

105 CHESTNUT HILL ROAD  
NEW PROVIDENCE, NJ



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Welcome to 105 Chestnut Hill Drive! Move right in to this exquisitely renovated 4 Bedroom, 3 Bathroom custom split home, located in desirable Murray Hill section of Berkeley Heights (with a New Providence zip code). With an exceptional location boasting on-block bus service to elementary and middle school in Berkeley Heights, a short distance from downtown restaurants and shopping, Direct Train to NYC and top-rated schools, this house cannot be missed!

Drive up the tree-lined street where curb appeal abounds. Stroll up the delightful walkway through the meticulously maintained front yard and enter the welcoming front door into the Entry Foyer with massive closet space, which opens into the stunning Living Room with gorgeous angled ceiling, focal fireplace and decorative wall. Flow easily to the Gourmet Chef's Kitchen with gleaming white cabinetry, wood look floor, granite countertops and gorgeous honeycomb pattern backsplash, chic black appliances, perfect for cooking nightly dinners or gourmet meals with friends. Elegant dinner parties await in the Dining Room featuring gleaming hardwood floor, open to the sun soaked Family Room, with deck overlooking the park-like backyard adding to the charm and style of this home.



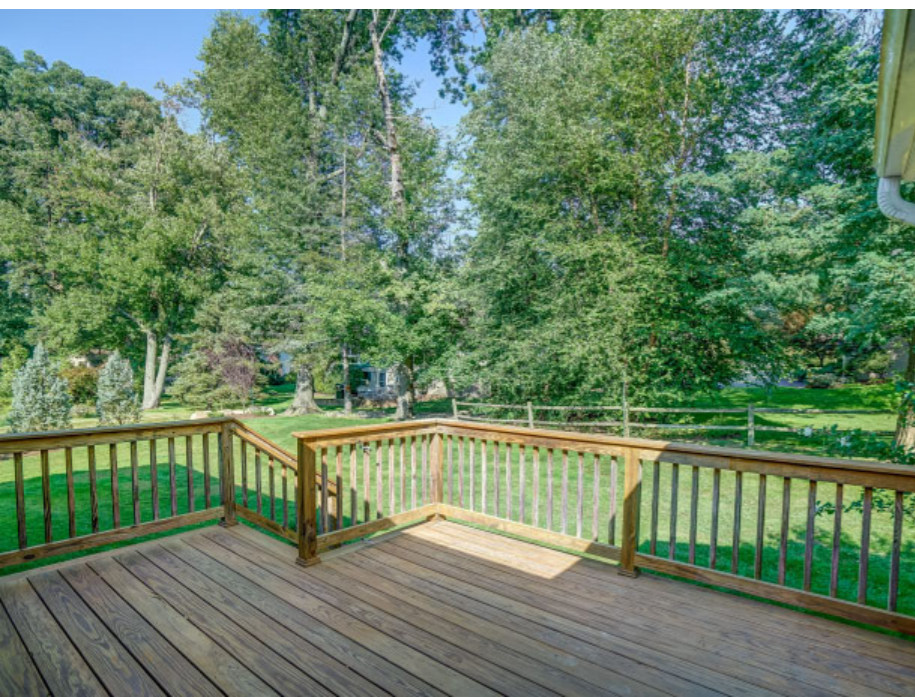




Ready to retire for the evening? Step up to the 2<sup>nd</sup> level to find a bright and airy Master Bedroom featuring its crown jewel of an en-suite spa-like Master Bathroom, which is sheer perfection. Two additional roomy Bedrooms feature an abundance of light, tons of special features and generous closet space. A beautifully renovated Full Hallway Bathroom serves these bedrooms.

And there's more! The Ground Level boasts an enormous Mud Room with access to the garage, as well as a separate entrance to the private backyard with plenty of space for parties, al fresco dining, or sipping cocktails with friends. There's also a Laundry Room and updated Full Bathroom, which serves the convenient 4<sup>th</sup> Bedroom. This spacious level adds tons of living space and functionality to the home. And don't miss the bonus Lower Level with Recreation Room and convenient kitchenette with sink, Office/Bonus Room and large Utility/Storage Room.

Don't miss this great opportunity to own a home in one of the best neighborhoods. Minutes from shopping and restaurants, top-notch schools and NYC transportation, 105 Chestnut Hill is an absolute must see and won't last!





# INSIDE & OUT

## FIRST LEVEL

- Foyer with two double door closets, hardwood floor, recessed lighting, additional closet
- Living Room with baseboard molding, bowed window with picture ledge, hardwood floor, ceiling fan with light, recessed lighting, fireplace with brick surround and stone hearth/mantel on decorative wood shiplap focal wall
- Dining Room with baseboard molding, recessed lighting, hardwood floor
- Kitchen with wood look flooring, granite countertops, white cabinetry with one glass front display, honeycomb tile decorative backsplash, gas cooktop, double wall ovens, KitchenAid microwave, Whirlpool refrigerator, GE dishwasher, recessed lighting, window over sink with light overhead
- Family Room windows on three sides, hardwood floor, skylights, recessed lights, door to rear deck

## SECOND LEVEL

- Hallway with recessed lighting, hardwood floor, baseboard molding, double door closet, extra closet
- Master Bedroom with hardwood floor, fan with light, baseboard molding, double hung windows with shades, additional double hung window with shades, double door closet, extra closet
- Master Bathroom with tile floor, linen closet, double fixture vessel sink with mirror above and storage below with granite counter, decorative wood shiplap ½ wall, three pendant lights over sink, stall shower with glass door, granite tile with built in storage shelves, fixed showerhead and rainfall showerhead, double hung window with blinds
- Bedroom #2 with double door closet, hardwood floor, baseboard molding, light fixture, two double hung windows with shades, decorative focal shiplap ceiling
- Bedroom #3 with hardwood floor, baseboard molding, double door closet, double hung windows with shade
- Full Hall Bathroom with tile floor, shower over tub, recessed lighting, double sinks with mirrors above and storage below, ½ tile walls, window with blinds

## GROUND LEVEL

- Landing with ceramic tile floor, recessed lighting
- Laundry Room with tile floor, window with blinds, tile ½ wall, shelving, Maytag washer, Whirlpool dryer, recessed lighting
- Full Hall Bathroom with wood look tile, sink with storage below, window with picture ledge and blinds, stall shower with wood look tile and built in storage shelf, recessed lighting
- Mud Room with tile ceramic floor, recessed lighting, back door to rear yard, door to garage
- Bedroom #4 with carpet, decorative wood ½ wall with shelf, light fixture, double hung windows with shades, closet rod and shelf

## LOWER LEVEL

- Recreation Room with kitchenette area with cabinetry, sink with storage above and below and light fixture, painted cement floor, window, light fixture
- Utility/Storage Room with built in wood shelving units, window
- Office with recessed lighting, window

## ADDITIONAL FEATURES & UPGRADES

- Nest thermostat
- Wood deck
- Pella and Anderson windows and doors throughout
- Attached 1 ½ car garage with electronic opener
- Detached generator with fixed outdoor direct power connection
- New driveway and curbing (2018)
- New stamped concrete walkway and garage doors (2018)
- Timberline roof, deck, siding, skylights, Kitchen and Bathrooms all updated in the past ten years

## THE FLOORPLAN



FIRST LEVEL



LOWER LEVEL

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