

54 EDGEWOOD ROAD  
CHATHAM, NJ



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

**kw** PREMIER  
PROPERTIES  
KELLERWILLIAMS

Each Keller Williams office is individually owned and operated.



Welcome to 54 Edgewood Road, a 4 bedroom, 3 full bath Cape Cod on one of Chatham's most desirable streets. Situated in a prime location within walking distance to schools, town and train, this deceptively large home is filled with potential to personalize to suit your own special needs.

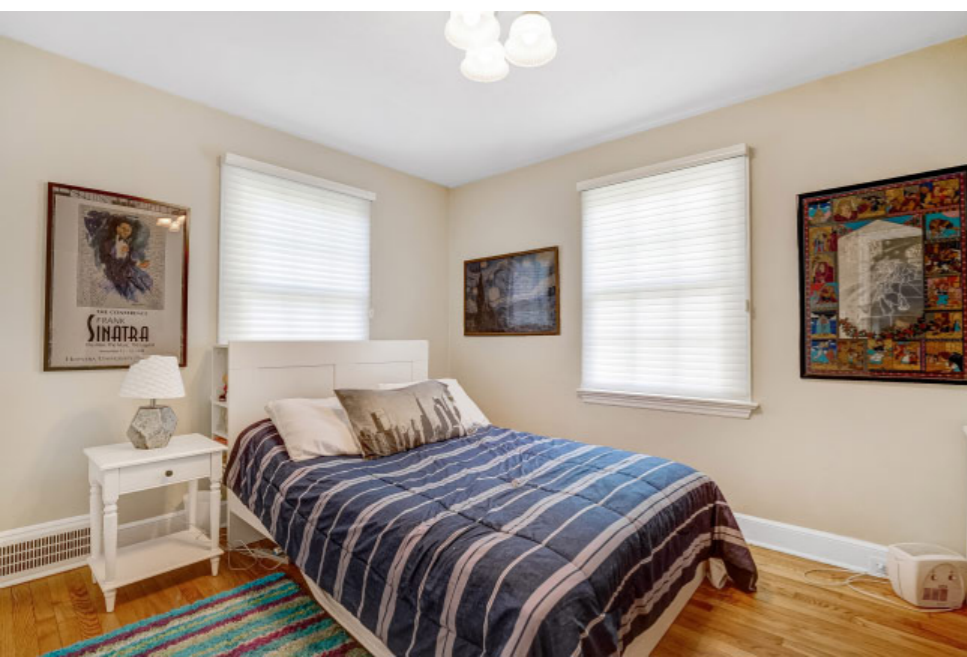
Enter the home through the charming red door that reveals your first glimpse into all this home has to offer. Newly refinished hardwood floors throughout the first level lead you to each of its living and dining spaces. Step to the left to enter the spacious Living Room boasting large windows and an attractive wood burning fireplace that is sure to take center stage when family and friends gather for intimate conversation or festive holiday celebrations. The room flows easily into the adjacent Dining Room featuring hardwood floors, a chair rail and a large picture window facing the backyard greenery just outside. It's the perfect setting in which to enjoy gourmet meals prepared in the neighboring eat-in Kitchen where updated stainless steel appliances are accented by Corian counter tops, a vaulted ceiling creates a dramatic space for casual dining and a built-in desk will surely make daily paperwork a cinch. The Kitchen enjoys access to a conveniently located laundry area set behind folding doors. Just outside, you'll find a brick paver patio that's the perfect place to appreciate al fresco meals on a warm summer night. The surrounding level yard is fully fenced and provides an abundance of private space for your favorite outdoor hobbies.



When it's time to retire for the night, everyone will find their own private retreat in one of 4 spacious bedrooms, each with plenty of light and an abundance of closet space. On the first level, the Master Suite awaits and is highlighted by a luxurious en suite bath featuring a two-sink stone topped vanity, stall shower and a luxurious jetted tub set in a tiled surround. Who wouldn't want to unwind here at the end of the day? Just down the hall you'll find another bedroom serviced by a full bath while upstairs on the second level two additional large bedrooms and a full bath provide additional space for family and guests.

And there's more...a lower level Recreation Room features a tiled floor and a full wall built-in unit with plenty of storage and display shelving for your favorite books and collectibles. What a perfect spot to gather for movie watching, family game nights or to simply cozy up with your favorite book. You'll also find a large unfinished space with access to all utilities and the option for tailoring to your own special needs.

