

30 HOWELL DRIVE

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Welcome to 30 Howell Drive in Verona's sought after Forest Elementary neighborhood! This picture perfect 5 Bedroom, 2 ½ Bath Contemporary, majestically situated on a scenic ridge with stunning Montclair golf course views, boasts brand new gleaming hardwood floors, an open and airy floor plan and spacious rooms.

Drive into the ultra private neighborhood where stately homes abound. Walk up to find the welcoming wood door flanked by decorative sidelights. Prepare to be amazed by the dramatic 2-story Entry Foyer featuring a statement chandelier, marble floors and an impressive staircase with a view of the second floor landing. Flow easily into the sun drenched Living Room with brand new hardwood floors. Step down into the Family Room to find a gorgeous sliding door, an inviting stone fireplace and a fabulous Wet Bar Area perfect for mixing cocktails. Dinner parties are divine in the sophisticated formal Dining Room complete with new hardwood floors and a beautiful view of the lush property beyond. Any chef will be impressed with the enormous Gourmet Kitchen with custom wood cabinetry, granite countertops and high-end stainless steel appliances. Enjoy a cup of coffee in the dreamy Breakfast Room as you soak in the sunlight and views of the backyard. Effortlessly accessed from the Breakfast Room, relax on the outdoor wood deck that flows easily from inside. The large deck and the lush yard beyond are perfect for an al fresco dinner party or simply roasting marshmallows with friends.





Ready to retire for the evening? Walk up the staircase to the magnificent 2nd Floor Landing. The open and sunny Landing overlooks the Entry Foyer and features plenty of windows so that the light can pour in. The Master Bedroom boasts tons of sunlight and generous dual Walk-In Closets (one with its own custom vanity area). The Master Bathroom is beautifully renovated with a built-in Jacuzzi tub, heated tile floor, luxurious designer vanity with stone countertop and a frameless glass shower with decorative tile and rain shower. Walk down the hallway to find 3 more spacious bedrooms, all with roomy double door closets. A well-appointed Full Hallway Bathroom features a double vanity and a separate room for the toilet and shower.

And there's more! The unfinished Lower Level with high ceilings has TONS of potential. Whether it's a Billiards Room, Recreation Room, Wine Cellar and/or Exercise Room, there is plenty of room to add tons of living space and functionality to the home.

With fantastic Verona schools, easy access to Route 280, proximity to Verona Park, 30 Howell Drive is the perfect place to call home!



# INSIDE AND OUT...

## First Level

- Entry Foyer featuring marble floor tile, vaulted ceiling, skylight, 2 coat closets, light fixture, baseboard molding, stairway to second level
- Dining Room featuring hardwood floors, chandelier, baseboard molding, casement windows, blinds
- Living Room featuring hardwood floors, recessed lighting, direct lighting, sconces, baseboard molding, casement windows, blinds
- Sunken Family Room featuring hardwood floors, fireplace with floor to ceiling stone surround, wet bar with storage and sink and mirrored backsplash, sliding doors to back deck, recessed lighting, blinds, built ins with open and concealed storage, sconces, baseboard molding
- Chef's Kitchen featuring tile flooring, tile backsplash with decorative accents, custom wood cabinetry, granite countertops, island with seating for 3, pendant lighting over island, recessed lighting, stainless sink with commercial fixture, Bosch stainless refrigerator/freezer, Jenn-Air stainless wall oven, Jenn-Air stainless built in microwave, Bosch stainless dishwasher, Bosch stainless cooktop, glass front cabinetry, Pantry Closet with floor to ceiling shelving
- Breakfast Area with flush mount light fixture, sliding door to back deck, blinds, overlooks Family Room
- Custom built in Desk Area with drawers and file storage, granite countertop
- 2 car garage with electric doors
- Powder Room featuring floor tile, vanity with laminate countertop, fan, casement window with blinds, vanity lighting
- Back Hallway with storage closet
- Laundry Room featuring tile flooring, utility sink, custom cabinetry, GE Profile Washer, GE Dryer, door to back deck, hanging storage
- Office/Bedroom #5 featuring hardwood floors, custom built ins with open and concealed storage, closet, casement windows, blinds

## Second Level

- Carpeted staircase to 2<sup>nd</sup> level
- Second Floor Landing featuring carpeting, flush mount light fixtures, vaulted ceilings with windows/skylight, linen closet
- Master Bedroom featuring carpeting, in ceiling speakers, ceiling fan/light fixture, casement windows, blinds, 2 Walk In Closets (1 with vanity area and light filled vaulted ceiling)
- Renovated Master Bathroom featuring heated tile floor, custom double wood vanity with granite countertop, in ceiling speakers, flush mount light fixture, fan/light, 4 light sconce, built in Jacuzzi tub, frameless glass shower with decorative tile surround and handheld and rain shower head

