferable AHS Home Warranty
- Hardwood floors refinished (2015)
- Professionally landscaped property with 2014 upgrades including:
  - Installation of full wood fence with double and single walk gates
  - Backyard tree removal, grading and landscaping creating a large second tier usable yard space
  - Landscape lighting installed (up-lighting of trees in front and back yards)
  - Underground sprinkler zones added
  - Backyard patio, brick paver walkway and stone stairs added
  - Backyard power outlets added
- Updated interior light fixtures and added recessed lighting (2014)
- New ceiling fans in bedrooms and exhaust fan in Master Bath (2014)
- New wood blinds throughout home (2014)
- Basement remodel (2014)
- Extensive interior and exterior painting (2014)
- Kitchen remodel (2009)
- Master Bath remodel (2009)



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