

2 HARVARD PLACE

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Welcome to 2 Harvard Place in the desirable Chestnut Hill section of Livingston. If you are seeking a designer home with great flow, an abundance of living space and an indoor swimming pool, look no further! This 5 bedroom, 4½ bath home hits all the right notes.

Drive up the beautiful, tree-lined street and admire this deceptively spacious expanded ranch home. After entering the warm front door with decorative glass, you will immediately be enthralled by the sun drenched Living Room featuring hardwood floors, picture window and recessed wood burning fireplace. Take a few steps up into the luminous Dining Room with hardwood floors and custom built-in banquette, perfect for your next dinner party. Flow seamlessly into the Gourmet Chef's Kitchen with custom built-in cabinets, granite countertops, designer tile backsplash and high-end appliances, including Sub Zero refrigerator, Fisher & Paykel cooktop, Miele dishwasher, Wolf double oven and warming tray, Sharp built-in microwave and an abundance of cabinets to store all of your groceries and wares. Linger over your morning coffee at the island bar counter or in the Breakfast Area surrounded by 3 sets of sliding glass doors overlooking the spectacular circular wood deck and back yard. This area opens to the generous Family Room perfect for large parties or cozy nights by the fire. A Powder Room rounds out this area.

But this home is full of great surprises!! Tucked nicely down the hall from the Kitchen you will find the gem of this home...a heated indoor swimming pool! The Indoor Pool Area is an entertainer's dream featuring stone floors, an abundance of windows, a Full Bath and an eating area with custom built-in island with seating for 6, refrigeration, sink and an indoor recessed grill perfect for entertaining family and friends all year round! The Pool Area has access to the garage and floor to ceiling sliding glass doors to the outdoor bluestone patio and circular wood deck making indoor and outdoor entertaining simple and easy.





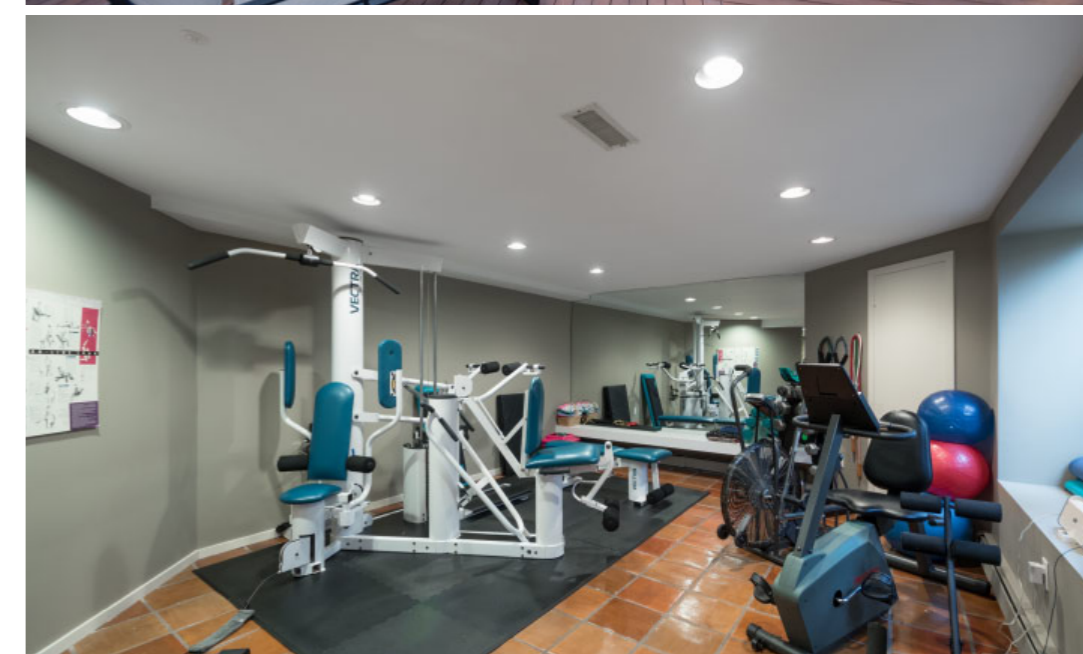
Ready to retire for the evening? Walk down the hallway to find the Master Bedroom featuring hardwood floors, custom built-in cabinetry and a walk-in closet/dressing area with custom built-in shelving, hanging, drawers and shelving just for your shoes! You won't want to leave the spa-like Master Bathroom complete with dual vanities with marble countertops, soaking tub/jacuzzi and steam shower with stone surround and stone shower seat with frameless glass doors. The Office off the Master Bedroom is the perfect way to start your workday with hardwood floors, recessed lighting and two enormous closets so that nothing is out of place.

