14 OVERLOOK ROAD

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FAMILY RULES
HELP EACH OTHER
SAY PLEASE
THANK
&YOU
DREAM
BIG
BE HAPPY
DO YOUR BEST
ALWAYS TELL THE TRUTH
SHARE
NEVER GIVE UP
BE
&
PLAY
NICE
&
FAIR
KEEP YOUR PROMISES
LAUGH OFTEN
PAY WITH HUGS & KISSES
HAVE FUN
LISTEN TO YOUR PARENTS
SAY I LOVE YOU
D





Drive up to 14 Overlook and you know you have arrived somewhere incredibly special. It is not every day that a house of this caliber comes on the market. In every way, this Like New 7 Bedroom, 5 and ½ Bathroom custom Colonial in Chatham's sought after Rolling Hill, is a vision of perfect proportion and detail.

Stroll up the bluestone walkway and enter through the impressive Entry Door graced by 18" sidelites and an arched transom. The elegant, deep moldings and stunning hardwood floors with walnut inlay are just a few of the magnificent details that grab your attention. The sheer elegance of the inviting Entry Foyer, with views of the Living Room and Dining Room, tell you that you have arrived somewhere extraordinary. Beauty and sunlight abound in the gracious Living Room featuring cultivated details such as the fireplace with stone surround, custom millwork and a gracious bay window. Dinner parties are divine in the magnificent Dining Room featuring high ceilings with deep crown molding, wainscoting and a stunning chandelier. The Dining Room connects easily to the impressive Library complete with warm wood custom built-ins and beautiful views of the property beyond.

Walk down the hall to find the dazzling Gourmet Chef's Kitchen that will satisfy any cook's desire. Warm wood cabinetry, granite countertops, gorgeous custom island with seating for 3 and top of the line Thermador appliances all lend to the Kitchen's extraordinary style. Not a thing will be out of place with the enormous walk-in Pantry with floor to ceiling storage. An adjacent Butler's Pantry is the perfect spot for mixing cocktails with its own beverage refrigerator, custom cabinetry and granite countertops. When it's time to entertain outdoors, flow easily through French doors from the Breakfast Area out to the sizable Bluestone Patio. Whether it's al fresco dining or gathering around a fire pit, the alluring outdoor space adds a whole other dimension to the home. When it comes to spending time with family, you can't beat the sensational Family Room featuring a coffered ceiling, fabulous fireplace and immense windows with gorgeous views of the lush backyard. Rounding out the First Level is a tasteful Powder Room, Mudroom with custom storage and 3-car Garage complete with carriage-style doors.















When it's time to retire for the evening, two stately staircases, beaming with natural light, lead you to the second floor with 5 spacious bedrooms and 3 full baths. The immensely private and spacious Master Bedroom Suite exudes comfort and relaxation with an architectural tray ceiling, ample sunlight, outstanding craftsmanship and a roomy dressing room perfect for getting ready for the day or an evening out. The Master Suite is also functionally designed with a generous walk-in closet with custom drawers, hanging storage and adjustable shelving. You won't want to leave the spa-like Master Bathroom, complete with custom cabinetry, granite countertops, radiant floor heat and built-in Jacuzzi tub. 4 additional large-sized bedrooms are steeped in sunlight and include generous closets. Bedrooms 2 and 3 and Bedrooms 4 and 5 each share luxurious and well-appointed Jack and Jill Bathrooms. Laundry is a pleasure in the cheery Second Floor Laundry Room with custom built-in cabinetry. An elegant Second Floor Den is the perfect spot for the kids to do their homework or to watch TV.

Expecting houseguests or hiring an au pair? Look no further than the tremendous Third Level. With one or two additional Bedrooms (one flexibly being used as an Office) and a renovated Full Bath, the Third Level provides tons of additional living space.

And there's more…The Lower Level, with its fantastic Recreation Room with custom Wet Bar means your home will be ground zero for watching sporting events. A fabulous Media Room, with its own cozy fireplace, is another big draw for children and adults alike. A large Guest Bedroom Suite (used for houseguests or an au pair) just adds to the Lower Level's appeal. Whether it's movie watching, card games or children's art projects, the Lower Level provides all the space you need for any entertainment pursuit.

