

# 5 HOLLY DRIVE | CHATHAM, NJ



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It is not every day that a home and property this extraordinary comes on the market. Arguably the most stunning property in Chatham's Rolling Hill neighborhood, this 2007 built custom 7,700 square foot 6 Bedroom, 7½ Bathroom home, was built for the discerning buyer who values quality and character, with its signature feature of Connecticut Fieldstone throughout. Built for entertaining and everyday living, both inside and out, this iconic home sits majestically in a picture perfect estate-like setting.

As you drive up, the exterior of the home exudes sophistication and beauty with its generous use of Connecticut stone, stunning gabled roof lines, exquisitely manicured property and meandering bluestone walkways. Built by renowned builder R.P. Bennett, this home is the consummate example of perfect form and function. The stunning front entrance is graced by meticulous stonework, bluestone and a stately arched double front door. Enter the dramatic and elegant 2-story Entry Foyer and prepare to be overwhelmed by the sheer elegance, light and scale of this home. The Entry Foyer includes soaring ceilings with a custom hanging lantern, 2 Coat Closets and a gorgeous curved staircase.



Curl up with a book in the elegant Living Room featuring a classic coffered ceiling, stunning 2-sided gas fireplace with custom millwork mantle and a huge window overlooking the idyllic property. The Living Room leads to the serene all year Sun Porch/Garden Room with windows at three exposures, a floor to ceiling stone fireplace and French doors leading out to your own private bluestone patio and garden, making this the ideal spot to gather your thoughts and reflect on your day. Proceed into the nearby formal Dining Room with magnificent moldings, another coffered ceiling, double French doors with transom and plenty of space to host family gatherings and gourmet dinners. The Dining Room connects easily to the Butler's Pantry perfect for mixing cocktails for your guests. Custom cabinetry, a U-Line beverage refrigerator and chic copper sink make this space extraordinary. The Butler's Pantry flows easily to the Gourmet Chef's Kitchen that will satisfy any chef's desire. Custom wood cabinetry, including glass front cabinetry, a custom hood, enormous custom island, granite countertops and stand alone Sub Zero refrigerator and freezer round out the sophistication of this space. A well-designed work triangle with a top of the line Wolf professional stove makes cooking an absolute dream. Don't miss the Kitchen's custom Desk Area sure to be "command central" for any busy family. Take in the exquisite backyard view in the sun-drenched Breakfast Area with copious arched windows and a French door leading out to the spectacular backyard.

Move into the sun-drenched Family Room/Great Room with an exquisite 2-story stone fireplace, a gallery above and an absolutely gorgeous set of arched doors flanked by huge windows. This space flows effortlessly to the outdoor entertaining oasis described in more detail below. Need to work from home? No problem. The Study, with French doors leading out to its own private patio and garden, is the perfect place to work from home. Want to hide your clutter? Also not a problem. Two distinct Mud Room areas, one in the garage and the other in a hallway off the garage, ensure that all jackets, book bags and sports equipment will be neatly tucked away. Rounding out the 1 Floor is a Powder Room, an Ensuite Guest Room with a gorgeous bath and a huge 3 car heated garage with its own Tesla charger.













The real star of this property is the outdoor space easily accessed from the Family Room, Sun Porch, Kitchen or Study. An ENORMOUS 600 square foot Bluestone Patio, complete with a wood burning fireplace and a pergola with automatic shades, is the perfect spot for entertaining friends, roasting marshmallows or al fresco dining. Bluestone steps cascade gracefully from the Patio down to the out of this world secluded yard with lush grass, specimen plantings and blooming trees and perennials. In each direction, the stunning and private piece of property has endless potential for expansion with an infinity pool or sport court. There truly is no piece of property in Chatham that exudes this much grace and grandeur.

