



Sue Adler
KELLER WILLIAMS
PREMIER PROPERTIES



Cell: (973) 464-9129
Office: (973) 376-0033 x 101
VIP@SueAdler.com
www.SueAdler.com/277Hillside

277 Hillside Avenue
CHATHAM BOROUGH | NEW JERSEY



Each Keller Williams office is independently owned and operated.



For over 90 years this classic colonial has graced this lovely tree-lined street. Positioned to take full advantage of all Chatham Borough has to offer, shopping, recreation, schools and NYC commuter trains are only minutes from your front door.

Chatham Borough is a friendly community with a rich history, thriving downtown, top rated school system and a collection of charming neighborhoods. As mature trees and shrubbery artfully frame the exterior of this remarkable home, a covered front porch extends a broad welcome. An entry vestibule greets you with a convenient guest closet and directs you to the front-to-back living room. Immediately, your eyes are drawn to the wood-burning fireplace, followed by the sense of warm and comfort this room affords. Stairs lead the way to the second level, while polished wood floors continue into the

adjoining rooms. Adjacent to the living room is the formal dining room. The bold decor is highlighted by crisp white moldings and trim, as large windows guide natural light into nearly every corner. Entertain with confidence, as guests are comfortably seated and the savory aroma of home cooking makes it way in from the nearby kitchen.

For anyone who loves to cook, this kitchen is made to order. Cabinets are topped with granite counters, while quality stainless steel appliances are arranged for easy access. There is space for your breakfast table, and nearby stairs lead down to the lower level.

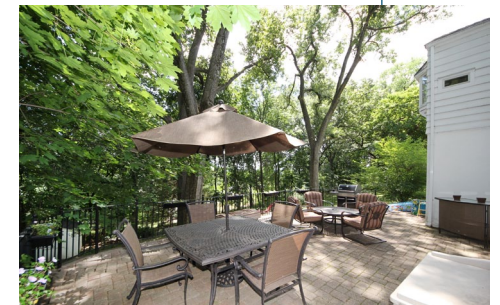




Three bedrooms and an up-to-date full bath are located on the second level. The master bedroom comes equipped with a large closet and second walk-in closet, while the second and third bedrooms both enjoy ample closet storage. Exposed wood floors add texture and warmth to each bedroom, and large windows provide pleasant treetop views. The hall bath features a vanity with granite counter top and tile shower/tub. The linen closet is located in the hallway adjacent to this full bath.

Additional finished space is found on the walkout lower level. The recreation room is nicely finished with wall-to-wall carpeting and recessed lights. There is a French door leading outside to the patio and backyard. A playroom and powder room with a laundry closet sit adjacent to the recreation room. A pocket door opens to a small workshop and there's ready access to utilities.

Outside, the property is deep and private. Consisting of over one-third acre, majestic hardwoods add dappled shade to open lawns and a large patio has all the space you need to entertain, dine and relax. For enthusiastic gardeners, there is room to create flower beds and herb gardens. Everything you need is here. A prime location, pretty setting and interior spaces that require only your personal touch, come wrapped up in one very fine package.



Inside and Outside...

FIRST LEVEL

- Entry vestibule with guest closet
- Front-to-back living room with hardwood floor, stairs to the second level and wood-burning fireplace
- Dining room with hardwood floor, chair rail with picture frame molding below and crown molding
- Updated eat-in kitchen with hardwood floor, custom cabinets, granite counters, ceramic tile backsplash, Viking 6-burner gas range with convection/conventional oven, KitchenAid dishwasher and refrigerator, bay window above the sink and stairs to the lower level

SECOND LEVEL

- Master bedroom with walk-in closet and second large closet
- Bedroom 2 with hardwood floor and closet
- Bedroom 3 with hardwood floor and large closet
- Hall bath with tile floor, tile wainscoting, vanity with sink and tile shower/tub
- Hallway with linen closet

WALKOUT LOWER LEVEL

- Recreation room with wall-to-wall carpet, crown molding, recessed lights and a French door to the patio
- Play room with carpeting
- Laundry / Powder room with wood floor, antique style vanity with granite counter top, laundry closet with full size washer and dryer
- Utility room

