

115 LONGVIEW AVE
CHATHAM, NJ 07928

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HIGHGATE
A PRIMAVERA COMMUNITY



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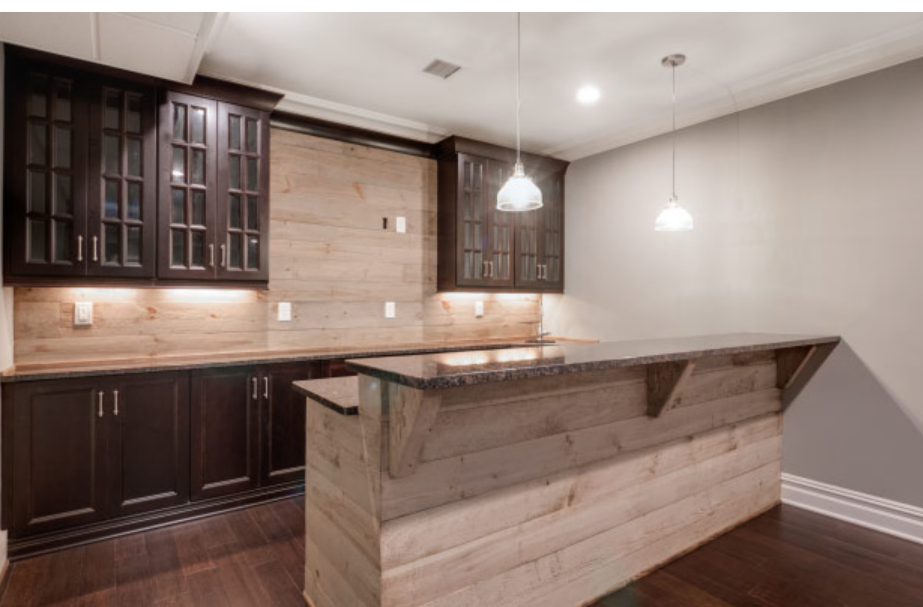
Welcome to 115 Longview Avenue, an incredible blend of gracious living, design perfection and phenomenal vistas. It is not every day that New Construction this exceptional and elegant comes on the market. Move right in to this perfectly designed 6 Bedroom, 6 and ½ Bath home with a seamless open floor plan, expert craftsmanship and high end finishes at every turn. Simply put, this home is a model of absolute perfection.

Drive up this ultra private street and prepare to be transfixed by this home. A stellar exterior, clean lines and meticulous landscaping all contribute to the home's incredible curb appeal. Enter through the oversized warm, wood entry door to the spacious and sunlit Entry Foyer featuring gorgeous hardwood floors with walnut inlay and elegant archways leading to the Living and Dining Rooms. Move into the sun-drenched Living Room boasting more custom hardwood floors and elongated windows with stunning mountain views. Dinner parties are a dream in the magnificent Dining Room featuring a coffered ceiling, custom wainscoting and easy access to the outstanding Gourmet Chef's Kitchen that is truly a work of art. Crisp white custom wood cabinetry with an enormous custom island, granite countertops, stainless steel professional grade appliances and a dream Breakfast Room make the Kitchen extraordinary. Storage abounds with extensive upper and lower cabinetry, a Walk-In Pantry with floor to ceiling shelving and a Butler's Pantry perfect for mixing your favorite cocktail. The dazzling Family Room, with its gas-burning fireplace, beautiful custom built-ins and gorgeous windows with views of the lush backyard, is sure to be the site of many family gatherings. Rounding out the 1st Floor are a divine Office/Library with graceful custom built-ins, chic Powder Room and a splendid Guest Bedroom Suite. And it doesn't end there. Easily accessed from the Breakfast Room, relax on the lovely patio, perfect for al fresco dining and spending time with family and friends. Beyond the patio, enjoy complete privacy in the captivating yard.