When it's time to retire for the evening, the stately curved staircase, beaming with natural light, leads you to the second floor with 5 spacious bedrooms (each ensuite). Luxury abounds in the magnificent Master Bedroom Suite with a stunning 2-sided fireplace, lovely Sitting Room with soaring ceilings, the BEST His and Her Walk In Closets and an incredible spa-like Master Bathroom complete with limestone tiling, claw foot tub, 2 furniture quality wood vanities with marble countertops and oversized frameless glass door shower with dual body sprays. Four additional ensuite bedrooms include dazzling cathedral ceilings, high-end baths and custom closets. Each bedroom could stand as a master on its own. Bedroom 3 even includes an adorable children's loft/reading nook.

And there's more...The massive Lower Level boasts over 9 foot ceilings, 2 Recreation Rooms (one with a floor to ceiling stone fireplace; second Recreation Room easily can be used as a Media Room), a Finlandia Sauna, a Play Room, tasteful Full Bath, 2<sup>nd</sup> Laundry Room, abundant storage space and easy access to the backyard. Simply put, the Lower Level provides tons of additional space for any pursuit.

5 Holly Drive is a dream home in every way. Just minutes from Blue Ribbon schools, NYC transportation, shopping in downtown Chatham and Madison, this home is one of Chatham's greatest treasures and must be seen to be appreciated.









# I N S I D E & O U T

## FIRST LEVEL

- 2-Story Entry Foyer featuring double solid mahogany front doors, wide plank oak hardwood floors, wainscoting, custom designer hanging lantern, dramatic vaulted ceiling with bay window and additional window above, curved staircase with custom railings, 2 Coat Closets, crown molding, baseboard molding
- Powder Room featuring marble/limestone mosaic floor tile, furniture style custom wood vanity with decorative paint, marble countertop, Toto toilet, 2 light sconce, flush mount light fixture, designer fixtures, baseboard molding, crown molding
- Dining Room featuring double French doors with transom at entry, wide plank oak hardwood floors, wainscoting, coffered ceiling, custom designer chandelier, recessed lighting, wall of French doors with side windows and transoms opening to Family Room
- Living Room featuring French door at entry with transom above, wide plank oak hardwood floors, 2-sided gas fireplace with custom millwork mantel and stone surround, wall sconces, coffered ceiling, wainscoting, lantern, recessed lighting, French doors with transoms above, double French doors with transom to rear hallway, oversized floor to ceiling window at front
- Family Room featuring wide plank oak hardwood floors, 2-story floor to ceiling fieldstone fireplace, custom chandelier, recessed lighting, 2 sets of French doors with side windows forming an arch and opening to Bluestone Patio, crown molding, baseboard molding, 2<sup>nd</sup> floor gallery overlooking Family Room
- Ensuite Guest Room (Bedroom #6) featuring wide plank oak hardwood floors, oversized windows overlooking rear property, custom roman shades, semi-flush mount designer light fixture, recessed lighting, Closet, baseboard molding, crown molding, Bathroom featuring limestone flooring, furniture quality vanity, limestone countertop and mirror frame, oversized shower with frameless glass and tile surround, flush mount light fixture, 2 light sconce over mirror, fan, designer fixtures, Toto toilet
- 4 - Season Sun Room featuring stone step, windows with transoms at 3 exposures, heated stone floor, other side of gas fireplace with floor to ceiling fieldstone surround and brick hearth, French sliding doors leading to private and covered Bluestone Patio, lantern, recessed lighting, crown molding, baseboard molding
- Gourmet Chef's Kitchen featuring limestone flooring, custom cabinetry throughout including glass door cabinetry, granite countertops, furniture quality custom center island/breakfast bar featuring scalloped granite countertops, tumbled natural stone backsplash, double sink, designer fixtures, 2 custom designer pendant lights above island, recessed lighting, integrated Sub Zero refrigerator, integrated Sub Zero freezer, Wolf professional 6-burner gas range with double ovens and griddle, LG stainless built-in microwave, Miele integrated dishwasher, decorative custom hood with natural stone tile and wood detail, built in Desk Area with granite countertop and concealed storage, pot filler, crown molding
- Breakfast Room featuring bay of arched windows, limestone flooring, French door opening to Bluestone Patio, custom chandelier with silver and gold leaf detail, crown molding
- Butler's Pantry featuring wide plank oak hardwood floors, custom built in cabinetry including glass door cabinetry, granite countertops, copper sink and copper fixture, wallpaper, crown molding, baseboard molding, lantern, U-line beverage refrigerator
- Side Entry Foyer featuring mahogany door with sidelites, wide plank oak hardwood floors, oversized double door Coat Closet, access to Garage, Rear Staircase with custom railings, lantern, baseboard molding, crown molding
- 2<sup>nd</sup> Mud Room Area featuring wide plank oak hardwood floors, Walk In Pantry with floor to ceiling shelving, access to Garage, lantern, crown molding, baseboard molding
- Office/Study featuring wide plank oak hardwood floors, oversized window overlooking side yard, sliding French door with transom to private and covered Patio, recessed lighting, crown molding, baseboard molding, Closet
- Heated 3 Car Garage with carriage house style automatic doors, Tesla Charger, custom built in Mud Room Area with built in cubbies and hanging storage, stone steps at Mud Room Entry

