

48 HEADLEY PLACE | MAPLEWOOD



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Move right in to this picture perfect side hall colonial on a family-friendly block in the sought after Orchard Park neighborhood of Maplewood – this house literally checks all of the boxes! With an exceptional location close to downtown South Orange and Maplewood restaurants and shopping, Direct Train to NYC, blue ribbon schools and hidden “gem” park right down the street, 48 Headley Place is just waiting to be called home.

Walk up the incredibly inviting paver walkway flanked by meticulous landscaping and enter through the warm, wood entryway to the spacious vestibule glowing with natural light. Move into the sun-drenched Living Room with its statement fireplace and gleaming hardwood floors. Curl up with a book or enjoy a cup of tea in the relaxing Family Room complete with custom built ins, desk area and beautiful views of the rear yard. Dinner parties are divine in the elegant formal Dining Room featuring hardwood floors, statement chandelier and easy access to the Living Room and Family Room. Flow easily into the extraordinary Chef's Gourmet Kitchen that is truly heart of the home! Crisp, white wood shaker-style cabinets, Carrera marble countertops and top of the line stainless steel appliances make the kitchen the ultimate in function and style – perfect for everyday living, cooking and conversation and functional, as well as spacious for incredible dinner parties.





And as if that wasn't enough, the Walk In Pantry and generous Mudroom add tons of storage space to the home. A tasteful Powder Room and roomy Office (easily used as a Playroom, too) round out the First Level.

Ready to retire for the evening? Walk up the stately staircase to find the stunning Master Bedroom Suite featuring hardwood floors, a huge Walk In Closet and a jaw dropping spa-like Master Bath with built in Jacuzzi tub and enormous shower with a rain showerhead. Two additional roomy Bedrooms share the beautifully renovated Hall Bathroom with chic hexagonal and subway tile. The Ensuite fourth Bedroom is sundrenched with 2 cedar closets, its own large Sitting Room and a tasteful bath – a total dream oasis! An absolutely convenient second floor updated Laundry Room makes laundry an absolute pleasure!

And there's more! The fully finished Lower Level adds immense living space to the home. A large Recreation Room, huge Guest Room/Office and tons of storage allow plenty of extra space for movie watching, children's arts and crafts, wine storage – the options are truly endless!

This is an amazing opportunity to own a fantastic home with all the modern amenities imaginable in one of New Jersey's hottest towns! Close to NYC transportation, blue ribbon schools, downtown South Orange and Maplewood shopping and restaurants, 48 Headley Place is an absolute must see!



INSIDE & OUT

FIRST LEVEL

- Entry Vestibule featuring original tile flooring, flush mount light fixture, stucco walls and ceiling, French door to main living area
- Entry Area Powder Room featuring original tile flooring, original tile wainscoting, wall mount sink, built in medicine cabinet, flush mount light fixture
- Living Room featuring hardwood floors, bay window with copper roof, fireplace with custom millwork mantle including shelves and brick surround, bay of windows, baseboard molding, crown molding, French door to Office
- Office featuring hardwood floors, recessed lighting, baseboard molding, windows at 3 exposures
- Dining Room featuring hardwood floors, baseboard molding, crown molding, chandelier
- Family Room featuring hardwood floors, custom built ins with open and concealed storage and custom Desk Area, recessed lighting, baseboard molding, crown molding, triple windows with woven shades, windows on 2 sides (5 windows in total), surround sound
- Gourmet Chef's Kitchen featuring tile flooring, custom cabinetry, floor to ceiling dry bar area with custom cabinetry including glass door cabinetry, Carrera marble countertops, subway tile backsplash, custom island with seating for 3, oversized stainless sink, Breakfast Area, pendant light fixtures and recessed lighting, Dacor 6 burner cooktop, Dacor stainless double ovens with convection, Sub Zero refrigerator/freezer, triple windows with plantation shutters, Miele dishwasher, pot filler, hidden garbage/recycling, Walk In Pantry with floor to ceiling shelving, door to side deck, with rented water filter/spigot for drinking water
- Mud Room (in Kitchen) featuring tile flooring, three custom cubbies with storage
- Carpeted staircase to Second Level, Coat Closet