When it's time to retire for the evening, the stately staircase (there is also a rear staircase) leads you to the second floor with 5 spacious bedrooms. Luxury abounds in the private and open Master Bedroom Retreat with a gas-burning fireplace, dazzling vaulted ceilings, dual custom Walk-In Closets and light literally pouring in through the generous windows. It simply doesn't get better than a soak in the freestanding tub in the spa-like Master Bathroom complete with custom double vanity and sensational oversized shower with two rain shower heads. Four additional roomy bedrooms (all with high end finishes and chic designer bathrooms) are steeped in sunlight and include generous custom closets.



And there's more ... The massive Lower Level will be perfect space for entertaining. The ultra chic Recreation Room with custom barn door, shiplap accents and an amazing wet bar means that all sports watching will be at YOUR house. An enormous Wine Cellar, Media Room and luxurious Full Bath only add to the Lower Level's appeal.

This home simply cannot be compared to typical new construction and is a special opportunity to own a lifestyle home ideally located in sought after Chatham with NYC direct train, fantastic schools and fabulous downtown area.

INSIDE AND OUT...

First Level

- Solid wood craftsman style wood door with sidelites
- Entry Foyer featuring hardwood floors with walnut inlay, stairway to Upper and Lower Levels, wainscoting, deep crown and baseboard moldings, designer light fixtures with drum shades, large archways with custom millwork to Living and Dining Rooms, Coat Closet
- Living Room featuring hardwood floors with walnut inlay, recessed lighting, elongated windows, deep crown and baseboard moldings
- Dining Room featuring hardwood floors with walnut inlay, coffered ceiling, recessed lighting, chandelier, wainscoting, elongated windows, deep crown and baseboard moldings
- Hallway off Foyer featuring Double Door Closet with custom shelving and storage, 2nd Closet with custom shelving
- Study/Office featuring hardwood floors, custom millwork walls, custom built-in bookshelves, double door closet with custom shelving and storage, recessed lighting, deep crown and baseboard moldings, picture window overlooking scenic backyard
- Powder Room featuring hardwood floors, deep crown and baseboard moldings, custom wood vanity with marble countertop, pendant light fixture
- Gourmet Chef's Kitchen featuring custom wood cabinetry with granite countertops, marble tile backsplash, hardwood floors, recessed lighting, pendant lighting over island, custom island with granite countertop and bar sink (seating for 4), custom wood cabinetry, GE Monogram stainless refrigerator with icemaker, dual GE Monogram stainless dishwashers, double wall GE Monogram stainless convection ovens, GE Monogram stainless 6 burner cooktop with griddle, built-in stainless Sharp microwave, pot filler, XO custom hood, farm sink, Walk-In Pantry with floor to ceiling shelving
- Family Room featuring hardwood floors, custom built-ins with open and concealed storage, gas fireplace with stone surround and custom millwork mantle, recessed lighting, deep crown and baseboard moldings, open to Gourmet Chef's Kitchen
- Breakfast Area featuring hardwood floors, floor to ceiling glass windows and sliding doors to patio, recessed lighting, chandelier, deep crown and baseboard moldings, rear staircase
- Butler's Pantry featuring hardwood floors, recessed lighting, custom wood cabinetry, glass door cabinetry for china storage, granite countertops, marble subway tile backsplash, stainless steel bar sink, Danby wine refrigerator, Second Level
- Bedroom #6/ Ensuite Guest Room featuring hardwood floors, deep crown and baseboard moldings, recessed lighting, double door Closet with custom adjustable storage, Full Bathroom featuring travertine flooring, custom wood vanity with granite countertop, shower over tub with travertine tile surround, recessed lighting, 3 light sconce