Upstairs you will be in awe of the open and roomy three additional bedrooms. One features hardwood floors, custom built-in desk and bookcases as well as 2 walk-in closets with custom built-in hanging, shelving and drawers so that everything will be neatly tucked away. Another features gorgeous vaulted ceilings, custom built-in bed and bookcases and custom built-in desk with storage. The window seat alcove is perfect for reading a book or simply taking in the park-like setting outdoors. The final bedroom boasts tons of sunlight, hardwood floors, recessed lights, custom built-in bed and desk area and an abundant walk-in closet with custom built-in hanging, shelving and drawers. The Full Second Level Bathroom features stone floors, custom vanity with granite countertop, shower over tub with tile surround and frameless glass door.

And there's more! The above ground Lower Level boasts a bright and airy finished Recreation Room and Exercise Room perfect for endless hours of family entertainment, arts and crafts or getting in your morning work out routine. The area includes stone tile floors, recessed lighting, custom built-in cabinetry, built-in audio and sliding glass doors to the outdoor covered patio and back yard making access to the outdoors effortless. The Lower Level Office featuring carpet, recessed lighting, dual custom built-in desks with granite countertops and storage provide the privacy and work/life balance you're looking for. A convenient bedroom is perfect as a nanny suite or guest room with stone floors and a full bathroom to satisfy any guest. The amazing Bonus Room offers 2 dual cedar closets with custom cabinetry for storing out-of-season clothing for the entire family! Rounding out this level is an abundance of closets and Laundry Room. This spacious above ground Lower Level adds tons of living space and functionality to the home.

But that's not all! Don't miss the luxurious backyard oasis, which is a real show stopper. The bluestone patio and unique circular wood deck with retractable awning is sure to be ground zero for all your summer entertaining. Whether it's mixing drinks and serving appetizers from your enormous deck, taking a dip in the indoor pool or just soaking in the sun, your days will be filled with friends, family and great memories.

With its incredible neighborhood, Blue Ribbon Schools, proximity to New York City and convenience to fantastic shopping and restaurants, 2 Harvard Place is a one-of-a-kind home that can't be missed!



INSIDE AND OUT...

