



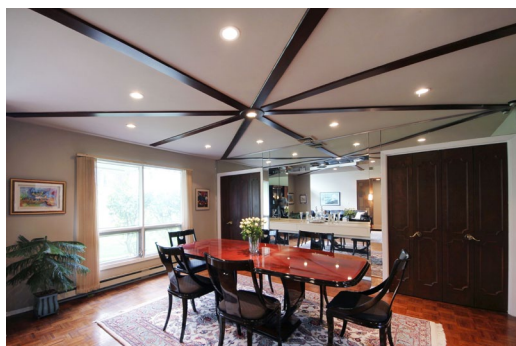
Sue Adler
KELLER WILLIAMS
PREMIER PROPERTIES



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THE #1 KELLER WILLIAMS TEAM IN NEW JERSEY **team**

Each Keller Williams office is independently owned and operated.



Handsomely crafted woodwork, abundant sunlight, and a private estate-like setting add distinction to this custom built "true" ranch home. With tall shade trees and mature lawns and shrubbery, this lovely setting is only the beginning. Inside, you are treated to high ceilings, spacious rooms, convenience of one-floor living, and plenty of space to spread out and relax. The open concept floor plan gives you spacious living areas, while bedrooms are comfortably nestled in a private sleeping wing. A large deck is perfect for outdoor dining and entertaining, and overlooks a deep backyard with heated in-ground pool. There is even more finished space on the lower level featuring a recreation room, exercise room and storage space.

THE MAIN LEVEL

- ♦ An entry foyer features parquet floors, recessed lights and entry to the spacious living room as well as the living quarters of the home.
- ♦ Parquet floors continue into the open living room, featuring a cathedral ceiling and floor to ceiling windows ushering in plenty of abundant sunlight.
- ♦ The dining room, opens off the living room, features parquet floors, decorative beamed ceiling with recessed lights, and built in cabinetry.
- ♦ The gourmet kitchen, bathed in the warm natural light from the overhead skylight, while the vaulted ceiling adds to the sense of space. Features include a tile floor, tile backsplash, recessed lights, ample counter and cabinet space, new stainless steel appliances and a separate breakfast area with windows overlooking the deck.
- ♦ The family room has wall-to-wall carpet, a vaulted beamed ceiling with recessed and track lighting, floor to ceiling windows, angled wood walls and angled wood built-ins, a fireplace with brick and stone surround, and a door leading out to the deck.
- ♦ The laundry room, conveniently located off the kitchen, features a tile floor, recessed lights, closets and inside access to the attached 2-car garage with plenty of storage.



THE SLEEPING WING

- ◆ A spacious master bedroom features a vaulted ceiling with recessed lights and a skylight, wall-to-wall carpet and built-in cabinetry, a walk-in closet and 3 smaller closets, providing plenty of storage capacity.
- ◆ French doors from the master bedroom lead to the office, featuring hardwood floors, wood walls, recessed lights and a slider to a private deck overlooking the backyard.
- ◆ The master bath has tile floors, recessed lights, a double vanity and a tile shower.
- ◆ The second bedroom enjoys the cozy comfort of wall-to-wall carpet, recessed lights, track lighting and a closet.
- ◆ Bedroom 3 features wall-to-wall carpet, track lighting and a closet.
- ◆ A hallway provides access to the living quarters and the hall bath, a staircase leading to the lower level and two closets for storage.
- ◆ The hall bath features a tile floor, wainscoting, recessed lights and a tile shower/tub.

LOWER LEVEL

- ◆ The recreation room features wall-to-wall carpet, recessed lights, crown molding, a cedar closet and access to utilities and storage.
- ◆ A exercise room or bonus room has wall-to-wall carpet.

