

69 Cathedral Avenue

Florham Park, New Jersey



Sue Adler
KELLER WILLIAMS
PREMIER PROPERTIES

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Welcome to 69 Cathedral Avenue! This picture perfect 5 Bedroom, 3 ½ Bath home in sought after Florham Park has it all with close proximity to New York City, Trader Joes, Starbucks and shopping just minutes away and nearby Livingston and Short Hills Malls. Stroll right up the warm and welcoming walkway where curb appeal abounds with stately brickwork and charming shutters. Step inside the large Entry Foyer beaming with sunlight and featuring a generous coat closet. Move easily into the blissful, sun-drenched Living Room with a gorgeous bow window, hardwood floors and beautiful fireplace with lovely millwork and tile surround. Dinner parties are divine in the luminous Dining Room with traditional wainscoting and chic pendant light fixture with drum shade. The Dining Room flows easily into the exquisitely renovated Chef's Kitchen featuring crisp, white custom cabinetry, high end stainless steel appliances, quartz and wood countertops and subway tile backsplash. The extensive cabinetry and gorgeous heated travertine flooring are the highest in form and function. A sunny breakfast area, with exquisite views of the backyard oasis, is an ideal spot to enjoy a cup of coffee. Perfectly concealed Laundry rounds out this level. Take a few steps down to the renovated light and airy Family Room featuring a stunning stone fireplace. Whether it's entertaining friends or family game night, this room is sure to be the hub of the home. Off of the Family Room, prepare to be wowed by the Conservatory/Playroom complete with arched ceilings and windows at 3 exposures with exquisite vistas of the outdoor property. This level is completed by an impeccably renovated Powder Room featuring a stunning shiplap accent wall and designer grass cloth wallpaper.



Ready to retire for the evening? Walk upstairs to find the home's 5 bedrooms. The first bedroom is ensuite and boasts tons of sunlight, hardwood floors, dual closets and its own tastefully renovated bath with a large custom vanity. Two additional large-sized bedrooms are steeped in sunlight and include generous closets. The bedrooms share the luxurious and well-appointed Full Hall Bath with custom cabinetry, quartz countertops and delightful shiplap ceiling. Luxury abounds in the enormous Master Bedroom Suite drenched in sunlight and with plenty of nooks for cuddling up with a book. The Master Suite is functionally designed with generous closets and a spa-like Master Bathroom complete with marble tiling, double vanities with quartz countertops, heated floors, frameless glass shower door and soaking tub. A tastefully appointed 5th bedroom rounds out this level.

And there's more! The Lower Level boasts a fully finished Recreation Room/Children's Playroom with a custom built in desk, great for homework and arts and crafts. 2 storage closets ensure that not a thing will be out of place. The true jewel of 69 Cathedral is the scenic, park-like property featuring immense privacy, mature specimen trees and a fabulous deck with built in seating. Whether it's al fresco dining or hanging by a fire pit, the backyard exudes complete relaxation.

With its proximity to New York City, sought after school district and convenience to fantastic shopping and restaurants in Florham Park, you will undoubtedly want to call 69 Cathedral Avenue home.

Inside and Out...

Ground Level

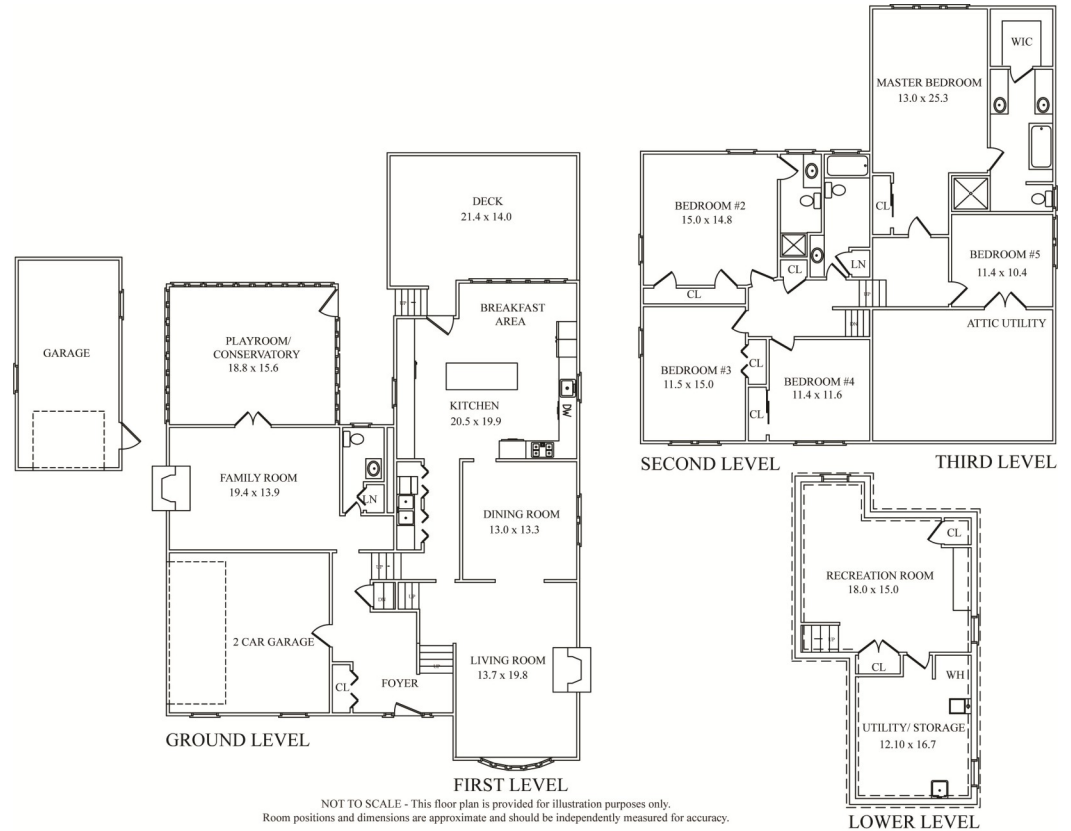
- Entry Door with sidelites
- Entry Foyer featuring tile flooring, crown molding with dentil detail, coat closet, chandelier with decorative ceiling medallion
- Staircase to Lower Level, 2 staircases to 2nd Level
- Powder Room featuring tile flooring, vanity with storage, 2 designer sconces, grass cloth wallpaper, linen closet with floor to ceiling shelving, ship lap accent wall, baseboard molding, crown molding with decorative detail
- Family Room featuring carpeting, baseboard molding, crown molding, recessed lighting, fireplace with stone wall surround, French doors to Playroom/ Conservatory
- Playroom/Conservatory featuring carpeting, windows at 3 exposures, arched ceiling with 2 skylights, recessed lighting, ceiling fan with light fixture, paneling (including ceiling)

