

# 3 FLORHAM AVENUE | FLORHAM PARK



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Welcome to 3 Florham Avenue! This picture perfect 5 Bedroom, 3 Bath colonial in sought after Florham Park has it all with close proximity to New York City transportation, Trader Joes, Starbucks, restaurants and just minutes away to Livingston and Short Hills Malls.

Walk up the charming brick walkway flanked by meticulous landscaping and leading to an elegant covered entry. Enter this classic home and you'll be drawn to the sun-drenched Living Room featuring gleaming hardwood floors, oversized windows and a stately fireplace. Flow into the bright and airy Dining Room perfect for entertaining family and friends. The newly renovated Gourmet Chef's Kitchen is any cook's dream with crisp white shaker style cabinetry, quartz countertops, stainless appliances and a breakfast bar for two. Curl up with a book or enjoy movie night in the sun drenched Family Room. Thanks to copious windows, the room is bathed in sunlight providing a dazzling view of the sumptuous backyard and gorgeous pool. A brand new heated Two Car Garage, a side entry area off of the garage and a tasteful Full Bath round out the First Level.





Ready to retire for the evening? Take a stroll up the elegant staircase to the brand new Master Bedroom Suite complete with gleaming hardwood floors, His and Her Walk In Closets and a deluxe Master Bathroom featuring a chic double vanity, jacuzzi tub and its own separate commode. Walk down the gracious second story hallway to find the other four bedrooms. All bedrooms are bathed in sunlight and include generous closets. The bedrooms share the attractively renovated Full Hall Bath complete with chic tile, built in cabinetry and a jacuzzi tub. A conveniently located Second Floor Laundry Closet makes doing laundry an absolute pleasure.

The real show stopper of 3 Florham Avenue is the luxurious backyard oasis. The outdoor entertaining space and pool are truly breathtaking. A cedar Deck with a stylish pergola is the perfect spot for cocktails with friends. Whether you are serving appetizers from your Deck, dining al fresco or hosting a pool party, this home is sure to be party central this summer. The backyard is complete with incredible professional landscaping ensuring idyllic views each and every day. And that's not all! The Lower Level offers tons of additional space with a spacious Recreation Room and a large Laundry/Storage Room.

With its incredible location, sought after school district and convenience to fantastic shopping and restaurants in Florham Park, you will undoubtedly want to call 3 Florham Avenue home!



# I N S I D E & O U T

## FIRST LEVEL

- Entry Area featuring hardwood floors, stairway to 2<sup>nd</sup> Level
- Living Room featuring hardwood floors, fireplace with marble tile surround, track lighting, elongated windows, window blinds, baseboard molding, archway at rear to kitchen area
- Dining Room featuring arched opening at entry, hardwood floors, set of 3 elongated windows, window blinds, drapery panels, fan/light combination, baseboard molding
- Gourmet Chef's Kitchen (renovated 2018) featuring tile flooring, custom shaker style wood cabinetry, quartz countertops, marble backsplash, recessed lighting, breakfast bar with seating for 2, stainless Frigidaire refrigerator/freezer, stainless Frigidaire 4 burner oven/range, stainless Maytag dishwasher, stainless Frigidaire built in microwave, 2 large windows over sink, window blinds
- Family Room featuring hardwood floors, recessed lighting, ceiling fan, baseboard molding, oversized windows at 2 exposures overlooking backyard oasis, door to Deck, window blinds
- Full Bathroom featuring tile flooring, wood vanity with acrylic countertop, shower with tile surround, fan/light, sconce
- Side Entry Foyer featuring 3 steps up, hardwood floors, Coat Closet, flush mount light fixture
- Heated 2 car garage (addition completed 2018) featuring Chamberlain electric carriage style doors, peg storage, Whirlpool refrigerator/freezer

## SECOND LEVEL

- Second Floor landing featuring hardwood floors, flush mount light fixture, baseboard molding, drop down access to attic
- Master Bedroom Suite (addition completed 2018) featuring hardwood floors, recessed lighting, fan/light combination, His and Her Walk In Closets, baseboard molding, windows with blinds and curtains
- Master Bathroom featuring tile flooring, double wood vanity with acrylic sinks, two oval tilt mirrors, 4 light sconce, built in jacuzzi tub with bead board surround, frameless glass door shower with tile surround, 2 windows with wood blinds, separate room for toilet with large Closet
- Rear hallway featuring hardwood floors, flush mount light fixture, Laundry Closet with hookup
- Bedroom 2 featuring hardwood floors, 2 large windows, window blinds and curtains, flush mount light fixture, baseboard molding, Closet
- Bedroom 3 featuring hardwood floors, window, window blinds and curtains, recessed nook, flush mount light fixture, baseboard molding, Closet
- Bedroom 4 featuring hardwood floors, 3 windows, window blinds and curtains, flush mount light fixture, baseboard molding, double size Closet
- Bedroom 5 featuring hardwood floors, 2 windows, window blinds and curtains, fan/light combination, baseboard molding, double size Closet
- Full Hall Bathroom featuring mosaic floor tile, wood vanity with acrylic countertop, medicine cabinet, built in linen cabinet, jacuzzi tub/shower combination with tile surround, fan/light, recessed light in shower, window with blinds

## LOWER LEVEL

- Wood staircase to Lower Level
- Recreation Room featuring carpeting, utility lighting, recessed light
- Utility Closet
- Storage Closet
- Laundry/Storage Room featuring Whirlpool front load washer and dryer on pedestals, utility sink

## FRONT YARD/BACKYARD

- Front yard with professional landscaping with blooming trees, shrubs and perennials
- Winding brick front walkway, stone front steps and covered landing
- Rear cedar Deck with decorative pergola, maintenance free railings with lattice detail, storage under Deck
- Town approval for future Patio
- Fully fenced in flat rear yard with professional landscaping throughout
- Heated pool (completed 2017) with stone surround, Pool Storage Shed with carriage style doors

## ADDITIONAL FEATURES & UPGRADES

- Maintenance free HardiePlank siding
- New Central Air (2019)
- Newly refinished hardwood floors (2019)
- Freshly painted
- New driveway
- 2 zone gas heat, steam/water

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