

# 44 Rolling Hill Drive

Chatham, New Jersey



*Sue Adler*  
**KELLER WILLIAMS**  
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Welcome to 44 Rolling Hill Drive! This picture-perfect 4 Bedroom, 3 Bath home, located in sought after Rolling Hill hits all the right notes. Enjoy all this home has to offer with amazing neighborhood association, top-notch schools, proximity to New York City and Newark Airport, Midtown Direct train, Castle Park playground and ball fields, Colony Pool Beach and Tennis Courts, Fairmount Country Club, and downtown Chatham and Madison shopping and restaurants. Scenic hiking and cycling through nearby Loantaka Brook Reservation and 7,500-acre Great Swamp National Wildlife Refuge.

Drive up the tree-lined, freshly paved street and stroll right up the charming bluestone walkway and bluestone steps to the welcoming front door complete with its own brick planter perfect for blooming annuals. Step inside the Entry Foyer featuring hardwood floors and generous coat closet. Enter the blissful sun drenched Living Room with a large picture window, hardwood floors, crown molding with dentil detail and a classic fireplace with lovely millwork and stone surround. Flow easily into the luminous Dining Room with its charming chair rail and gorgeous views of the backyard oasis. The open and airy adjacent Family Room freshly painted and with a gorgeous brick fireplace and stone surround, is perfect for family game night or entertaining friends. Gourmet meals are a snap in the beautifully renovated Chef's Kitchen featuring custom wood cabinetry, high-end stainless steel appliances and Silestone countertops. The resort-like backyard with pool really brings the wow factor and is easily accessed from both the Breakfast Room and Family Room, making indoor and outdoor entertaining seamless.

Take a few steps down from the Kitchen to the spacious Lower Level, which adds to the living space of the home. Walk down the hallway to find a roomy and bright Office/Guest Bedroom featuring paneling, carpeting and custom built-ins. Take a few steps down to the unfinished space/utility room, with 8' ceilings, and plenty of additional room to be used as a Recreation Room, Playroom, Gym, Office, Wine Cellar and/or Workspace. A Full Bathroom and 2-car garage round out the Lower Level.





Ready to retire for the evening? Privacy abounds in the open and roomy Master Bedroom Suite boasting tons of sunlight and dual closets so that everything will be neatly tucked away. Your own Master Bathroom has everything you need to relax. Two additional Bedrooms offer plenty of light and abundant closet space and share a spacious Hall Bathroom.

And there's more! The picturesque, resort-like backyard oasis is the perfect place for a dip in the pool, a soak in the heated spa, or spending time with family and friends. Blooming perennials attract hummingbirds and butterflies, and the gorgeous outdoor patio and immense privacy ensure hours of enjoyment and relaxation.

With its incredible neighborhood, Blue Ribbon Schools within walking distance, proximity to New York City, Newark Liberty International Airport, Midtown Direct Train and convenience to fantastic shopping and restaurants, 44 Rolling Hill Drive is an absolute must see.



# Inside and Out...

## Main Level

- Entry Foyer featuring hardwood floors, baseboard molding, crown molding with dentil detail, chandelier, coat closet, freshly painted
- Living Room featuring hardwood floors, baseboard molding, crown molding with dentil detail, fireplace with custom millwork and stone surround, freshly painted (2016), new large picture window
- Dining Room featuring hardwood floors, baseboard molding, crown molding, chair rail, picture window, chandelier, freshly painted
- Family Room featuring new carpeting, recessed lighting, brick fireplace with stone surround, media storage closet, casement windows, door to backyard, paneling, freshly painted
- Renovated Kitchen featuring hardwood floors, baseboard molding, recessed lighting, custom wood cabinetry, Silstone countertops, tumbled tile backsplash, decorative tile backsplash over range, Kitchen Aid stainless steel dishwasher, Kitchen Aid stainless steel range, Kenmore stainless steel built in microwave, breadbox, stainless steel sink, breakfast area with flush mount light fixture, pocket doors, sliding door to backyard, and pool/spa remote control panel; range, microwave, and dishwasher under extended warranty