## SECOND LEVEL

- Second Level Landing featuring curved Balcony overlooking Entry Foyer and opens to gallery hallway overlooking Family Room and adjoining bedrooms, Rear Staircase, recessed lighting, lantern at rear
- 900 square foot Master Bedroom Suite featuring vaulted ceiling, wide plank oak hardwood floors, 2-sided gas Fireplace with custom carved wood mantel and stone surround, built in area above fireplace for TV, recessed lighting, custom designer lantern, 3 light sconce, custom roman shades, crown molding, baseboard molding custom chandelier, 2 Walk In Closets with custom shelving and hanging storage, double French doors opening to Master Bath
- Master Sitting Room/Exercise Room featuring vaulted ceiling, wide plank oak hardwood floors, windows at 3 exposures, second side of 2-sided Fireplace with floor to ceiling stone surround, custom designer lantern, recessed lighting, TV hookup, custom Roman shades
- Master Bathroom featuring vaulted ceiling, limestone flooring with inset tiles, tile wainscoting, radiant heat, 2 furniture quality wood vanities with marble countertops, custom designer chandelier, two 3-light sconces, custom cut large wall mirrors with stone surround, Grohe fixtures, oversized frameless glass door shower with dual body sprays, claw foot soaking tub, private room for toilet, Toto toilet, crown molding
- Ensuite Bedroom #3 featuring wide plank oak hardwood floors, dramatic cathedral ceiling, designer lantern, recessed lighting, custom window panels, Walk In Closet with custom shelving and hanging storage, sliding French doors with transom out to Balcony overlooking rear property, Bathroom featuring limestone flooring, furniture quality vanity, limestone countertop and mirror frame, Jacuzzi shower over tub combination with tumbled tile surround with decorative border, recessed lighting, 3 light sconce over mirror, fan, Grohe fixtures, Toto toilet crown molding, baseboard molding
- Ensuite Bedroom #4 featuring wide plank oak hardwood floors, dramatic cathedral ceiling, designer lantern, recessed lighting, custom window panels, Walk In Closet with custom shelving and hanging storage, row of triple windows overlooking rear property, Bathroom featuring limestone flooring with mosaic tile inset, furniture quality vanity, limestone countertop and mirror frame, shower over tub with stone tile surround with decorative border, recessed lighting, 3 light sconce over mirror, fan, designer fixtures, Toto toilet, crown molding, baseboard molding
- Ensuite Bedroom #5 featuring wide plank oak hardwood floors, cathedral ceiling, children's loft/reading nook accessed by ladder, designer lantern, recessed lighting, custom roman shades, Walk In Closet with custom shelving and hanging storage, Bathroom featuring limestone flooring, furniture quality vanity, limestone countertop and mirror frame, shower over tub with stone tile surround with decorative border, recessed lighting, 3 light sconce over mirror, fan, designer fixtures, Toto toilet, crown molding, baseboard molding
- Ensuite Bedroom #2 featuring wide plank oak hardwood floors, cathedral ceiling, designer lantern, recessed lighting, custom roman shades, 2 Double Door Closets with custom shelving and hanging storage, Bathroom featuring limestone flooring, furniture quality vanity, limestone countertop and mirror frame, tub/shower combination with stone tile surround with decorative border, recessed lighting, 3 light sconce over mirror, fan, designer fixtures, Toto toilet, crown molding, baseboard molding
- Laundry Room featuring limestone flooring, custom built in utility sink, upper built in cabinetry, crown molding, baseboard molding, recessed lighting
- Accessed through Laundry Room is Attic space for additional storage

