

225 Southern Boulevard

Chatham, New Jersey



Sue Adler
KELLER WILLIAMS
PREMIER PROPERTIES

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Welcome to 225 Southern Boulevard in the delightful town of Chatham. This expansive home is the ideal space for folks who love entertaining friends and family, but also need a peaceful retreat to relax in after a busy day. With gleaming hardwood floors and sunny windows throughout, this house is a bright, cheery place to call home. After walking up the immaculate multi-colored brick pathway, open your charming mahogany-colored front door and take note of the door's gorgeous etched glass. Slide the pocket door on your left to find the ideal home office, with tons of versatility to fit all of your family's needs. On your right, open the lovely French doors to find a quaint Living Room, perfect for afternoon tea and evening cocktails with companions. In your new dream kitchen, which overlooks the Family Room, you can make everything from seven-course specialty feasts to everyday eggs and bacon. Refrigerator space will never be an issue again thanks to the Kitchen's oversized Sub-Zero stainless steel fridge. Feel like a professional chef while sautéing an extraordinary Saturday night dinner on your four-burner Thermador stovetop with griddle while baking an amazing selection of deserts in the convection double wall oven. An abundance of granite countertop space plus a vast array of convenient cabinets, drawers, and pantry space makes meal prep effortless, plus you can always stop to admire the gorgeous mosaic tile backsplash that surrounds the Kitchen counters. You also have space for a generously sized Kitchen table perfect for nightly family dinners.

During the day, let the kids run around the large Family Room, which also allows them easy access to the giant Backyard Deck through the Family Room's lovely French doors. But, at night, hide the children's toys away in the Family Room's built in cabinets and drawers, open a bottle of fine Chardonnay from your wine chiller and cozy up to the Family Room's gas fireplace. Adjacent to the Kitchen and Family Room area, you will find a stunning Dining Room, the perfect location for a holiday gathering or an intimate meal alike. With a wood burning fireplace and access to the Backyard Deck, the Dining Room is another functional yet elegant hideaway. Next, head down to the finished basement to find even more entertaining and living space. Hook up your big screen TV or put your exercise equipment in the spacious Recreation Room that features hardwood floors and walkout access to your huge level Backyard. With big windows and bright recessed lighting, you'll forget that you're hanging out under the house.





When it's time to put your head on the pillow at night, you can retreat to the upstairs Master Bedroom while the kids can stay in the three additional Bedrooms. The Master has enough space for your King size bed, plus the walk-in closet features hanging rods, shelves, and cabinet space galore to organize every shoe and accessory. For the extra burst of rest and relaxation, soak in your new Jacuzzi tub in the en-suite Master Bathroom. Don't worry about sharing your perfect refuge with the children: they'll have their own bathtub and shower in the Second Level Hallway Bathroom. Plus, each additional Bedroom features hardwood floors, plenty of closet space, and a ceiling fan. And with the Laundry Area on the 2nd level, you'll never have to lug loads of laundry down the stairs again.

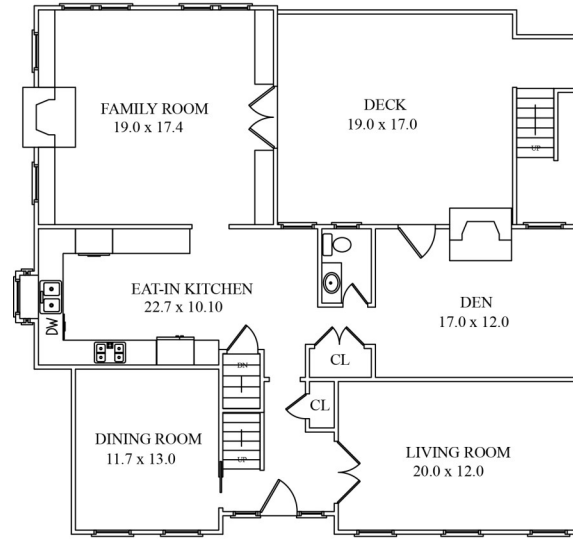
Upon viewing 225 Southern Boulevard, you'll undoubtedly see that its vast array of upgraded features, flexible and spacious floor plan and highly sought after location with access to New Jersey's top school system, a vibrant downtown shopping district and NYC transportation make this property the ideal place to call your family home.