## Second Level

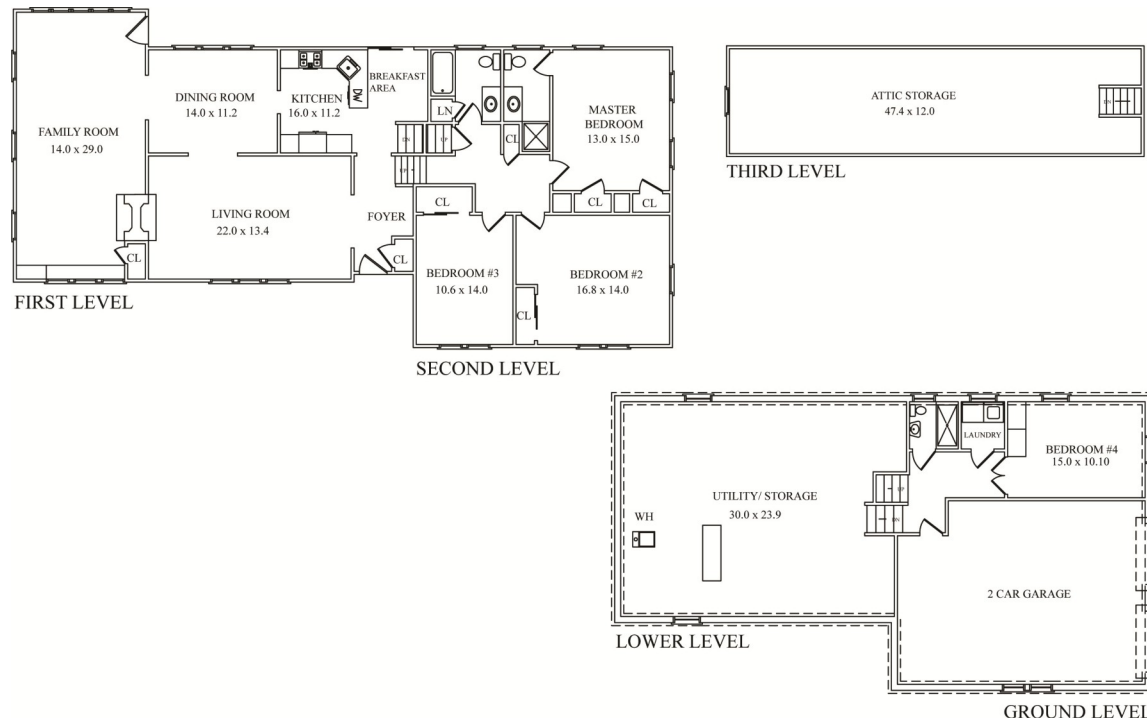
- Staircase with runner and brass stair hardware to Second Level
- Second Level Landing featuring hardwood floors, linen closet, baseboard molding, flush mount light fixture
- Master Bedroom featuring carpeting, baseboard molding, dual closets, freshly painted
- Master Bathroom featuring tiled flooring, tile wainscoting, vanity with storage and tile countertop, freshly painted, recessed light, shower with new glass door, recessed medicine cabinet, new decorative light fixture, chrome revolving recessed soap/toothbrush holder, recessed chrome-cover toilet paper roll holder, recessed chrome tissue box holder
- Bedroom #2 featuring carpeting, closet with double sliding doors and Caplan signature rounded-wall feature, ceiling fan with light fixture, baseboard molding
- Bedroom #3 featuring hardwood floors, closet with double sliding doors, baseboard molding, recessed lighting, freshly painted
- Full bathroom tiled flooring, tile wainscoting, vanity with storage and tile countertop, woven shade, recessed light, tub/shower combination, recessed medicine cabinet, linen closet, new decorative light fixture, chrome revolving recessed soap/toothbrush holder, recessed chrome-cover toilet paper roll holder, recessed chrome tissue box holder, freshly painted

## Third Level

- "Stand-up" attic space that can easily be converted for use as Storage, Playroom, Office or 2 Additional Bedrooms (owner has architectural plans for 3<sup>rd</sup> level that can be made available to Buyer), cedar closet

## Lower Level

- Office/Guest Bedroom featuring paneled walls, recessed lighting, woven shades, new carpeting, built in cabinet with open and concealed storage, picture ledge
- Laundry Room
- Full Bathroom featuring tile flooring and wall tile, wall fixture and handheld shower with tiled seat and glass door, pedestal sink, ventilation fan
- Unfinished/Utility Room off of Hallway (step down) with 8' ceilings easily converted to Recreation Room, Playroom, Gym, Office, Wine Cellar and/or Workspace)
- French drains and sump pump



## Additional Features and Upgrades

- Irrigation
- 10,000 Watt portable Generator with zoned circuit breaker panels
- Forced Air/AC, 1 zone
- Original *Caplan* built home
- Exterior painted (2017)
- Newly carpeted Bedroom #4/Office (2017)
- Living Room newly painted and new picture window (2016)
- New soffits and gutters (2016)
- New Water Heater (2015)
- Furnace (2010)

## Backyard

- Tennessee sandstone patio
- Heated, lighted, Gunite in-ground pool and attached heated spa with Cool Deck surround and Protect-A-Child 4' removable mesh perimeter safety fence
- Screened-in, powered Gazebo with ceiling fan with light fixture and built-in benches
- Powered storage shed with light fixture
- Fully fenced-in yard with professional landscaping, Tennessee sandstone-encircled butterfly garden with birdbath, honeysuckle- and rose-entwined arbor

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