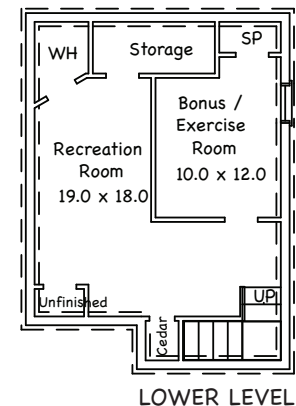
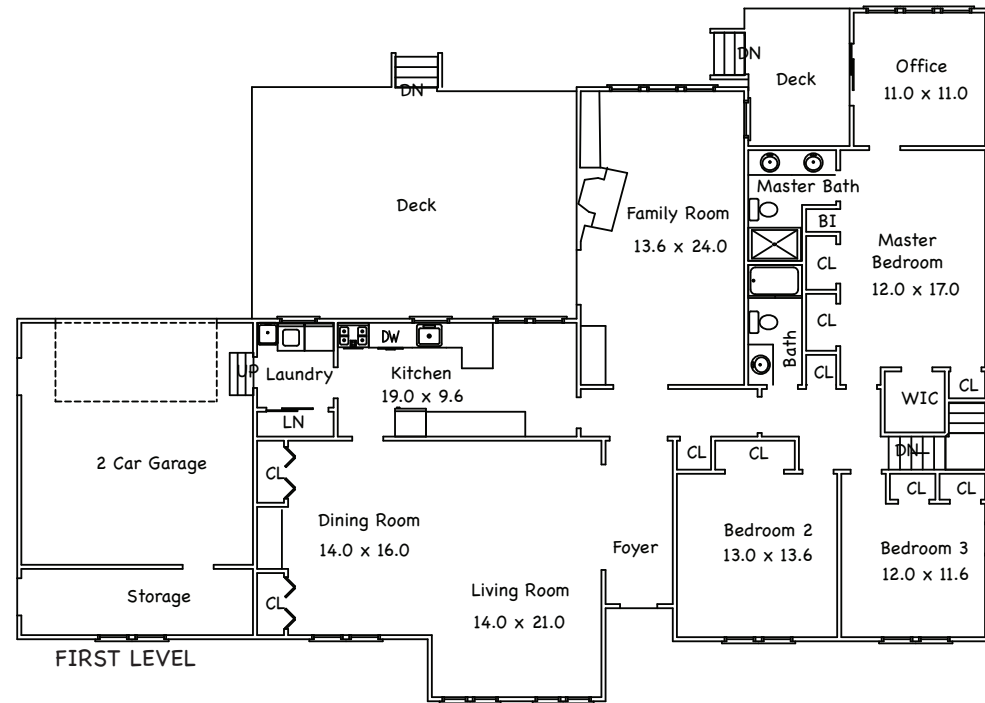


ADDITIONAL FEATURES

- ◆ New deck and sliders off the master bedroom office (2011)
- ◆ New Deck off Kitchen (2012)
- ◆ Driveway re-paved (2012)
- ◆ Privacy fence installed (2011)
- ◆ Landscaped front and rear yard (2011)
- ◆ New Stainless steel kitchen appliances (2010)
- ◆ New Pella thermal windows in bedrooms and front of house (2010)
- ◆ Custom front door (2009)
- ◆ New garage doors (2009)
- ◆ New doors to the cabana (2009)
- ◆ Resurfaced stone pool deck (2008)
- ◆ Pool resurfaced and re-tiled (2008)
- ◆ New pool heater (2008)
- ◆ Modern kitchen and baths
- ◆ Security system
- ◆ 2-zone central air conditioning
- ◆ Stone and wood shingle exterior
- ◆ Paver front walkway
- ◆ 2-car attached oversized garage with loft storage
- ◆ Paved driveway with additional parking
- ◆ Heated in-ground swimming pool
- ◆ Professionally landscaped property includes mature trees, foundation shrubbery and established lawns

PROPERTY PARTICULARS

- ◆ Built: 1970
- ◆ Lot Size: 177 X 230



Livingston is a highly desirable community featuring two shopping hubs and a collection of tree-lined neighborhood streets. In addition to a top rated school system, there are varied recreational facilities, parks, sophisticated area malls and ready access to houses of worship. Major highways and business centers are easily accessible, along with NYC buses and Newark / Liberty International Airport.

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