Main Level

- Wood Entry Door with decorative glass panel and sidelights
- Entry Foyer featuring hardwood floors, baseboard molding, crown molding, recessed lighting, double door coat closet with adjustable hanging and storage, steps to Living Room, entry to Kitchen and Master Bedroom, Staircase with wood railing to Second Level, Staircase with wood railing to Lower Level, linen closet
- Powder Room featuring wood door with decorative frosted glass, designer tile flooring and surround, designer glass tile vanity and surround, decorative Vessel sink, recessed lighting
- Living Room featuring hardwood floors, baseboard molding, crown molding, custom built-in wood cabinetry, recessed lighting, recessed wood burning fireplace, recessed wall shelf, large picture window flanked by double hung windows, steps to Dining Room
- Dining Room featuring hardwood floors, baseboard molding, crown molding, recessed lighting, built-in custom white cabinetry/banquette with storage and countertop, steps to Living Room, wood door with decorative glass to Kitchen
- Gourmet Chef's Kitchen featuring stone floor, custom wood cabinetry with glass panels, granite countertops, tile/mirrored backsplash, recessed lighting, breakfast bar with seating for 4, oversized double stainless steel sink with commercial style faucet, faucet foot control, hot/cold filtered water faucet, garbage disposal, Subzero Refrigerator with Freezer drawer, Miele dishwasher, Fisher & Paykel cooktop, Wolf double oven, Wolf warming tray, pull out cabinetry, custom walk-in food pantry with floor to ceiling storage
- Breakfast Area featuring stone floors, baseboard molding, crown molding, recessed lighting, French doors to outside, custom built-in with granite counter and storage, custom built in coffee center with built-in stainless steel GE Profile microwave, wood door with glass inset to Dining Room, wood door with glass inset to back Hallway, open to Family Room
- Family Room featuring stone floor, baseboard molding, recessed lighting, wood burning fireplace with granite surround and sliding glass doors, French doors to outdoor deck
- Back Hallway featuring stone floors, door to indoor pool, sliding glass doors to outside patio and deck, built-in wood cabinetry for storage
- Indoor Pool Area featuring heated indoor pool, stone floors, recessed lighting, 360' exposure picture windows, sliding glass doors to back yard/outdoor deck, door to Garage, separate sitting area, wood benching along one wall, step down custom built-in island with storage, bar sink, refrigeration area and seating area and recessed indoor grill
- Pool Area Full Bathroom featuring stone floor, tile surround, recessed lighting, vanity with quartz countertop and storage, shower with tile surround, hand held rain shower, separate toilet area with door
- Master Bedroom Suite featuring hardwood floors, baseboard molding, recessed lighting, custom built-in cabinetry, decorative picture window, two double hung windows, walk-in closet/dressing area with custom adjustable hanging, shelving, drawers and shoe shelving, Separate Office featuring hardwood floors, baseboard molding, recessed lighting, double hung windows, oversized folding door closet with custom shelving and file drawers, additional folding double door closet with custom shelving, hanging and laundry basket
- Master Bathroom featuring stone flooring, dual vanities (one with built in makeup vanity) with custom cabinetry and marble countertops,

stone tile wainscoting with decorative border, recessed lighting, 2 contemporary light sconces, soaking tub/Jacuzzi, steam shower with stone floor, tile surround, shower seat, recessed shower shelf, rain shower head, hand held shower head, frameless shower door, 2 side-by-side casement windows, separate toilet area

Second Level

- Second Level landing featuring hardwood floors, baseboard molding, vaulted ceiling, recessed lighting
- Bedroom #2 featuring hardwood floors, baseboard molding, recessed lighting, custom built-in white desk with storage, custom built-in bookcase, double hung windows, 2 walk-in closets with custom white cabinetry with hanging, shelving and drawers
- Bedroom #3 featuring hardwood floors, baseboard molding, vaulted ceilings, recessed lighting, custom built-in white desk with storage, custom built-in bookcase, custom built-in bed, mirrored wall, built-in window seat, double hung windows, walk-in closet with custom white cabinetry with hanging, shelving and drawers
- Bedroom #4 featuring hardwood floors, baseboard molding, vaulted ceiling, recessed lighting, built-in custom white desk with countertop and storage, custom built-in bookcase, custom built-in bed with storage, walk-in closet with custom white cabinetry with hanging, shelving and drawers, door to unfinished attic space, double hung window
- Full Bathroom featuring stone flooring, stone wainscoting with decorative tile border, recessed lighting, 2 light sconces with drum shades, custom vanity with granite countertop, shower over tub with tile surround and frameless sliding glass door, linen closet with floor to ceiling shelving, decorative picture window