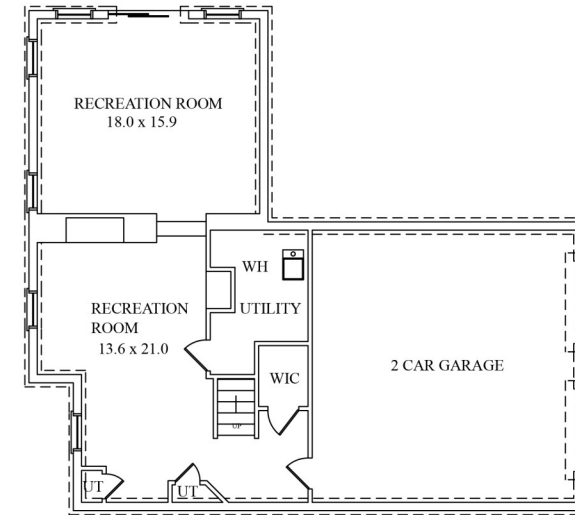
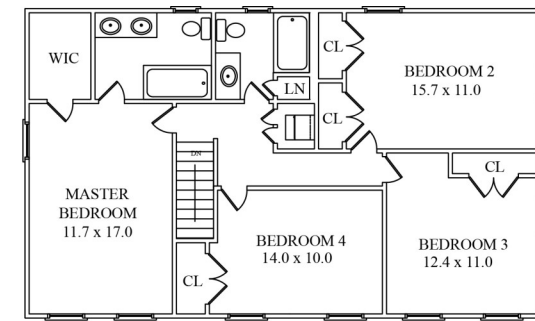
Inside and Out...

First Level

- Foyer with hardwood floors, mahogany-colored wood front door with etched glass patterns, stairway to Second Floor, large coat closet with hanging rod and shelves
- Living Room with hardwood floors, French doors, classic chandelier, ceiling speakers, white chair rail, white crown molding, white baseboard molding, and large front windows
- Office with hardwood floors, pocket door, hanging modern chandelier, white crown molding, white chair rail, white baseboard molding, and large front windows
- Kitchen with hardwood floors, granite countertops, maple-colored wood cabinets, mosaic tile backsplash, four-burner Thermador stainless steel gas stovetop with griddle and detailed metal backsplash and hood, stainless steel double Thermador double convection wall oven, stainless steel Bosch dishwasher, side-by-side stainless steel Sub-Zero refrigerator, recessed lighting, and space for Kitchen table
- Family Room with hardwood floors, gas fireplace with stone surround, built-in storage drawers, bar with granite countertop, GE Monogram wine chiller and cabinets, ceiling fan, ceiling speakers, wood shelf with hanging hooks, French doors to outdoor Deck, and large windows
- Dining Room with hardwood floors, ceiling fan, Bose music system, wood-burning fireplace with brick surround and access to outdoor Deck with speakers
- Powder Room with detailed tile floors, mirror with medicine cabinet, granite-topped vanity with storage area, chair rail and white wainscoting



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.



Second Level

- Master Bedroom with hardwood floors, baseboard molding, ceiling fan, walk-in closet with hanging rods and shelving, and en-suite bathroom
- Master Bathroom with tile floors, bathtub with Jacuzzi jets and handheld shower nozzle, double vanity with drawers and cabinets, large mirror, recessed lighting, and custom blinds
- Laundry Closet with Electrolux washer and Frigidaire dryer
- Hallway Bathroom with tile floors, tile walls, bathtub/shower combination with handheld shower nozzle and tiled backsplash and detailed molding, linen closet, recessed lighting, vanity with drawers, cabinets, and additional storage, and large mirror
- Bedroom #2 with hardwood floors, two closets with side-by-side doors and built-in shelving and hanging rods, baseboard molding and ceiling fan
- Bedroom #3 with hardwood floors, closet with side-by-side doors and built-in shelving and hanging rods, baseboard molding and ceiling fan
- Bedroom #4 with hardwood floors, closet with side-by-side doors and built-in shelving and hanging rods, chair rail, baseboard molding, and ceiling fan

Lower Level

- Finished Basement with two rooms with hardwood floors, ceiling fan, recessed lighting, large windows, dehumidifier, walkout access to Backyard, walk-in storage pantry with shelving, additional storage closet, built-in shelf with lighting for displaying items
- Oversized two-car attached garage

Additional Features and Upgrades

- Newly painted throughout (2016)
- Newly refinished hardwood floors throughout (2016)
- Two story addition (2010)
- New siding (2010)
- New landscaping design (2010)
- New garage doors (2010)
- ADT Security System
- Central A/C
- Professional Landscaping
- Large rear deck with speakers and spacious, level backyard

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