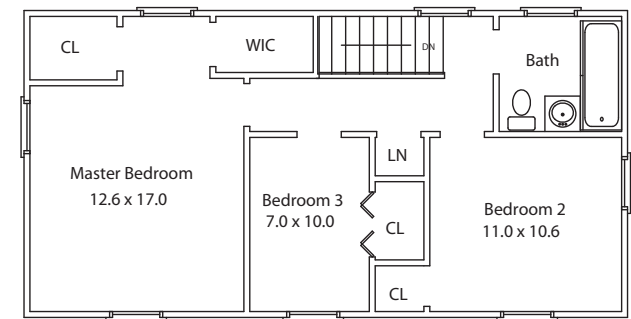
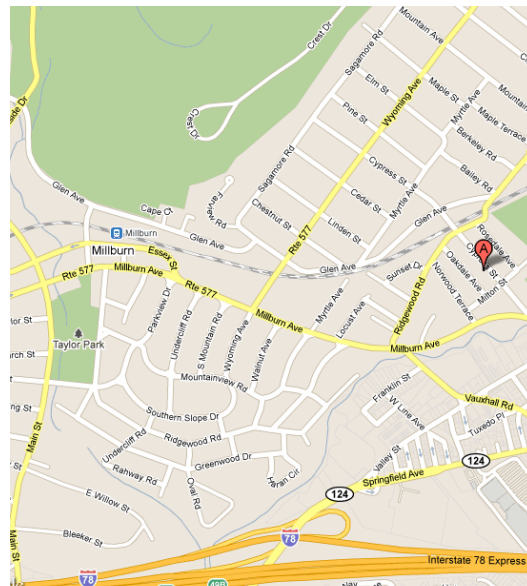
ADDITIONAL FEATURES

- Hardwood floors on the first and second levels
- Covered front porch

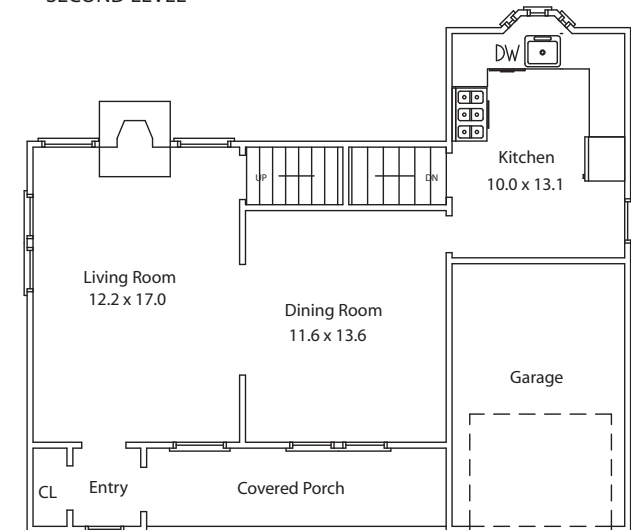
- Paver front walkway
- Paved driveway with additional parking
- Attached one-car garage
- Paver patio
- Professionally landscaped property with mature trees and shrubbery
- Excellent location with easy access to major highways and business centers, recreation, shopping, Chatham's top-rated schools and commuter trains into midtown Manhattan and Wall Street

PROPERTY PARTICULARS

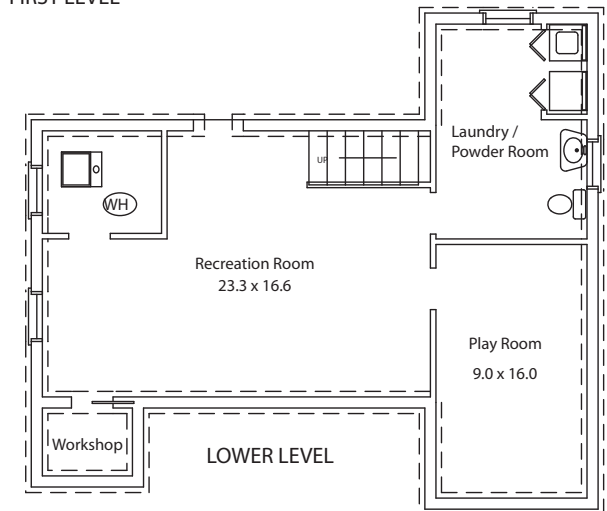
- Built: 1934
- Lot Size: 100 x 150 (.34 Acre)
- 2010 Taxes: \$9,452



SECOND LEVEL



FIRST LEVEL



LOWER LEVEL