

25 GIRARD AVENUE | CHATHAM, NJ



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Welcome to 25 Girard and prepare to be charmed at every turn! A beautiful, coveted tree-lined street and a winding brick front walkway instantly draw you in to this home's exceptional appeal. This pristine and stately 3 Bedroom, 2 1/2 Bath Ranch, in sought after Chatham, simply cannot be missed!

Enter into the warm and welcoming Entry Foyer complete with hardwood floors, Coat Closet and views of the Living Room and Dining Room beyond. The spacious and bright Living Room is an entertainer's dream with its exceptional statement fireplace with floor to ceiling stonework and a huge picture window. Dinner parties are divine in the Formal Dining Room complete with a tasteful pendant light fixture and easy access to the Kitchen beyond. Cooking is ideal in the well-appointed Kitchen complete with wood cabinetry, island and high-end stainless steel appliances. Enjoy a cup of coffee in the roomy Breakfast Area complete with a charming banquette. When it's time to relax, curl up with a book in the cozy Den with sliding glass doors to the fabulous outdoor entertaining space. A tranquil deck and a serene paver patio are the perfect spots for al fresco dining and roasting marshmallows with friends. Moreover, park-like flat property, with mature specimen trees, perfectly complements the outdoor space. A tasteful Powder Room, with lovely bead board wainscoting, rounds out the first level living space.





Ready to retire for the evening? Walk down the hallway to find 3 roomy bedrooms drenched in sunlight. The Master Bedroom features brilliant sunlight, hardwood floors and a spacious closet so that everything will be neatly tucked away. A generous Full Hall Bathroom, featuring a large vanity with granite countertop, tastefully completes the bedroom area. A "stand up" Second Level provides plenty of potential for additional bedroom space!

And that's not all! The large Lower Level provides plenty of extra living space with a sizable, carpeted Recreation Room complete with a stone fireplace and Wet Bar perfect for movie watching or cozy nights by the fire. Off of the Recreation Room are a Bonus Room and Full Bathroom - perfect for use as a au pair suite, guest room or office. A large Laundry Room offers plenty of additional storage space.

With its prestigious neighborhood, close proximity to Midtown Direct train and New York City, top-notch schools and convenience to Chatham's fantastic shopping and restaurants, 25 Girard is a fantastic value and cannot be missed!



INSIDE & OUT

FIRST LEVEL LIVING AREA

- Entry Foyer featuring hardwood floors, Coat Closet, light fixture
- Living Room featuring hardwood floors, fireplace with floor to ceiling stone surround and bluestone hearth, crown molding, baseboard molding, large picture window
- Dining Room featuring hardwood floors, pendant light fixture, crown molding, baseboard molding, open to Kitchen
- Kitchen featuring tile flooring, wood cabinetry, laminate countertops, tile backsplash, recessed lighting, island with Corian countertop, Samsung stainless refrigerator/freezer, Kitchen Aid stainless dishwasher (new 2018), Kenmore stainless oven/range, eat in Breakfast Area with banquette
- Den featuring carpeting, sliding doors to Deck, large picture window, recessed lighting, baseboard molding, door to Garage
- 1 car garage with electric door
- Back hallway featuring hardwood floors, Closet with floor to ceiling shelving
- Powder Room featuring tile flooring, bead board wainscoting, pedestal sink, flush mount light fixture, 2 light sconce, built cabinet, mirror with ledge

FIRST LEVEL BEDROOM AREA

- Back hallway featuring hardwood floors, flush mount light fixtures, baseboard molding, 3 Closets, display nook, door to 2nd Level
- Full Hall Bath featuring tile flooring, custom wood vanity with granite countertop, Linen Closet, Toto toilet, flush mount light fixture, 3 light sconce, bath/shower combination with tile surround, picture ledge
- Bedroom #1 featuring hardwood floors, double door Closet, large double windows, 3 picture ledges
- Bedroom #2/Master Bedroom featuring hardwood floors, double door Closet, 2 windows, flush mount light fixture
- Bedroom #3 featuring hardwood floors, track lighting, baseboard molding, 2 windows, double door Closet, 2 shelves

SECOND LEVEL

- Unfinished "stand up" Second Level with tons of potential for expansion

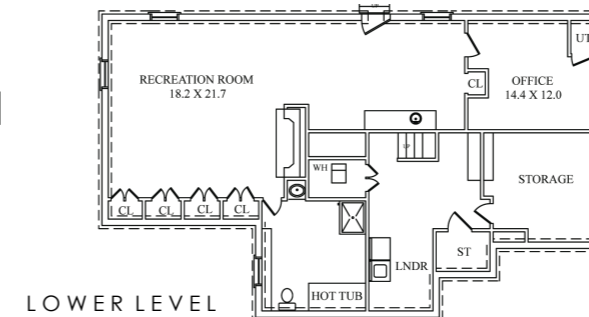
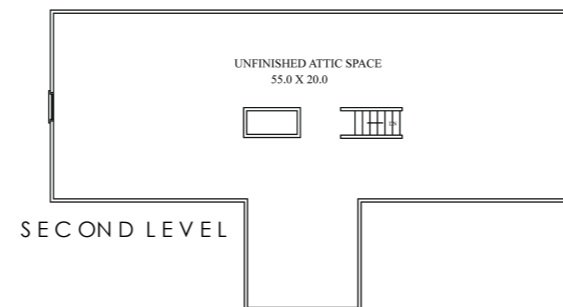
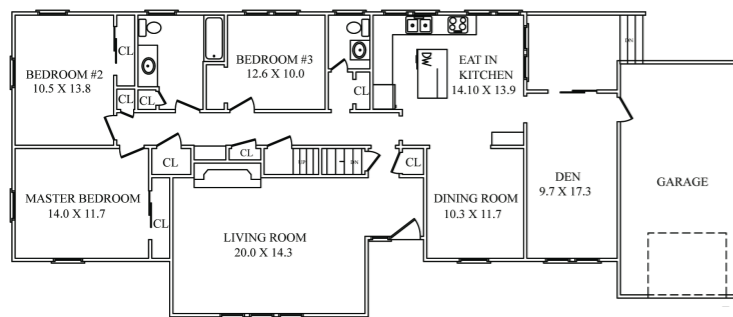
LOWER LEVEL

- Carpeted staircase to Lower Level
- Laundry Room
- Recreation Room (redone 2017) featuring carpeting, fireplace with floor to ceiling stone surround, drop ceiling, 4 storage closets with built in shelving, Wet Bar
- Full Bath featuring tile flooring, built in sink, built in cabinets, Hot Tub (AS IS), stall shower with tile surround
- Guest Room/Bonus Room with carpeting (perfect for in-laws or au pair)

EXTERIOR / ADDITIONAL FEATURES

- Front paver walkway
- Deck and Paver Patio
- Fully fenced in level yard with mature trees for privacy
- Furnace and AC (new 2016)
- Sump pump and French drains

THE FLOORPLANS



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