14 Overlook is a dream home in every way. Walking distance to Blue Ribbon schools, and just minutes from NYC transportation, shopping and downtown Chatham, this home cannot be missed!

INSIDE AND OUT...

First Level

- Entry Foyer featuring herringbone pattern hardwood floors with walnut inlay, wainscoting, crown molding, detailed archway moldings, recessed lighting, lantern, coat closet
- Rear Foyer with staircase to Second Level, staircase to Lower Level
- Living Room featuring hardwood floors with walnut inlay, fireplace with stone surround and custom millwork mantle, deep crown and baseboard moldings, recessed lighting, in-ceiling speakers, bay window, custom window treatments
- Dining Room featuring hardwood floors with walnut inlay, wainscoting, deep crown and baseboard moldings, bay window, chandelier, sconces, ceiling medallion, in-ceiling speakers, double French doors to Library
- Library featuring hardwood floors with walnut inlay, wainscoting, custom built-in cherry bookshelves, custom window treatments, recessed lighting, in-ceiling speakers
- Butler's Pantry featuring hardwood floors, custom cabinetry, glass door fronts, granite countertops, stainless steel sink, wainscoting, U-line beverage refrigerator and Thermador dishwasher
- Walk-in Pantry with floor to ceiling built-in shelving
- Gourmet Chef's Kitchen featuring hardwood floors, custom wood cabinetry, island with seating for 3, granite countertops, tile backsplash, decorative tile backsplash behind oven/range, all Thermador appliances (refrigerator/freezer, gas oven/range with professional hood vent, electric convection oven, electric warming drawer, microwave, dishwasher), built-in desk area, recessed lighting, pendant lighting over island, Breakfast Area with pendant light, French door with floor to ceiling sidelites and transom to bluestone patio, in-ceiling speakers in Kitchen and on Patio
- Family Room featuring hardwood floors, deep coffered ceiling, fireplace with stone surround and custom millwork mantle, large picture window overlooking backyard, recessed lighting, in-ceiling speakers, baseboard molding
- Mounted Seura mirror TV
- Powder Room featuring marble tile flooring, large pedestal sink, deep crown and baseboard moldings, 3 light sconce, fan
- Mudroom featuring brick flooring, custom built-in cubbies with bead board detail, lantern, deep crown and baseboard moldings, door to side yard/driveway, door to 3 car garage, door to rear basement staircase, rear staircase to 2nd Level
- 3 car garage with carriage style electric doors, refrigerator, shelving, door to back yard

Second Level

- Front staircase with wainscoting, traditional railings and custom runner, architectural arched window at landing
- 2nd Floor Landing featuring hardwood floors, custom runner, baseboard and crown moldings, linen closet with floor to ceiling shelving, lantern, recessed lighting, wood blinds
- Master Bedroom Suite featuring hardwood floors, inset ceiling, deep crown and baseboard moldings, large picture window overlooking property, recessed lighting, Dressing Area featuring custom built-in armoires, drawers and dressing table with granite countertop, Walk-in closet with custom cabinetry, drawers, shelving and adjustable hanging storage, 2nd closet
- Master Bathroom featuring radiant heat, marble tile flooring, dual custom wood vanities with storage, granite countertops, custom mirrors, sconces, recessed lighting, built-in Jacuzzi tub, large steam and regular shower with tile surround, frameless glass doors, rain, regular and handheld showerheads, separate room for toilet
- Bedroom #2 featuring hardwood floors, double door Closet, recessed lighting
- Jack and Jill Bathroom featuring tile flooring, dual wood vanities with storage, marble countertops, custom mirrors, sconces, separate room for toilet and shower/tub combination with tile surround
- Bedroom #3 featuring hardwood floors, double door Closet, recessed lighting
- Second Floor Den featuring double French doors at entry, hardwood floors, recessed lighting, closet with shelving, crown and baseboard moldings
- Rear staircase with traditional railings and custom runner, architectural arched window at landing
- 2nd Floor Rear Landing featuring hardwood floors, custom runner, baseboard and crown moldings, linen closet with floor to ceiling shelving, recessed lighting, lantern
- Guest Bedroom/Bedroom #4 featuring hardwood floors, crown and baseboard molding, recessed lighting, double door closet
- Jack and Jill Bathroom featuring double vanity with storage, granite countertops, custom mirror, sconces, crown molding, tile flooring, separate room with toilet and shower with tile surround, glass doors for shower, handheld and regular shower, linen closet
- Guest Bedroom/Bedroom #5 featuring hardwood floors, wood blinds, baseboard and crown molding, double door closet
- 2nd Floor Laundry with tile flooring, custom cabinetry with bead board detail, sink, Whirlpool Duet front loader washer and dryer, built-in ironing board, recessed lighting, wood blinds