First Level

- Living Room featuring hardwood floors, baseboard molding, crown molding with dentil detail, gas fireplace with tile surround, stone base and custom millwork mantel, faux paint, bowed window with casement windows
- Dining Room featuring hardwood floors, wainscoting, baseboard molding, crown molding with dentil detail, pendant light fixture with drum shade, decorative ceiling medallion
- Back hallway to Kitchen featuring travertine flooring, wainscoting, recessed lighting, concealed laundry with built in custom cabinetry, subway tile surround, granite countertops, stainless steel LG front loader washer and dryer,
- Renovated Chef's Kitchen featuring heated travertine stone floor, custom white cabinetry, quartz and wood countertops, subway tile backsplash, recessed lighting, island with seating for 4, pendant lighting over island, stainless steel sink with commercial style faucet, pot filler, stainless steel Electrolux side by side Full Refrigerator and Full Freezer, GE Profile induction cooktop, stainless steel GE Profile double ovens, 2 stainless steel Bosch dishwashers, sharp stainless steel built in microwave, Whynter wine refrigerator, built in area with deluxe Quick coffee/ cappuccino maker, open shelving, door to back deck
- Breakfast Area featuring travertine flooring, recessed lighting, wall of casement windows with view of deck
- Wood staircase to Second Level

Second Level

- 2nd floor landing featuring hardwood floors, baseboard molding, crown molding, linen closet with floor to ceiling shelving, flush mount light fixture
- Ensuite Bedroom #2 featuring hardwood floors, dual closets, baseboard molding, crown molding, flush mount light fixture, Ensuite Full Bath featuring tile flooring, vanity with storage and seating area, chair rail, shower with frameless glass door and tile, 4 light sconce, fan, Toto toilet
- Bedroom #3 featuring hardwood floors, baseboard molding, crown molding, custom window treatment, ceiling fan with light, double door closet
- Bedroom #4 featuring hardwood floors, baseboard molding, crown molding, ceiling fan with light, double door closet
- Full Hallway Bath featuring wood look tile flooring, Toto toilet, ship lap ceiling, vanity with storage and marble countertops, baseboard molding, crown molding, 3 light sconce, linen closet, shower/bath combination with subway tile surround and frameless glass door, recessed lighting
- Wood staircase to Third Level



Third Level

- 3rd floor landing/sitting area featuring hardwood floors, baseboard moldings, crown molding, skylight, custom mirror, wallpaper
- Master Bedroom featuring hardwood floors, baseboard molding, crown molding, recessed lighting, picture window overlooking backyard, double door closet
- Master Bathroom featuring heated marble flooring, double vanities with custom cabinetry and quartz countertops, bead board wainscoting, soaking tub, shower with marble tile and basket weave floor tile, recessed light in shower, recessed lighting, pendant lighting over vanities, 2 sconces, walk in cedar closet, Toto toilet
- Bedroom #5 featuring hardwood floors, baseboard molding, crown molding, double door access to unfinished storage area, custom window treatment, pull down access to attic

Lower Level

- Carpeted stairs to lower level
- Recreation Room featuring carpeting, baseboard molding, 2 closets, built in desk area with granite countertop, built in upper cabinets
- Utility room with sink

Backyard

- Heated and electrified detached 1 car garage with cupola
- Outdoor parking for camper
- Outdoor deck featuring built in seating
- Large, flat backyard
- Storage shed
- Outdoor Playset

Additional Features and Upgrades

- Kitchen renovated (2016)
- All bathrooms renovated (2016)
- Whole house generator
- Irrigation lines laid on property
- Video monitoring (doors and 3rd floor bedroom)
- All electrical switches upgraded
- All recessed lighting with high efficiency bulbs
- Heat, baseboard/hot water, Central Air, 2 zones

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