Upon viewing, you will surely see how much the home at 54 Edgewood Road has to offer. Spacious interior and exterior spaces combined with a sought-after location within walking distance to all Chatham has to offer make this special property the perfect place to call home!



# INSIDE & OUT

## FIRST LEVEL

- Entry Foyer with hardwood floors, crown molding, light fixture; archways to Living Room and Bedroom Hallway
- Living Room with hardwood floor, crown molding, coat closet, 3 windows with shades, fireplace with wood mantel, brick surround and stone hearth; open to Dining Room, doorway to Kitchen, access to center staircase and lower level
- Dining Room with hardwood floors, picture window with shades, chair rail, crown molding, brass chandelier; doorway to Kitchen
- Kitchen with hardwood floors, recessed lighting, stainless appliances including, GE Café refrigerator/freezer with door dispenser for ice, water and heated water, Maytag built-in microwave, Maytag 5-burner range with oven below, Maytag dishwasher, custom cabinetry with Corian countertops, ceramic tile backsplash, double sink with window and shade above, center island with storage cabinets and Corian countertop, built-in desk with storage below, ceiling fan with light, open to dining area with volume ceiling and 2 windows with shades; access to Laundry area, rear door to backyard
- Laundry Area behind bi-fold doors with Whirlpool front loading washer and dryer

## FIRST LEVEL - BEDROOM WING

- Master Bedroom Suite with hardwood floors, crown molding, bay window with shades, ceiling fan with light, 3 large closets with shelving, en suite bath with ceramic tile floor, vanity with faux stone top, mirror and light above, storage below, stall shower, large jetted tub with tile surround and picture window above, recessed lighting, octagonal window, 2 light fixtures, large linen closet with shelving
- Bedroom # 2 with hardwood floors, 2 windows with shades, ceiling fixture, 2 large closets (one with shelving)
- Full Hall Bathroom with ceramic tiled walls and floor, shower over tub with tiled walls, window with mini-blinds, 2 sconces, vanity with stone top, mirror and light fixture above, storage below

## SECOND LEVEL

- Landing with carpet, large closet, recessed lighting; access to large attic storage area
- Bedroom #3 with carpet, baseboard heat and window mounted Frigidaire AC unit, large picture window with mini-blinds, built-in bookcase, closet
- Bedroom #4 with carpet, 4 large window with mini-blinds (one with window seat below), baseboard heat, window mounted Frederich AC unit, 2 built-in bookcases, 2 walk-in closets, 2 ceiling fixtures
- Full Hall Bathroom with ceramic tile floor and walls, vanity with stone top, mirror and light fixture above, storage below, baseboard heater, shower over tub, skylight