## LOWER LEVEL

- 9+ foot ceilings throughout with Bose surround sound system
- Landing Area featuring limestone flooring, lantern, baseboard molding
- Finlandia Sauna
- Full Bathroom featuring limestone flooring, furniture quality vanity, limestone countertop and mirror frame, oversized shower with frameless glass and tile surround, recessed lighting, 3 light sconce

over mirror, fan, designer fixtures, Toto toilet, Linen Closet, access to Landing Area and Recreation Room

- Recreation Room featuring carpeting, floor to ceiling gas stone fireplace and hearth, recessed lighting, baseboard molding, sconces
- Play Room featuring carpeting, recessed lighting, baseboard molding, media closet, alcove with curtain, open to Recreation Room and 2<sup>nd</sup> Recreation/Music Room
- 2<sup>nd</sup> Recreation/Music Room featuring carpeting, Double Door Closet with floor to ceiling shelving, recessed lighting, baseboard molding, alcove with above ground windows, lantern, access to Storage Room
- Storage Room featuring carpeting, 3 Double Door Storage Closets, area for shelving, above ground window
- Laundry Room featuring limestone flooring, LG Tromm front loader washer and dryer, built in utility sink, built in upper cabinetry, baseboard molding, recessed lighting
- Mechanical Room
- Rear Hallway featuring limestone flooring, stone steps to French door to backyard, Double Door Coat Closet, 2<sup>nd</sup> Closet, lantern, baseboard molding, above ground window

## EXTERIOR

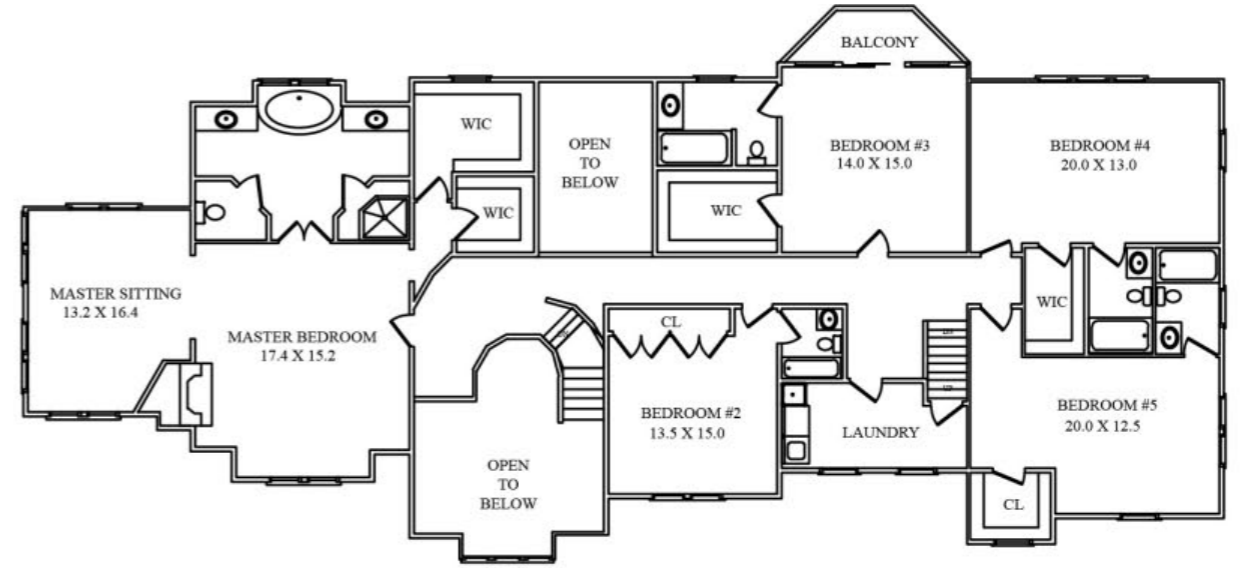
- .88 Acre
- 2-wide Driveway with parking for at least 6 cars
- Designer lanterns at both front entries
- Bluestone front walkways to Front Entry and Second Front Entry
- Connecticut fieldstone front exterior
- Fully fenced in meticulously landscaped front and backyard featuring lush lawn, specimen plantings, blooming trees and perennials
- 600 Square Foot Bluestone Patio with Pergola and custom motorized shades at top and sides and wood railings overlooking private and manicured lawn, lattice detail at top, includes Outdoor Wood Burning Fireplace featuring Connecticut fieldstone chimney, access to Family and Breakfast Rooms
- Dramatic Bluestone and Connecticut stone staircase off of Patio cascading down to rear yard
- Off of Study, Private Garden/Bluestone Patio with stepping stones, decorative gravel and stone staircase leading to backyard
- Off of Sun Room, Private Garden/ Bluestone Patio with stepping stones, decorative gravel, access to Lower Level, vegetable garden
- Side area with custom fence, decorative Arbor and gate, other side with custom fence and gate
- Bluestone stepping stones/path, Stone retaining walls surrounding property
- Front and Back Irrigation System

