

132 HIGHLAND AVENUE | CHATHAM, NJ



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Welcome to 132 Highland Avenue! Beautifully situated on a large corner lot, this elegant 4 Bedroom, 2 ½ Bath Kaplan-built Center Hall Colonial, is perfect in every way. Walk up the winding front walkway to the welcoming warm Entry Door. The bright and sunny Foyer features stylish floor tile, tremendous coat closet with double doors and a view of the gracious staircase leading to the second floor landing. Flow easily into the sun-drenched Living Room with gleaming hardwood floors, crown molding and gorgeous oversized windows overlooking the picturesque property beyond. Dinner parties are divine in the elegant formal Dining Room complete with hardwood floors, charming chair rail and custom double French Doors leading to the Kitchen. The stunning Gourmet Kitchen is sure to satisfy every chef's desire. An abundance of custom, crisp white cabinetry, a huge island with granite countertop and high-end Bosch stainless steel appliances are the best in form and function. Breakfast is served in the light-filled adjacent Breakfast Room with an accompanying Dry Bar Area complete with plenty of storage for your bar glasses and china. Beyond the Kitchen, you are sure to be impressed by the magnificent Family Room. This room, bathed in sunlight, exudes relaxation and is well suited for family game night, movie watching enhanced the Bose surround sound system or cozy nights by the fireplace. The Family Room flows easily into the dreamy 4 Season Sun Room featuring a vaulted ceiling, beams and top of the line Marvin Doors. A stunning Deck is easily accessed from the Sun Room and Breakfast Area, making indoor and outdoor entertaining laid back and stress free. Extensive landscaping, including exquisite blooming trees, perennials and a charming arbor, ensures spectacular views for your guests. A tasteful Powder Room rounds out the First Level.





Ready to retire for the evening? Wander up the elegant staircase to find the large second floor landing complete with a Linen Closet with floor to ceiling shelving and 2nd Floor Laundry. Prepare to relax in the private, roomy and sunlit Master Bedroom Suite. Getting ready is a pleasure in the large Master Bathroom featuring a huge Walk In Closet, double vanity with a separate make up area, Jacuzzi tub and luxurious frameless glass door shower. Bedrooms 2 through 4 feature gleaming hardwood floors and spacious closets (2 Walk In). Bedrooms 2, 3 and 4 share the spacious Full Hall Bathroom complete with a double vanity, chic mosaic tile and a roomy bath/shower.

And there's more! The Lower Level boasts a fully finished Recreation/Game Room perfect for endless hours of family entertainment. The Recreation/Game Room includes a Wet Bar with built in cabinetry, pool table and plenty of storage closets so that not a thing will be out of place. This spacious Lower Level adds tons of living space and functionality to the home.

With its serene setting, spacious floor plan, proximity to New York City, easy access to Midtown Direct train service, exceptional school district and convenience to fantastic shopping and restaurants, 132 Highland Avenue is an extraordinary value and the perfect place to call home!

INSIDE & OUT

FIRST LEVEL

- Entry Foyer featuring tile flooring, crown molding with decorative detail, baseboard molding, lantern light fixture, double door Coat Closet, stairway to Second Level, Doorway to Lower Level
- Living Room featuring hardwood floors, crown molding with dentil detail, baseboard molding, picture window with ledge
- Dining Room featuring hardwood floors, crown molding, baseboard molding, chair rail, designer chandelier, picture window with ledge, double French doors with beveled glass to Kitchen
- Gourmet Chef's Kitchen featuring hardwood floors, freshly painted custom wood cabinetry, Corian countertops, oversized island with storage, stainless bar sink, marble countertop and seating for 4, dry bar area with glass front upper cabinetry for china and bar glass storage, oversized stainless sink, Bosch cooktop with hidden vent on island (new 2017), Sub Zero refrigerator/freezer, Bosch stainless double wall ovens (new 2017), Kitchen Aid dishwasher (new 2016), GE stainless built in microwave (new 2017), trash compactor, bread box, recessed lighting, bay window over sink, Marvin windows, Door to side deck and side staircase
- Breakfast Room featuring double French doors at entry, hardwood floors, pendant light fixture, window bay with Marvin double French doors out to Deck
- Family Room featuring hardwood floors, painted panel walls, fireplace with floor to ceiling brick surround, crown molding, baseboard molding, built in Bose surround sound system, double French doors with floor to ceiling windows on each side to Sun Room
- 4 Season Sun Room featuring hardwood floors, custom cut area rug, vaulted ceiling with beams, recessed lighting, ceiling fan, Marvin sliding French door to Deck, windows at 3 exposures, 2nd door to backyard
- Renovated Powder Room featuring tumbled tile flooring, pedestal sink, Kohler toilet, 2 sconces, oval mirror with beveled glass

LOWER LEVEL

- Carpeted staircase to lower level
- Recreation/Game Room featuring carpeting, Wet Bar with built in cabinetry, stainless sink and laminate countertop, paneled walls, 3 closets, drop ceiling with lighting, pool table (included)
- Utility Room with top of the line Lennox heating/AC system (2015)
- 2 car garage with electric doors, built-in cabinetry with sink, insulated doors

