

39 WINGED FOOT DRIVE

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Welcome to 39 Winged Foot at The Fairways in Livingston! This impeccable, move-in ready 4 Bedroom, 4 Full Bathroom townhouse with gorgeous golf course vistas, superb amenities and nearby fabulous shopping and restaurants aims to please.

Step through the stately front doorway into the Ground Level's large Entry Foyer complete with gleaming hardwood floors, a large coat closet and nearby Den/Office perfect for doing paperwork or cozying up with a book. Walk down the hallway to the open and airy Living Room featuring a magnificent stone fireplace perfect for nights by the fire. A French door leads out to your own private porch with gorgeous views of the golf course beyond. Family gatherings and holiday celebrations are a dream in the nearby Dining Room. The Dining Room connects easily to the impressive Gourmet Chef's Kitchen that will satisfy any cook's desire. Warm custom wood cabinetry with gorgeous custom breakfast bar with seating for 3, granite countertops, high-end stainless steel appliances make the Kitchen extraordinary. A large laundry room and tasteful Powder Room round out the First Level.





Ready to retire for the evening? Follow the staircase up to the spacious Second Level and prepare to be transfixed. The Master Bedroom Suite boasts tons of sunlight and 2 walk in closets with custom shelving, hanging storage and drawers. The spa-like Master Bathroom is renovated to perfection with a luxurious double vanity with granite countertop and jetted soaking tub. Down the Hallway you will find 2 sunlit and roomy bedrooms with spacious double door closets. A deluxe large Full Hall Bath and huge linen closet round out this level.



And that's not all! The enormous Lower Level has endless possibilities for use as a Recreation Room/Children's Playroom, Media Room and/or Exercise Area. A Guest Bedroom and well-appointed Full Bath give your guests all the privacy they desire.

This incredible home, perfectly located with amazing amenities and close to fabulous shopping and restaurants, make this townhome a must see!



INSIDE AND OUT...

First Level

- Entry Foyer featuring hardwood floors, baseboard molding, flush mount light fixture, coat closet
- Den/Office featuring double door entry, hardwood floors, baseboard molding, recessed lighting, wood blinds
- Laundry Room featuring tile flooring, baseboard molding, utility lighting, Whirlpool washer, Speed Queen dryer, built in shelving and hanging storage, doorway to garage
- Full Bathroom featuring tile flooring, stall shower, pedestal sink, recessed lighting, fan
- Kitchen featuring tile flooring, mosaic tile backsplash, granite countertops, custom wood cabinetry, Kitchen Aid stainless refrigerator/freezer, Kitchen Aid stainless oven/range, Kitchen Aid stainless dishwasher, Kitchen Aid built in microwave, stainless steel sink, recessed lighting, instant hot water, breakfast bar with seating for 3
- Dining Room featuring hardwood floors, baseboard molding, bay window, chandelier
- Living Room featuring hardwood floors, recessed lighting, baseboard molding, gas fireplace with stone surround and custom wood millwork mantle, French door to deck area
- Carpeted staircase to second level
- 2 car garage with electric doors

Second Level

- Second Floor landing featuring carpeting, baseboard molding, flush mount light fixture, double door linen closet
- Master Bedroom featuring carpeting, baseboard molding, recessed lighting, ceiling fan, dual walk in closets with custom adjustable shelving and drawers
- Master Bathroom featuring tile flooring, custom wood vanity with granite countertop, mosaic glass tile backsplash, built in Jacuzzi tub with tile surround, frameless glass door shower with decorative glass mosaic tile, regular and handheld shower, Kohler toilet, glass shelf, recessed lighting, fan, heat lamp
- Full Hall Bathroom featuring tile flooring, custom wood vanity with Corian countertop, shower over tub with tile surround, recessed lighting, heat lamp
- Bedroom #2 featuring carpeting, window valence, ceiling fan, recessed lighting, baseboard molding, double door closet with custom adjustable shelving and drawers
- Bedroom #3 featuring carpeting, ceiling fan, recessed lighting, baseboard molding, double door closet with custom adjustable shelving and drawers

Lower Level

- Carpeted staircase to Lower Level, wainscoting
- Recreation Room featuring carpeting, baseboard molding, recessed lighting, custom built ins with open and concealed storage, 3 closets, utility storage area
- 2nd Recreation/Media Area featuring carpeting, inset ceiling, baseboard molding, recessed lighting,
- Full Bathroom featuring tile flooring, wood vanity with granite countertop, fan, 2 light sconce, shower with subway tile surround, sliding glass doors, hand held shower
- Guest Room/Bedroom #4 featuring carpeting, baseboard molding, inset ceiling, recessed lighting, flush mount light fixture, closet
- Storage Area featuring utility sink, 2 additional closets

Backyard/Landscaping

- Wood deck with golf course view

Additional Features/Upgrades

- Alarm system
- 24 hour gated security
- Amenities include pool, gym, clubhouse, billiards, playground, tennis, and basketball courts