- Bedroom #2 featuring carpeting, baseboard molding, casement windows, blinds, large double door closet
- Full Hall Bathroom featuring floor tile, custom double vanity with laminate countertop, vanity lighting, separate room for shower/toilet, shower over tub with tile surround, skylight
- Bedroom #3 featuring carpeting, baseboard molding, casement windows, blinds, large double door closet
- Bedroom #4 featuring carpeting, baseboard molding, casement windows, blinds, large double door closet

## Lower Level

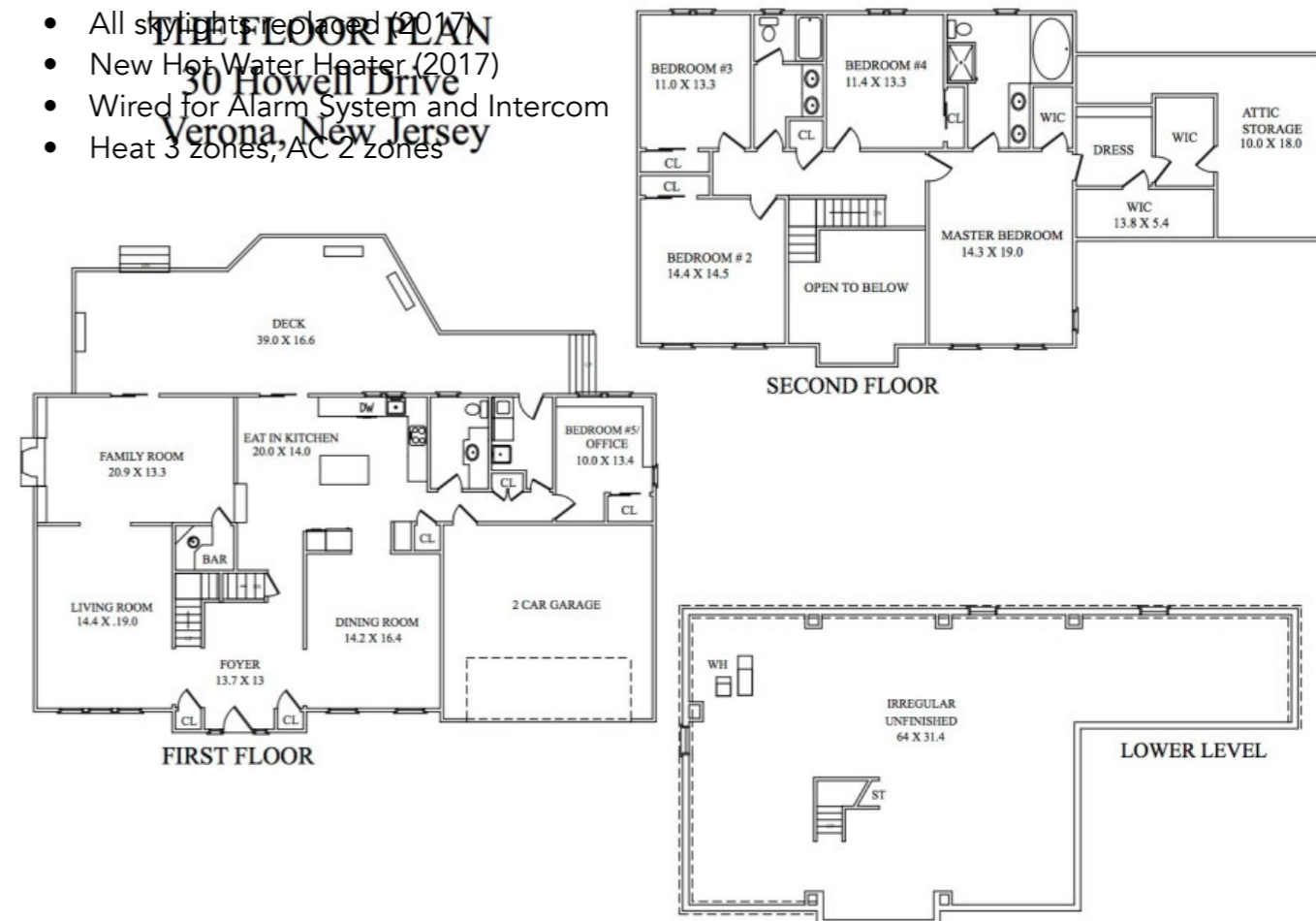
- Huge unfinished basement with tons of potential for Recreation Room, Exercise Room and/or Wine Cellar with additional utility storage

## Backyard/Landscaping

- 1/2 Acre
- Wood Deck with railings
- Flat yard with mature specimen trees
- Irrigation

## Additional Features/Upgrades

- All new hardwood floors on 1<sup>st</sup> floor (2017)
- All skylights replaced (2017)
- New Hot Water Heater (2017)
- Wired for Alarm System and Intercom
- Heat 3 zones, AC 2 zones



NOT TO SCALE - This floor plan is provided for illustration purposes only.