INSIDE AND OUT...

Lower Level

- Front and Rear staircases with runners to Lower Level, bead board wainscoting
- Recreation Room featuring carpeting, bead board wainscoting, recessed lighting, Wet Bar area featuring custom cabinetry, granite countertops, tile backsplash, stainless bar sink, GE microwave, U-line beverage refrigerator, built-in bench with cubby storage, walk-in toy closet with floor to ceiling built-in shelving, double door closet, double French doors into Media Room
- Media Room featuring surround sound, carpeting, bead board wainscoting, fireplace with brick surround and custom millwork mantle, custom built-ins with open and concealed storage, recessed lighting
- Exercise Room featuring carpeting, bead board wainscoting, recessed lighting, double door closet
- Guest Room/Bedroom #6 featuring carpeting, bead board wainscoting, double door closet, recessed lighting
- Full Bathroom (accessed from Recreation Room and Guest Room) featuring radiant heat, tile flooring, custom wood vanity with storage, granite countertop, custom mirror, shower with tile surround, regular and handheld shower, sliding glass doors
- Utility Room

Third Level

- Staircase with custom runner to Third Level
- Third Level Landing featuring hardwood floors, recessed lighting, semi-pendant light fixtures, architectural window, 2 closets
- Full Bath featuring vanity with storage, granite countertops, custom mirror, sconce, crown molding, tile flooring, shower with tile surround, glass doors for shower, handheld and regular shower
- Office featuring high speed internet cable, hardwood floors, arched ceiling, wood blinds, baseboard and crown molding, recessed lighting, closet
- Bedroom #7 featuring hardwood floors, arched ceiling, recessed lighting, wood blinds, baseboard molding

- Front yard/Backyard
- Bluestone patio
- Professionally landscaped with blooming perennials and mature plantings
- Professional outdoor lighting
- Trampoline (included)
- Hookup for Gas Grill
- Gas Grill (included)
- Irrigation
- Playset (included)