Second Level

- Wood staircase with decorative railings to Second Level
- Second Floor Landing featuring hardwood floors, wainscoting, deep crown and baseboard moldings, orb chandelier, flush mount light fixtures, double door Linen Closet with floor to ceiling shelving, 2nd Closet
- Master Bedroom featuring double doors at entry, hardwood floors, custom built-in with open and concealed storage, gas fireplace with marble surround and custom millwork floor to ceiling mantle, vaulted ceiling with custom millwork, recessed lighting, designer ceiling fan, picture window overlooking scenic yard, dual Walk-In Closets with custom adjustable shelving and hanging storage
- Master Bathroom featuring marble tile flooring, marble tile wainscoting, double custom wood vanity with marble countertop, architectural soaking tub, vaulted ceiling with custom millwork, chandelier, two 3-light sconces, frameless glass door shower with hexagonal tile and marble tile, dual showerheads, recessed light, separate room for toilet
- Ensuite Bedroom #2 featuring hardwood floors, recessed lighting, deep crown and baseboard moldings, Walk-In Closet with custom adjustable storage, picture window, Full Bathroom featuring marble tile floors, custom wood vanity with granite countertop, frameless glass door shower with travertine tile surround, recessed light, 3-light sconce, baseboard and crown molding

- Bedroom #3 featuring hardwood floors, vaulted ceiling, ceiling fan, recessed lighting, deep crown and baseboard moldings, Walk-In Closet with custom adjustable storage, entrance to Jack and Jill Bath
- Jack and Jill Full Bath featuring wood look tile flooring, custom double wood vanities with marble countertops, custom wood mirrors, two 3-light sconces, separate room for toilet and bath, bath/shower combination with tumbled and glass tile surround
- 2nd Floor Laundry featuring wood look floor tile, custom built-ins with granite countertop, bead board wainscoting, recessed lighting, deep crown and baseboard moldings, drop down access to attic, hook up for washer and dryer
- Bedroom #4 featuring hardwood floors, vaulted ceiling, ceiling fan, recessed lighting, deep crown and baseboard moldings, Walk-In Closet with custom adjustable storage, entrance to Jack and Jill Bath
- Ensuite Bedroom #5 featuring hardwood floors, recessed lighting, deep crown and baseboard moldings, Walk-In Closet with custom adjustable storage, picture window, Full Bathroom featuring marble tile floors, custom wood vanity with granite countertop, frameless glass door shower with travertine tile surround, recessed light, 3-light sconce, baseboard and crown molding

Lower Level

- Mudroom featuring wood-look tile flooring, custom cubbies with bead board detail, recessed lighting, drop ceiling, utility closet, access to garage
- Lower Level Foyer featuring wide plank hard wood floors, deep crown molding, baseboard molding, recessed lighting, 2 double door Coat Closets, staircase to 2nd level, double French doors to Living Room, 3rd closet under stairs
- Media Room featuring 2 sets of double French doors, wide plank hardwood floors, deep crown moldings, baseboard molding, recessed lighting, Walk-In Closet with custom shelving and storage
- Full Bathroom featuring marble tile flooring, custom vanity with granite countertop, 2 light sconce, recessed lighting, tub/shower combination with tile surround
- Walk-out Recreation Room featuring custom barn door at entry, wide plank hardwood floors, Wet Bar with custom cabinetry and granite countertops, seating for 6, ship lap accent wall, Marvel beverage refrigerator, GE profile dishwasher, stainless steel bar sink, pendant lighting over bar, recessed lighting, deep crown and baseboard moldings, sliding doors out to rear yard
- Custom temperature controlled Wine Cellar, 920 bottle capacity
- 3 car garage with electric carriage style doors

Front Yard/Backyard

- Over .5 acre
- Paver stone front walkway
- Bluestone entryway
- Front and Rear Professional landscaping
- Multi-zone irrigation system
- Brick paver patio
- Patio wired for audio

Additional Features/Upgrades

- Custom built by Primavera Parkview builders
- Approximately 7,221 Sq. Ft. of living space
- Hardi Plank siding with front hinged shutters, stone accents and copper roof overhang
- Andersen windows with VeriLock wireless sensors
- Alarm system
- Central vacuum system
- High efficiency insulation throughout
- Solid core interior doors throughout
- Wired for phone, internet and cable
- TeleDoor door and phone system
- AC/Heat, Forced Air, 3 zones
- Completely wired for audio

