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**KELLER WILLIAMS**  
PREMIER PROPERTIES



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**45 School Avenue**  
CHATHAM | NEW JERSEY

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*Taking full advantage of a wonderfully private setting, this California Contemporary brings nature's beauty indoors. Resting on nearly a full acre of property, lush lawns, heirloom gardens and 100 year old trees set the stage for serene living.*

Located on one of Chatham's pretty, tree-lined streets, shopping, recreation, top schools and NYC commuter trains are only minutes away.

Inside, this spacious home enjoys a flexible floor plan designed to accommodate a wide array of tastes and lifestyles. Loving care and thoughtful updates have kept this mid-century contemporary true to form, while remaining relevant for today's busy homeowner. Clean lines, an open flow and abundant windows define spaces that are as casual or as formal as the occasion requires.

The living room / dining room combination allows you to place your furniture as you see fit, while a wall of sliders offer an effortless transition to outdoor living. For a more

intimate environment, the den includes a wood-burning fireplace.

The eat-in kitchen brings the home cook all the elements needed to create a successful meal every time. Cabinets and counter space are in ample supply, while quality appliances are arranged for easy access. Window, pendant, under-cabinet and recessed lighting all serve to keep this room bright and inviting, as space remains for a breakfast table and chairs.

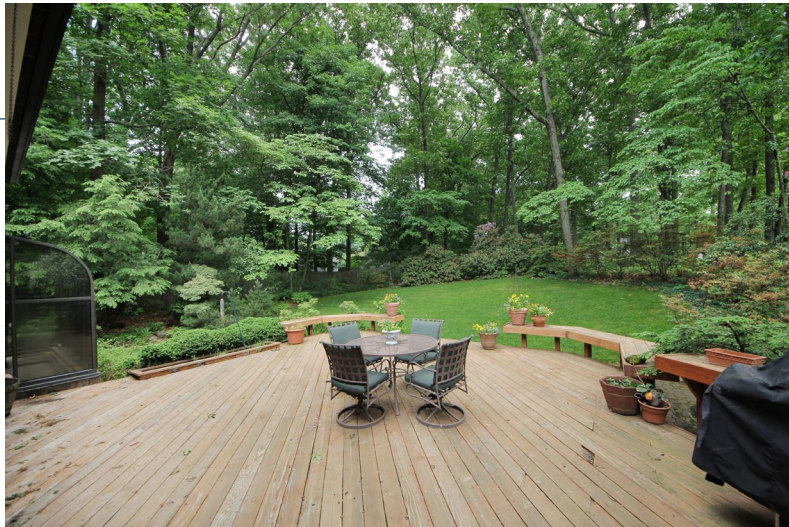
Certain to be a household favorite, the atrium allows you to enjoy this peaceful setting in complete comfort. A tile floor adds rustic charm, and you are treated for panoramic views from virtually every vantage point.



The master bedroom is a relaxed retreat that includes a separate master sitting room. The full master bath has a tile shower with frameless glass enclosure and an oversized vanity. The second bedroom enjoys loads of natural light and ample closet storage, while the nearby hall bath effectively services this bedroom. Additional finished space is found on the lower level featuring a recreation room, laundry room and ample storage capacity.

The highlight of this home is clearly the property. A deck and patio provide all the space you need for entertaining and outdoor dining. Majestic hardwoods and mature shrubbery buttress a portion of the backyard creating a tranquil atmosphere for relaxation and active play. Beyond the tall trees, a stone pathway leads to a fabulous garden area. In this section of the property you find 50 year old heirloom rhododendrons and azaleas, lovely flowers that bloom through all seasons, rare and native New Jersey plants and shrubs, 100 year old oaks, beech, maples, flowering cherries, flowering plum and dogwoods. There is lush ground covering and natural pathways through these gardens. Avid gardeners and nature lovers alike will find this space an unexpected treat.

Well suited for today, and with loads of potential for tomorrow, this remarkable contemporary provides a wonderful opportunity to enjoy all Chatham has to offer in comfort and style.



# Inside and Outside...

## FIRST LEVEL

- Foyer with tile floor and two double-width closets
- Living room / dining room with tile floor, vaulted ceiling, track lighting, wood-burning stove and sliders leading to the deck
- Kitchen with hardwood floor, recessed lights, Vermont Blue slate counter tops, imported Italian glass tile backsplash, natural cherry cabinets, center island, breakfast area, Sub-Zero refrigerator, Asko dishwasher, Jenn-Air double oven and Thermador gas cook top
- Den with tile floor and wood burning fireplace with stone surround
- Atrium/Florida room with tile floor and sliders leading to the backyard
- Master bedroom with wall-to-wall carpet, track lighting, 2 skylights, vaulted ceiling and walk-in-closet
- Master sitting area with wall-to-wall carpet and track lighting
- Master bath with tile floor, tile shower stall and marble vanity
- Bedroom 2 with wall-to-wall carpet 2 slider closets
- Bath with tile floor, stone vanity, tile wall, recessed lights and skylight

## LOWER LEVEL

- Recreation room with wall-to-wall carpet and recessed lights
- Laundry room with Pergo floor and recessed lights
- Storage / utility room
- Access to the oversized one-car garage

## ADDITIONAL FEATURES

- Newly remodeled kitchen
- Updated baths
- Pella thermal windows and sliding doors
- Open floor plan with wall of sliding glass doors overlooking nearly an acre of private backyard and gardens
- High ceilings
- New security system with fire and CO detectors
- New water heater
- Central vacuum system
- Multi-zone hot water baseboard heating system
- Central air conditioning system
- Vertical siding and stone exterior
- Open front porch
- Paver brick sidewalk
- Paved driveway with Belgium block curbs and additional parking

- Bench sitting area
- Underground lawn sprinkler system
- Deck with built-in seating and planters and slate patio overlook the fenced backyard
- Stone pathway leads to a large adjoining property featuring 50 year old heirloom rhododendrons and azaleas, flowers blooming for all seasons, rare and native NJ plants and shrubs, 100 year old oaks, beech, maples, flowering cherries, flowering plum and dogwoods
- Professionally landscaped property includes mature trees, foundation shrubbery and established lawns
- Prime location offers easy access to major highways, shopping, recreation, top rated schools and NYC commuter trains

## EXCLUSIONS

- Dining room chandelier, track lights (tracks not excluded), living room curtains and rods

## PROPERTY PARTICULARS

- Built: 1950
- Lot Size: 100 X 400 (.92/Acres)
- 2010 Taxes: \$12,782