SECOND LEVEL

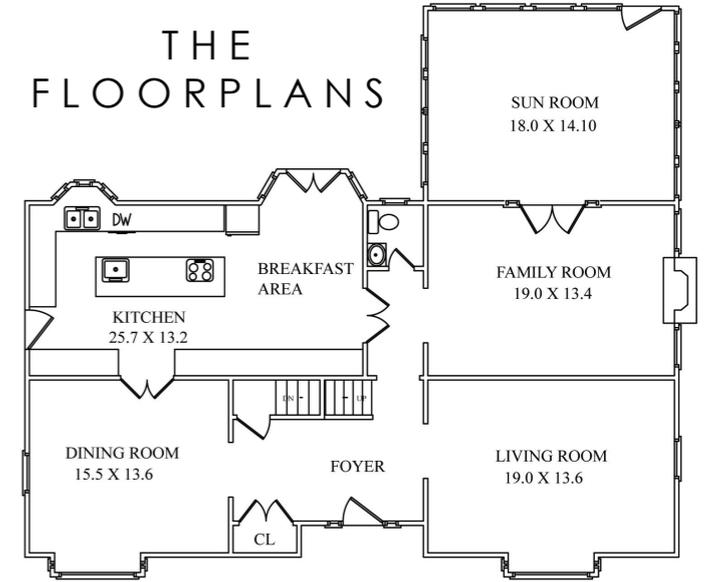
- Wood staircase to Second Level
- Second Floor Landing featuring hardwood floors, 2 flush mount light fixtures, pull down attic access, Linen Closet
- Laundry Closet with double doors, Kenmore Elite washer (new 2016), Kenmore Dryer
- Master Bedroom Suite featuring hardwood floors, crown molding, baseboard molding, 3 windows, ceiling fan, Renovated Master Bathroom featuring double French doors at entry, vaulted ceiling, Walk in Closet with pocket door at entry, custom storage, marble floor and wall tile, radiant floor heat, dual custom wood vanities with marble countertops, vanity area with marble countertop, built in Jacuzzi tub with marble surround and picture window, frameless glass door shower with marble tile surround, regular and handheld shower heads, separate room for commode, Toto toilet, recessed lighting, sconces, custom mirror, 2 custom medicine cabinets
- Updated Hall Bathroom featuring mosaic floor tile, tile wainscoting, custom double vanity with dual medicine cabinets, sconces, NewTone ceiling heating fan/light combination, tub/shower combination with tile surround, Toto toilet
- Bedroom #2 featuring hardwood floors, baseboard molding, 2 windows, Walk In Closet
- Bedroom #3 featuring hardwood floors, baseboard molding, 3 windows, Walk In Closet
- Bedroom #4 featuring hardwood floors, baseboard molding, chair rail, 2 windows, ceiling fan, 2 Closets

BACKYARD & LANDSCAPING

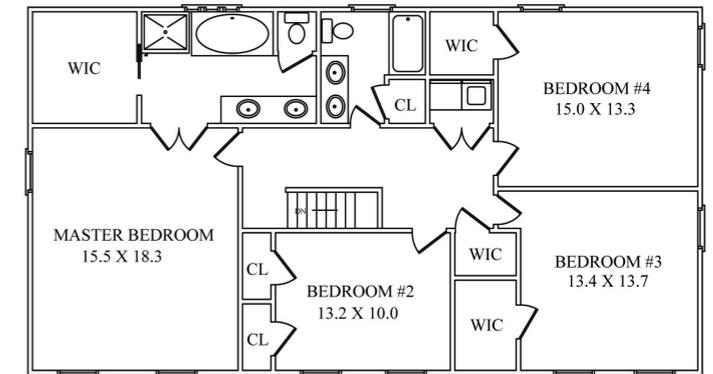
- Large Deck, accessed from Breakfast Room and Sun Room (with excellent shade)
- Smaller Deck off Kitchen (with excellent shade until around 3P daily)
- 5' bluestone front walkway with stone retaining wall
- Extreme privacy
- Professionally landscaped
- 1 large, 1 small Bluestone Patio
- Elegant Lattice Arbor
- Driveway space for 3rd car

ADDITIONAL FEATURES & UPGRADES

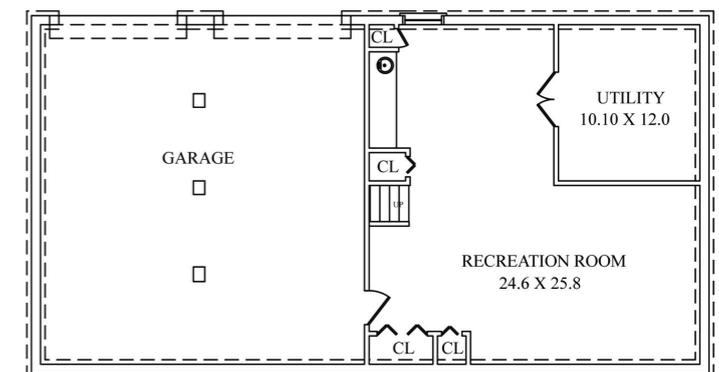
- Corner lot facing Highland Avenue on the Hall Road cul-de-sac
- Freshly painted interior
- 3,100+ square feet, Kaplan Built Home
- All wood floors oak
- Heat, natural gas
- AC, high efficiency, quiet Lennox (installed 2013)
- All utilities buried
- 2011, new roof drainage system direct into Chatham sewer system
- 2014, exterior painted
- 2016, new 70 gallon hot water tank



FIRST FLOOR



SECOND FLOOR



LOWER LEVEL