Lower Level

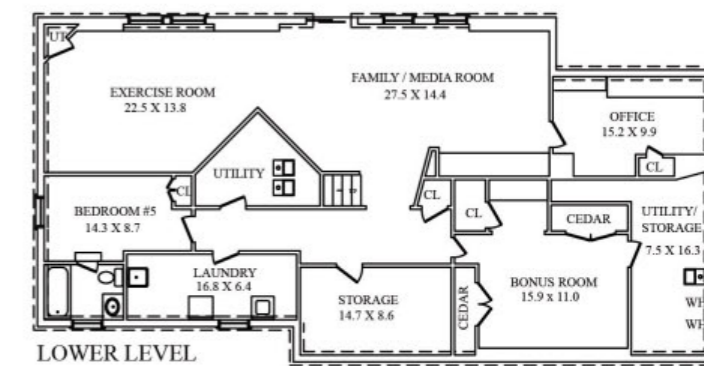
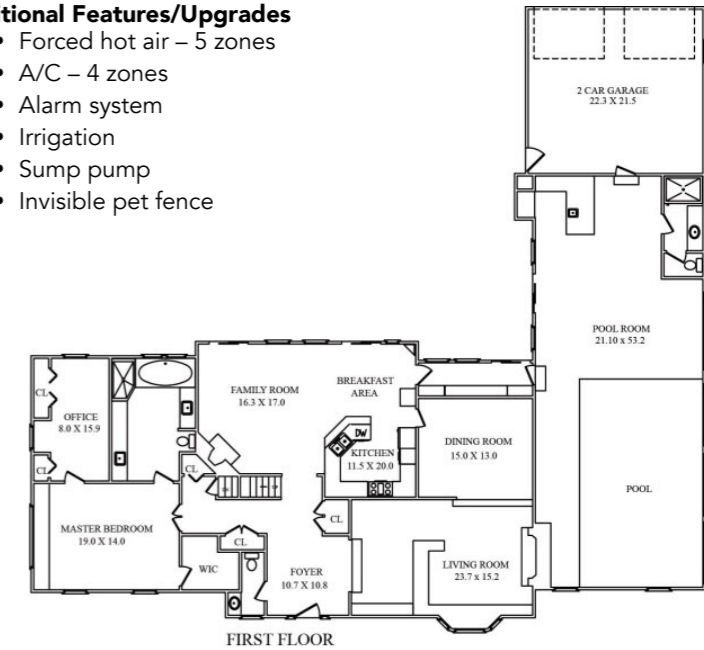
- Carpeted stairs to above ground Lower Level
- Recreation Room featuring stone flooring, baseboard molding, recessed lighting, custom built-in wood cabinetry with black granite countertop, built-in audio system, floor to ceiling windows, sliding glass doors to backyard/covered patio
- Exercise Room featuring stone flooring, baseboard molding, recessed lighting, mirrored wall with custom built-in wall bench, picture windows, closet
- Office featuring carpet, dual custom built-in desks with granite countertops and storage, custom built-in bookcase, closet with built-in shelving, wall TV
- Ensuite Bedroom #5 featuring stone tile floor, baseboard molding, recessed lighting, double door closet, double hung window, full Bathroom featuring stone tile floor, recessed lighting, vanity with storage, shower over tub with tile surround, picture window
- Bonus Room featuring carpeting, baseboard molding, recessed lighting, built-in granite shelf, mirror with 4 light sconce, 2 double door cedar closets with hanging and shelving, utility closet, additional walk-in closet with shelving
- Utility Area with laminate flooring, fluorescent light, extra refrigerator/freezer, shelving
- Laundry Room featuring stone flooring, fluorescent lighting, Maytag top load washer, Maytag front load dryer, utility sink, window
- Back Hallway featuring stone floor, entry to Ensuite Bedroom #5, Laundry Room and Bonus Room, closet with custom floor to ceiling shelving, utility closet

Backyard/Landscaping

- Electrified attached 2 car garage with hanging hooks and shelving
- Outdoor circular deck featuring built in seating, retractable awning
- Large backyard grass area
- Bluestone walkway and patio
- Covered bluestone patio off Lower Level

Additional Features/Upgrades

- Forced hot air – 5 zones
- A/C – 4 zones
- Alarm system
- Irrigation
- Sump pump
- Invisible pet fence



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