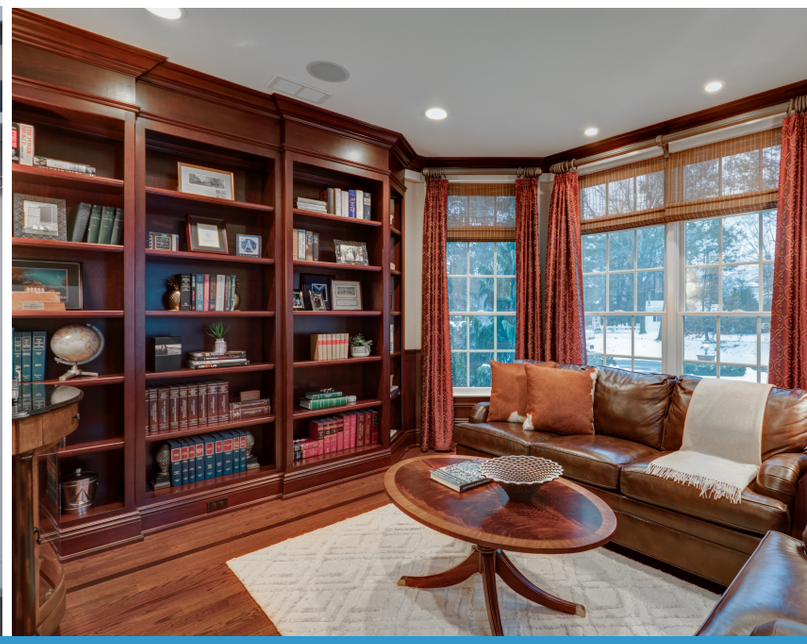
Additional Features/Upgrades

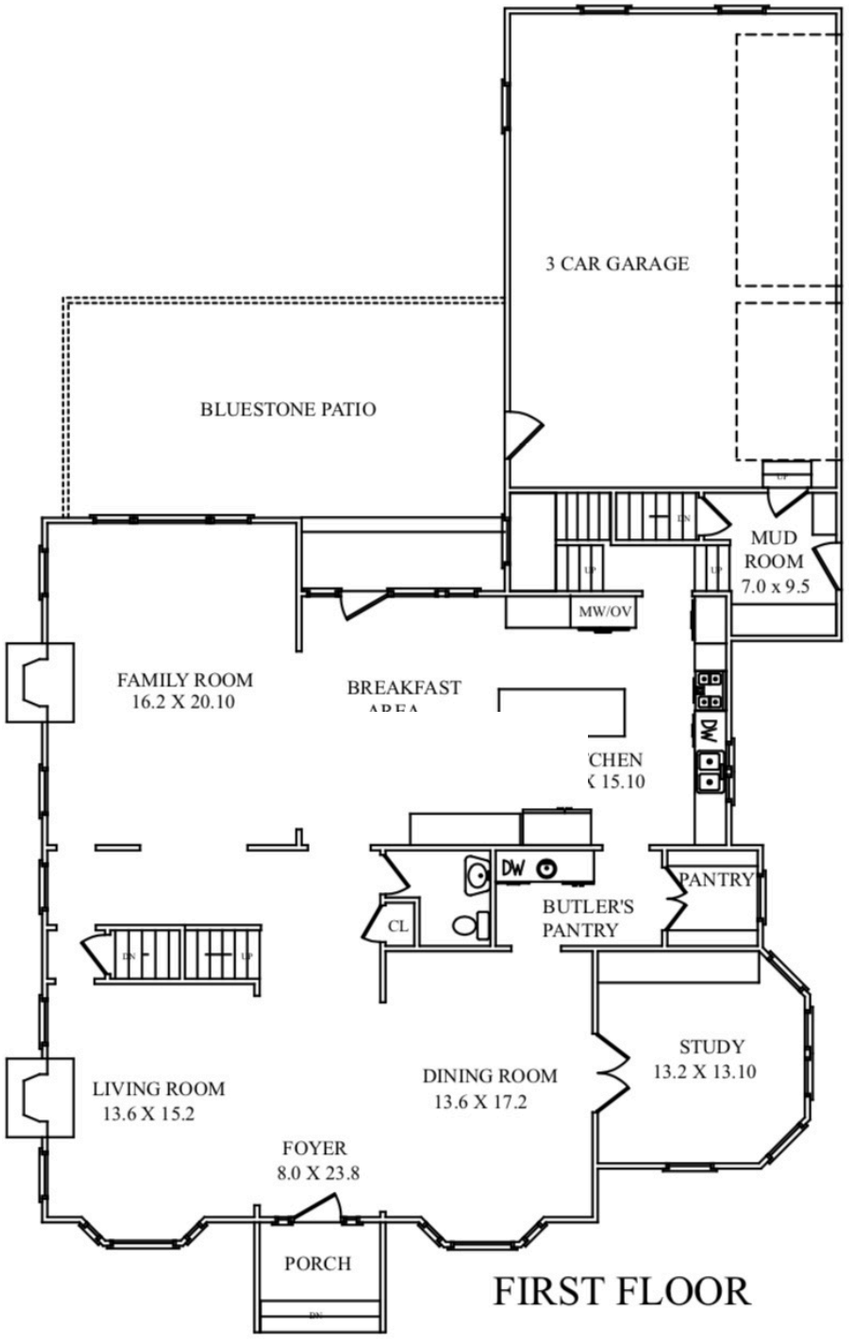
- House built 2012
- Elongated windows with true divided lights throughout
- Over ½ Acre
- Generac Generator
- Forced Air/AC, 5 zones
- Alarm System
- Entire 1st Floor wired for Audio
- Sump pump

