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17 OVERHILL ROAD | SOUTH ORANGE









Looking for the utmost in style and sophistication? Look no further than 17 Overhill Road, a celebration of fantastic chic design in the sought after Newstead section of South Orange close top-notch schools, New York Midtown Direct Train and South Orange downtown. With an open and airy floor plan, incredible outdoor entertaining space and top of the line upgrades throughout, this home is perfect in every way.

Drive up to 17 Overhill to find a lush and meticulously landscaped front yard with a bluestone walkway and covered front porch perfect for enjoying summer days. This midcentury modern home, with its clean lines and crisp curb appeal, is worthy of a home magazine spread. Once inside, the elegant front hall and open and airy spaces 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 and the stunning backyard beyond, inform you that you have arrived somewhere extremely special.



Beauty and sunlight abound in the gracious Living Room with its sleek fireplace and wall of doors and windows leading to the out of this world backyard. Dinner parties are divine in the magnificent Formal Dining Room featuring high ceilings, a large picture window and extraordinary pendant lights. The Dining Room opens to the exquisite Gourmet Chef's Kitchen that will satisfy any cook's desire. Brentwood luxury custom wood cabinetry, black leather granite and onyx countertops, top of the line Miele/Sub Zero appliances and a Neff custom island all lend to the kitchen's extraordinary style. Don't miss the impressive Family Room, featuring a dazzling Wet Bar, chic custom built-ins and doors to the outdoor entertaining space, bringing even more "wow" factor. Looking for one of South Orange's best entertaining backyards? No problem! When it's time to entertain outdoors, flow easily from the Living and Family Rooms out to the magnificent patio area and gorgeous gunite pool flanked by a decorative privacy wall with two fountains. Whether it's a pool party, al fresco dining or just spending time with family and friends, the alluring outdoor space ensures YOUR house will be party central! A fabulous Guest Suite with a Full Bath, a spacious Laundry Room and ultra-chic Powder Room round out the Main Level Living Area.







When it's time to retire for the evening, stroll down the hallway to the extraordinary Master Bedroom Suite. The immensely private and spacious Master Bedroom Suite exudes relaxation and the ultimate in bliss. The BEST Walk-In Closet/Dressing Room makes getting ready for the evening sublime. A spa-like Master Bathroom, complete with an on trend brass double washstand vanity, Kohler and Waterworks brass fixtures, a soaking tub and a huge shower, make the Master Bath the best in form and function. Two additional large-sized bedrooms are steeped in sunlight and include generous closets. Prepare to be wowed by the chic Full Hall Bath with two floating vanities, a Bain Ultra Spa Bathtub and Lefroy Brooks bathroom fixtures.

And there's more...You will not find a better Lower Level in the neighborhood! The Lower Level boasts its own private Guest/In-law/Au Pair Suite with a completely renovated Custom Kitchen with Wolf/Bosch appliances, a roomy bedroom, an on trend renovated bathroom and its own Great Room and separate entrance. And that's not all! The enormous Exercise Room, a Music Room, a Library and TONS of Storage Rooms add so much functional space to the home. Whether it's working out, movie watching, card games or children's art projects, the Lower Level provides all the space you need for any entertainment pursuit.

17 Overhill is a dream home in every way. With its incredible neighborhood, Blue Ribbon Schools, proximity to New York City and convenience to fantastic shopping and restaurants, this is the perfect place to call home.









# I N S I D E & O U T

## FIRST LEVEL MAIN LIVING AREA

- Entry Vestibule and Entry Foyer
- Powder Room featuring corner custom vanity with marble countertop, wallpaper, custom cut mirrors, chandelier, decorative circular window
- Gourmet Chef's Kitchen featuring Italian marble tile flooring, Brenttown Luxury Traditional custom cabinetry including glass door cabinetry, black leather granite countertops and backsplash, recessed lighting, open shelving, Neff Kitchen island with onyx countertop and a second Kohler custom sink with filtration system, Officine Gullo Burnished Brass Finished appliances with Miele built-in combo electric Oven-Microwave, Miele Built-in Electric Oven, Miele dishwasher, Sub-Zero Refrigerator
- Dining Room featuring 12 foot high ceilings, Italian marble tile flooring, oversized picture window, pendant lighting, crown molding with dentil detail, baseboard molding, recessed lighting
- Living Room featuring Italian marble floor tile, fireplace with stone surround and hearth, designer light fixture, wall of windows/sliding doors and custom wood shutters/sliding doors to backyard entertaining space and pool, crown molding, baseboard molding., cathedral ceiling, custom designed light fixture.
- Wood Paneled Family Room/(Bar/Library), recessed lighting, double doors to backyard, Custom Wet Bar, custom built ins with open and concealed storage, with pass-through window to the pantry.
- Side Entry Area, mud room.
- Laundry Room featuring custom cabinetry, utility sink, Drip Dry Closet, iron board.
- Bedroom #4/Guest Suite featuring Bedroom and Full Bath, Bathroom includes tub/shower combination, vanity, built-in linen Closet

## FIRST LEVEL SLEEPING AREA

- Master Bedroom featuring hardwood floors, wallpaper, designer light fixture, crown molding, baseboard molding, custom built ins, Dressing Room/Walk In Closet with custom and California closet cabinetry
- Master Bathroom featuring marble floor and wall tile, oversized shower with marble tile surround and shower rain head, soaking tub, double washstand vanity, on trend Watermark bath brass hardware, Toto, Kohler, Lloyd bath fixtures, Robern Medicine Cabinet, separate area for toilet and bidet
- Bedroom #2 with Double Closets and custom built-in closets
- Bedroom #3 with its own office nook with desk and custom built-in closets
- Full Hall Bathroom featuring tile floor and wall tile, 2 floating vanities, frameless glass door shower with designer fixtures, Threshold free invisible drain shower, Bain Ultra Spa Bath Tub with aroma bath and heating panels, Lefroy Brooks Bathroom Fixtures

## LOWER LEVEL

- Separate Apartment/Bedroom #5/Guest Suite featuring separate entrance, all new bathroom with high end bathroom fixtures
- Entertaining Kitchen featuring new tile flooring, St. Clairs custom cabinetry, Wolf appliances, Bosch dishwasher, stainless countertops, tile backsplash, sink, stainless dishwasher, double wall ovens, built in microwave, Breakfast Bar Area
- Great Room for entertaining with door to backyard
- Exercise Room featuring soft flooring, drop ceiling with recessed lighting
- Music Room
- Library

- 4 Storage Rooms

## BACKYARD / LANDSCAPING

- Covered front porch
- Bluestone front walkway
- Meticulous landscaping with blooming perennials, wisteria and foundation plantings
- Gunite pool with paver surround, privacy wall with fountains
- Lounging Area
- Separate Patio Area for Lower Level Apartment

## ADDITIONAL FEATURES & UPGRADES

- One level living in Main Bedroom Area and Living Areas
- Hi-Definition Day/Night/Motion Detective Video Surveillance System (9 cameras around the outside perimeter of the house)
- In wall wiring for TV, game consoles, etc. in three bedrooms and Library/Bar room, downstairs Great Room
- Two fully equipped kitchens and additional wet bar with refrigerator and sink

*All done in 2015:*

- Updates to swimming pool include new pump and renovated tiles and concrete
- Renovated pool deck
- Real copper gutters throughout the house
- New heating, (6 zones) electrical, and AC throughout (2 zones)
- New plumbing throughout
- New Pella windows throughout most of house
- New floors throughout (marble, wood and tile)

# THE FLOOR PLAN



provided for illustration purposes only. Room positions and dimensions are approximate and subject to errors and omissions.





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