

16 CROSS GATES ROAD | MADISON





Welcome to 16 Cross Gates Road! Located in the prestigious Hill section of Madison, this 5 bedroom 3.5 bath custom home is a mix of charm and function. Built for comfort and flow, open areas prevail throughout the First Floor and invoke a bright and airy feel as rooms blend seamlessly into one another. Large bay windows and a stately fireplace highlight the Living Room. Large enough to accommodate everything from family movie night to Holiday parties, the Living Room opens to an adjacent Sun Room flanked with floor to ceiling windows on one side and the formal Dining Room on the other. The Kitchen features upgraded counter tops, new stainless-steel appliances, a center island and a breakfast nook. A spacious Master Bedroom with extensive walk-in-closets and ensuite bathroom, a guest Bedroom and a private Study that sits off the foyer complete the First Level.





The Second Level features generously-sized Bedrooms with ample storage and closet space. A spacious upstairs loft provides additional room for sleeping, reading or meditating. The recently renovated Lower Level features 8' ceilings, new laminate flooring and a large Mud Room with custom cabinetry that leads to the garage. Beautifully landscaped and located on a quiet, tree-lined street, 16 Cross Gates is walking distance to cafés, food stores, boutiques, schools and the Madison NJ Transit train station.



INSIDE & OUT

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THE FLOORPLAN

FIRST LEVEL

- Entry Foyer featuring tile and hardwood floors, baseboard, chair rail and dentil molding, architectural columns, 3 decorative flush lights.
- Renovated Full Bath with hardwood floors, frameless glass enclosed shower with rain shower head, recessed light and tile surround, Kohler sink and toilet, maple custom cabinet with matching vanity mirror and recessed lighting.
- Private Study featuring French doors, 2 large windows with 2 exposures (custom blinds), wood paneling, recessed lights and floor to ceiling built in wood cabinetry on one wall.
- Master Bedroom Suite featuring baseboard and dentil molding, 5 large windows at three exposures with blinds, His and Her large walk in closets with decorative lighting and mirror, en suite bathroom with tile flooring, wainscot tiling, large window with blinds, recessed lights, large double sink vanity with built in cabinets and large frameless mirror, designer bathroom lights, built in shelving and drawers, Kohler sink, toilet and separate tub (handheld faucet), frameless glass enclosed shower with rain shower head and handheld faucet, rubbed bronze fixtures.
- Bedroom #2 with 4 corner windows at 2 exposures with custom blinds, crown and baseboard molding, recessed lighting, walk in closet with shelving.
- Dining Room features large bay window with backyard exposure, built in corner china cabinet, hardwood floors, baseboard, chair rail and dentil molding, open to Kitchen and Breakfast nook.
- Living Room features hardwood floors, 4 large bay windows with front yard exposure (blinds), wood burning fireplace with

granite surround and custom millwork mantle and opening to Sun Room.

- Heated Sun Room with floor to ceiling windows and 3 glass doors at 3 exposures (blinds), baseboard and crown molding.
- Updated Kitchen featuring recessed lighting, 6 windows (blinds) at 3 exposures, decorative tile backsplash, wood and glass door cabinetry, granite countertop, center island (seating for 2) with storage and granite counter top, 2 pendant designer lights, stainless steel Viking hood, GE Adora 4 gas burner with skillet stovetop, Miele dishwasher, Kitchen Aide refrigerator/freezer, stainless steel double sink with pull down faucet, sliding glass doors to patio with storm screen.
- Breakfast nook with built in leather seating and table (seating for 6).

SECOND LEVEL

- Second Level Landing featuring hardwood floors, 2 decorative flush lights, baseboard molding, walk in linen closet with shelving and built in cabinetry and laundry chute.
- Bedroom #3 with hardwood floors, 2 windows with blinds, recessed lighting, closet with shelving, open to Office/Play Room with carpet, built in desk and windows with blinds and double sliding door closet with shelving.
- Bedroom #4 with hardwood floors, recessed lighting, 3 windows (blinds) at 2 exposures, walk in closet with shelving.
- Full Hall Bath with tile floor, decorative window, tub/shower with framed glass door and tile surround, American Standard toilet and sink, wood cabinet with storage and mirror with bathroom designer sconces.
- Loft Space with unfinished painted wood floor, window (blinds) and decorative sconce

LOWER LEVEL

- Stairway to Lower Level featuring new laminate floors, recessed lighting and closet with shelving.
- Recreation/Family Room featuring new hardwood floors, recessed lighting, 8' ceiling, baseboard molding, 4 casement windows at 2 exposures, sliding farm door (with wrought iron track and hinge) leading to Mudroom.
- Mudroom featuring large floor to ceiling custom cabinetry with bench, recessed lighting, door to one car Garage with electric door access, Mudroom freshly painted off white.
- Utility/Laundry Room featuring rubber tile floor, door to back yard, utility sink, pendant designer light, commercial lights, storage, shelving and built in work bench/tool storage.

BACKYARD

- Newly paved driveway with Belgian block pavers
- Landscape lighting throughout front and back yard
- Play set

ADDITIONAL FEATURES & UP GRADES

- Freshly painted throughout entire house
- 2017 Stainless Steele Viking Hood and GE Adore Oven
- 2014 Stainless Steele Miele Dishwasher and Kitchen Aid refrigerator/freezer
- New Hot Water Tank
- Renovated First Floor and Master Bathroom
- Renovated Basement and Mudroom
- 4 zone Heating and A/C control