## ADDITIONAL FEATURES / UPGRADES

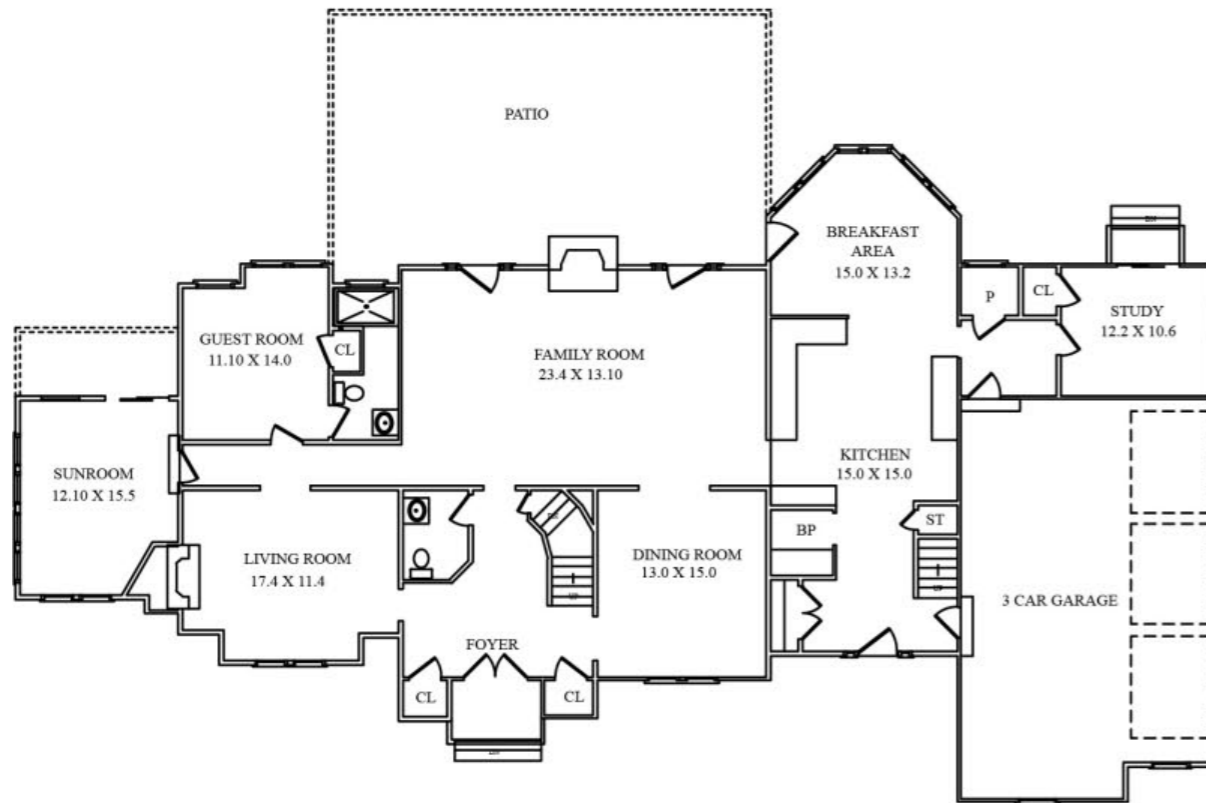
- Honeywell Generator
- Tesla Charger in 3 Car Garage
- Sound System throughout 1<sup>st</sup> Level, Outdoors and Master Bedroom
- Whole House and Outdoor Intercom System
- Tuff n Dry basement waterproofing system
- Connecticut fieldstone and cedar shakes exterior
- Wood shake roof
- Underground utilities, 325 AMP electrical service
- Louvered wood shutters
- Connecticut fieldstone chimneys
- Nuvo audio surround sound, TV, phone and internet ready
- 3-zone Trane AC
- 12-zone baseboard heat including radiant heat in Master Bath
- New Furnace (2018)
- Two 75 Gallon Water Heaters
- Central vacuum system
- Security System
- Water Filtration System
- Air Purification System