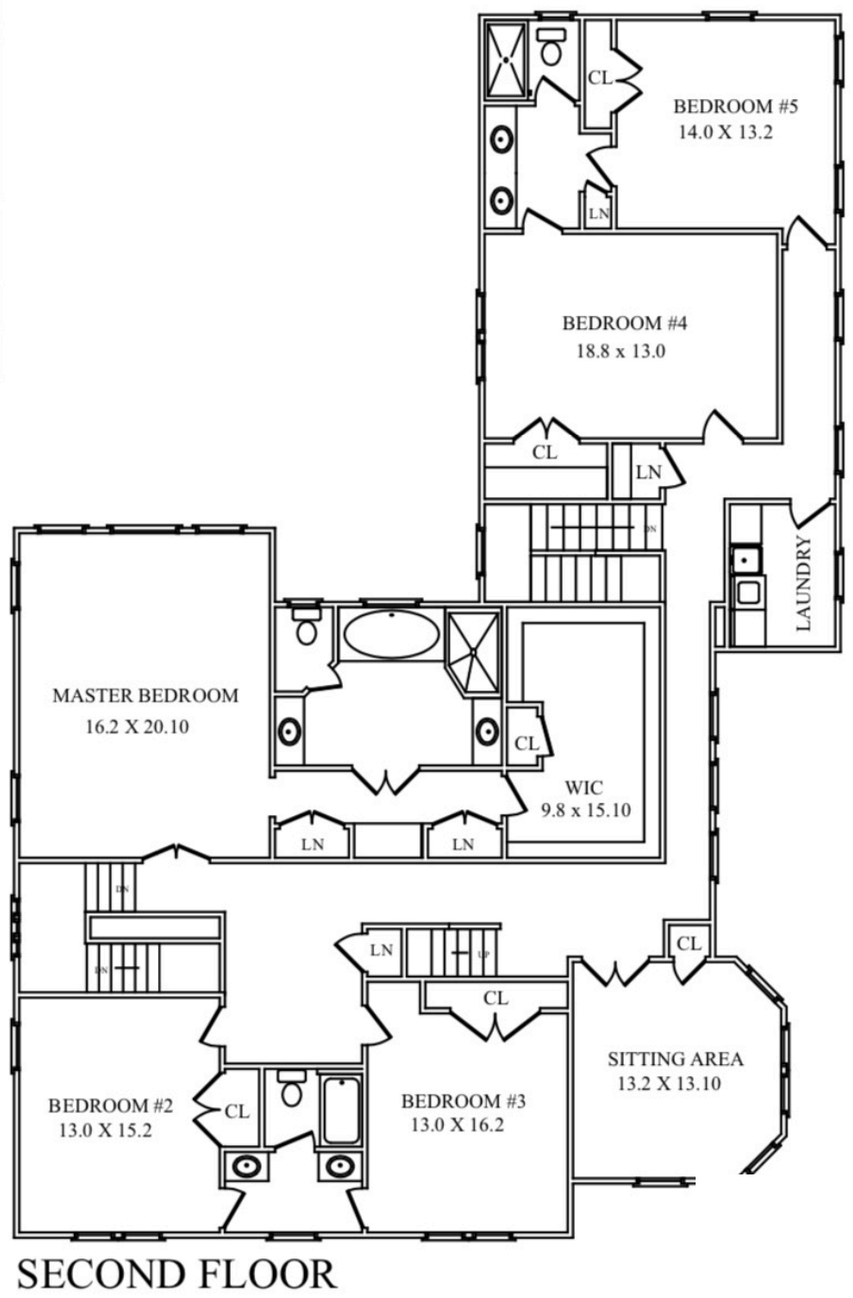


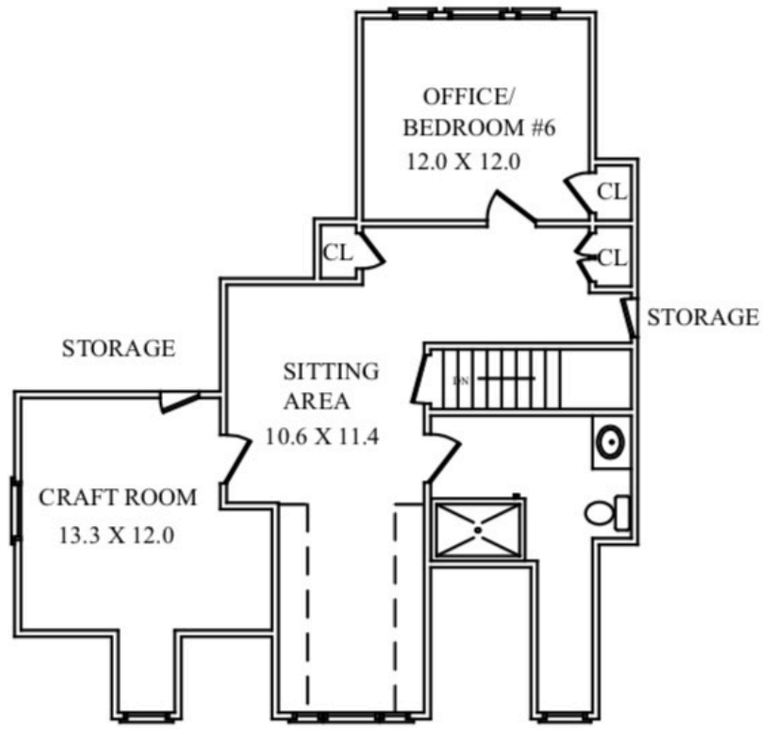


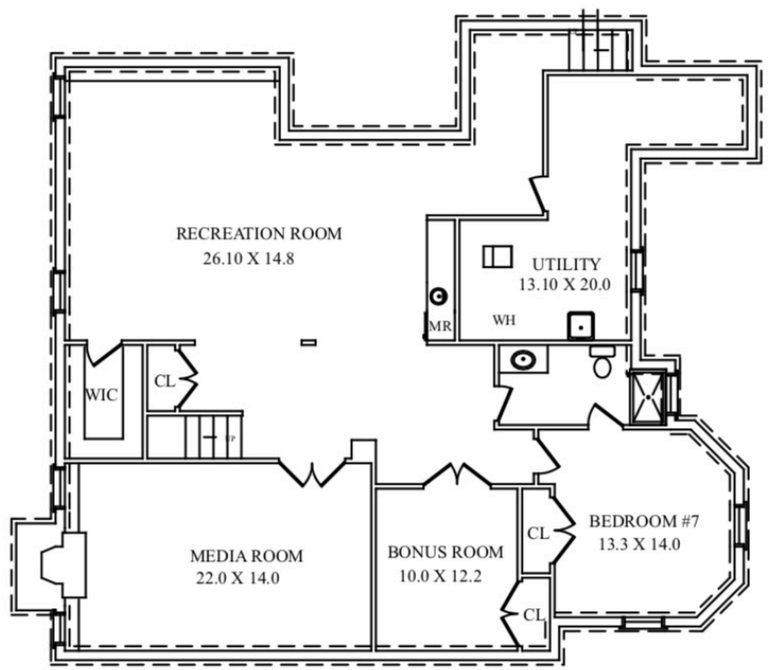












NOT TO SCALE - This floor plan is provided for illustration purposes only. Room positions and dimensions are approximate and should be independently measured for accuracy