SECOND LEVEL

- Second Floor Landing featuring hardwood floors, drop down access to attic with plenty of storage and 2 closets, HVAC #2, recessed lighting
- Master Bedroom Suite featuring hardwood floors, flush mount light fixture, wall reading sconces, woven shades, baseboard molding, Walk In Closet with custom elfa shelving, hanging storage and drawers, Master Bathroom featuring Carrera marble tile flooring, built in Jacuzzi tub with Carrera tile surround, pedestal sink, built in medicine cabinet, 3 light sconce, recessed lighting, oversized shower with designer tile surround and rain showerhead and handheld shower with temperature control, train rack and glass shelving, magnifying mirror, separate room for toilet, windows on both sides
- 2nd Floor Laundry Room featuring floor tile, built in elfa shelving, Whirlpool front loader washer and dryer, built in cabinetry and shelving, recessed lighting
- Bedroom #2 featuring hardwood floors, vaulted ceiling, sconces, 2 Closets, dormer, baseboard molding, windows on 2 sides, hand painted mural
- Full Hall Bathroom featuring hexagonal floor tile, beveled adjustable oval mirror, vaulted ceiling, pedestal sink, tub/shower combination with rain and handheld shower with temperature control, subway and decorative tile, 2 light sconce, recessed light in shower
- Bedroom #3 featuring hardwood floors, vaulted ceiling, recessed lighting, Closet, baseboard molding, windows on 2 sides, two light sconces
- Ensuite Bedroom #4 featuring hardwood floors, double Cedar Closets, chandelier, 2 sconces, hand painted mural, baseboard molding, Sitting Room/Office with vaulted ceiling, ceiling fan and recessed lighting, Bathroom featuring original tile flooring and wainscoting, pedestal sink, shower, flush mount light fixture, built in medicine cabinet

LOWER LEVEL

- Carpeted staircase to Lower Level
- Recreation Room featuring wood look floating/interlocking flooring, recessed lighting, built in shelving, Storage Closet
- Closet with utility sink
- Utility and Storage Closet (runs full length of front of the house) with water heater and rented water softener and sump pump #1
- Large Walk In Storage Closet
- Sunny Guest Room/TV Room featuring travertine tile flooring, recessed lighting, HVAC #1 Closet, one sump pump #2 with back up closet, window shades, windows on 2 sides
- Plumbing available for future ½ bath

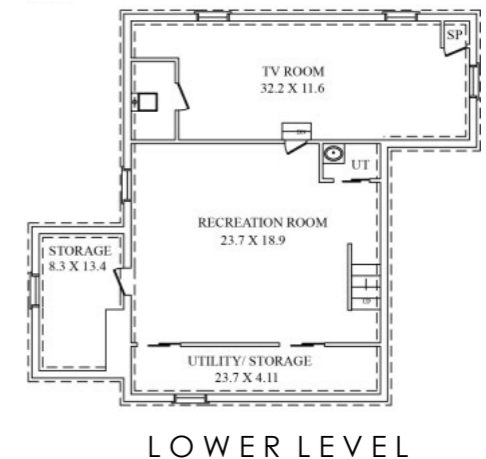
EXTERIOR

- Fully fenced in yard
- Paver patio and front walkway
- Back door landing with double steps (2 directions)
- Rear light with motion detector
- Front light on timer
- Front and back hose
- Attached garage with barn doors and lighting
- Professionally landscaped with blooming perennials

ADDITIONAL FEATURES & UPGRADES

- Water filtration system
- Newer water heater
- 2 sump pumps
- Heat/AC, 2 zones
- Wired for fire and security (central station)
- Green insulation

THE FLOOR PLAN



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All information deemed reliable but not guaranteed