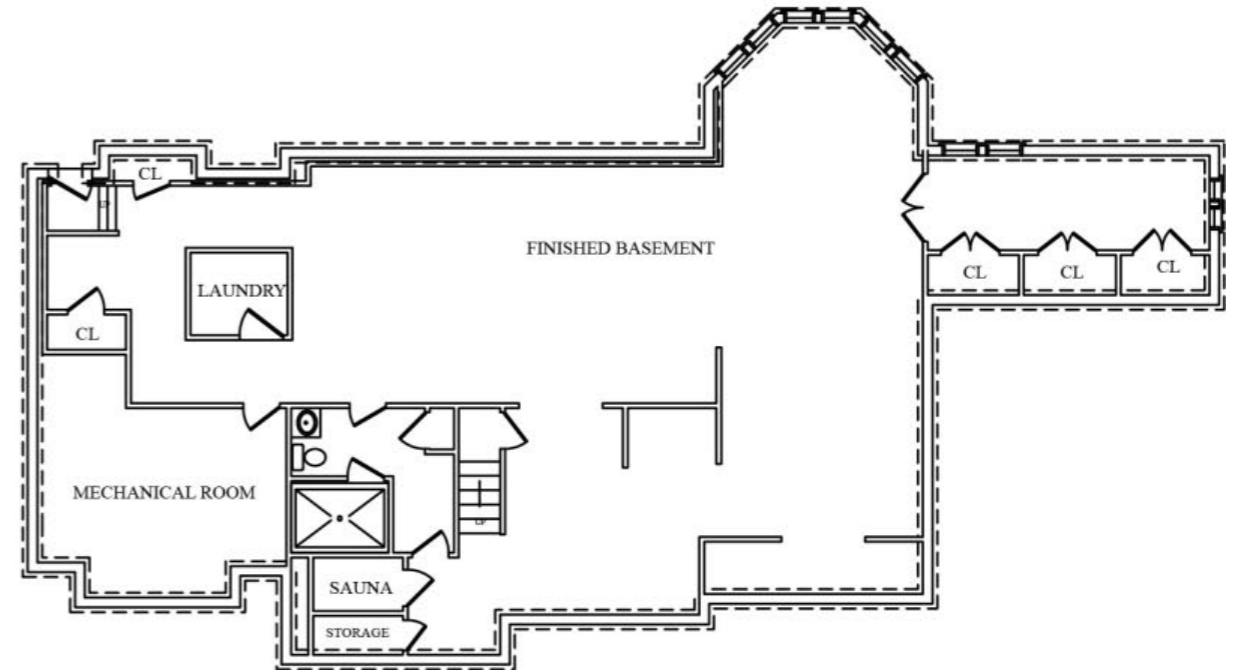
# THE FLOORPLAN



SECOND LEVEL



FIRST LEVEL



LOWER LEVEL

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





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