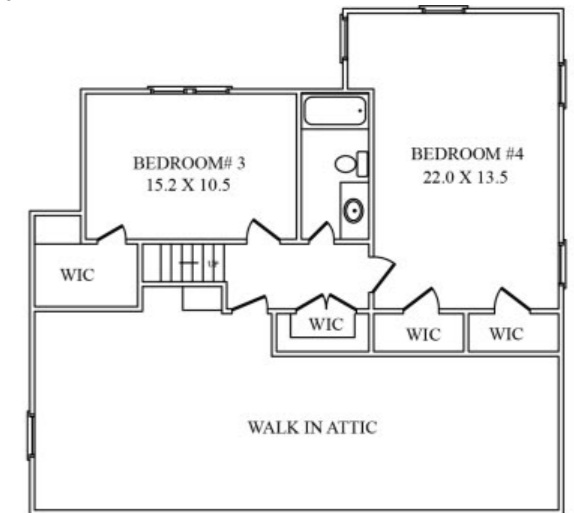
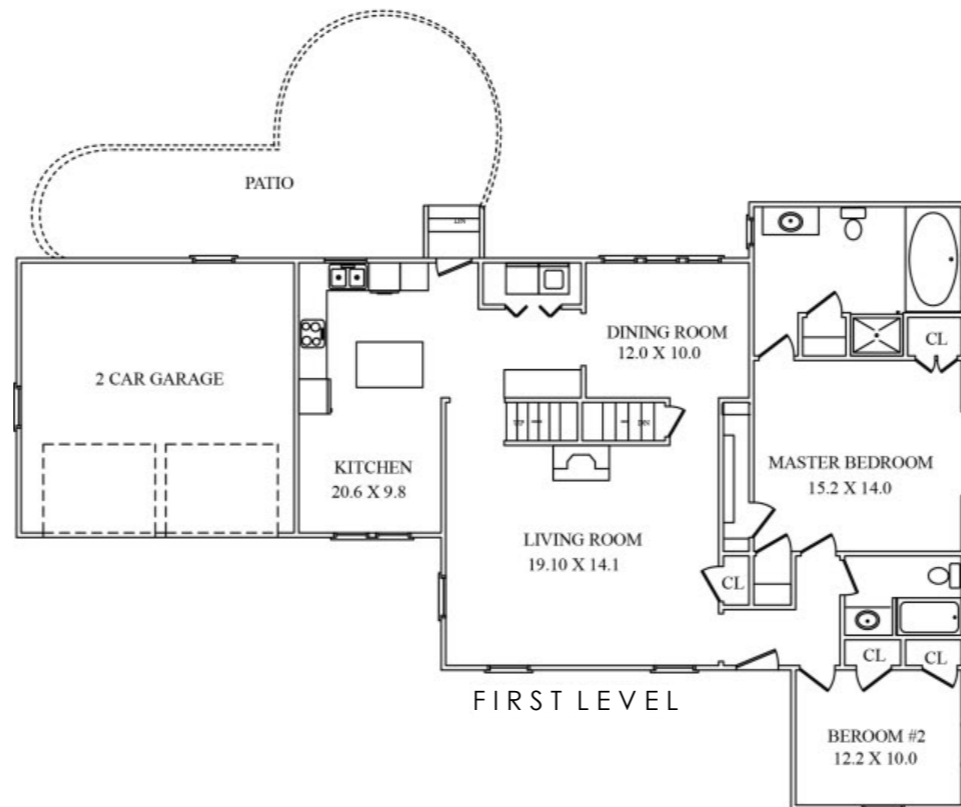
## LOWER LEVEL

- Recreation Room with ceramic tile floor, grade level windows, built-in wall unit with shelving and storage, recessed lighting, 2 wall sconces
- Unfinished Utility Room with flexibility to tailor to your needs

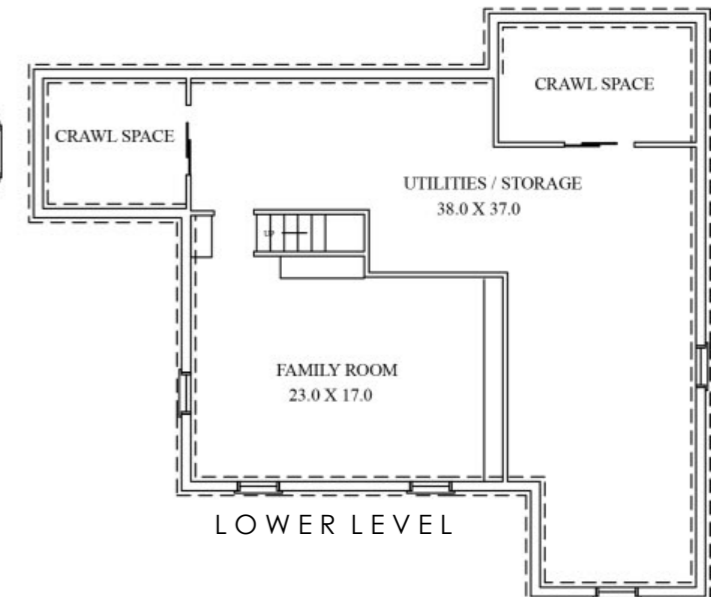
## ADDITIONAL FEATURES & UPGRADES

- 2-car garage with electric doors
- Brick paver patio surround by large flat, fenced-in yard (fence new 2016)
- Exterior freshly painted
- All new Kitchen appliances installed (2017)
- New washer and dryer installed (2017)
- Satellite dish

## THE FLOORPLAN



SECOND LEVEL



LOWER LEVEL



CELL: 973.936.9129  
 OFFICE: 973.376.0033 x101  
 info@sueadler.com  
 sueadler.com/54edgewood