



*Sue Adler*  
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PREMIER PROPERTIES



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*Contemporary details and timeless appeal come together with thoughtful updates in this one-of-a-kind home*

This Livingston contemporary style home is sure to impress any buyer! Located on a spacious lot, this home boasts curb appeal, location (blocks to Heritage Middle School, mall and downtown) and custom finishes.

Pull right in and walk up the front walkway and into the 2-story entrance foyer where light ushers in effortlessly, creating an open and airy feeling that is continued throughout the home. Step into the family room where slate tile floors flow underfoot and provide a perfect place to kick back and relax. Continue down the hall and into the gourmet eat-in kitchen with cork flooring, light cherry cabinets, Venetian brushed granite countertops, top of the line stainless steel appliances and skylights.

Adjacent to the kitchen is the open concept Living and Dining room. Hardwood floors flow seamlessly from one end to the other, custom wall to wall cabinetry with marble top provide additional storage and crown molding and picture windows complete these two spacious rooms.

The open and flowing floor plan on the first level continues onto the second and third levels, creating the perfect place to retire to after a long day of work.



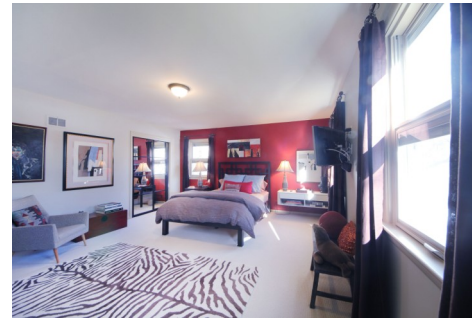




When the evening draws to a close, everyone will find their own personal retreat in one of five bedrooms.

The Master bedroom is a total retreat on a private level and features custom maple built-in cabinetry, two walk-in closets, dressing area and glass sliding doors out to your own private deck, overlooking the tranquil rear yard. The Master bathroom has been updated with tile flooring, subway and mosaic tile backsplash and surround, limestone top vanity with double sinks and glass enclosed steam shower.

On the second level three additional bedrooms (one with en-suite bathroom) are beautifully decorated, while the updated hall bath aptly services these bedrooms.



Downstairs the ground level is complete with a family room, recreation room/5th bedroom, full bathroom, deep closet for storage and glass sliding doors that lead out to the rear bluestone patio and pool area.

The lower level is unfinished and contains a workshop, plenty of storage and access to the 2-car garage.

Outside the extensively landscaped rear yard, heated pool, hot tub, cabana and paver surround with patio area sets the bar high for year round entertaining

It is not often that home of this quality comes along. With little to do except bring your furnishings and personal touch, this is a fabulous opportunity to enjoy all Livingston has to offer in complete comfort and style.





# Inside and Outside...

## FIRST LEVEL

- Entry foyer with slate tile floor and coat closet
- Family room with slate tile floor, spiral staircase to sitting area and Master Bedroom, wood paneled detailed walls, custom built-ins, recessed lighting, glass sliders to wood deck
- Powder room with pedestal sink, textured shell wallpaper and recessed lighting
- Eat-in Kitchen with cork floors, Venetian brushed granite countertops, slate tile backsplash, light cherry cabinets, top of the line stainless steel appliances, wine refrigerator, pendant lighting over the sink and custom chandelier over breakfast area.
- Butler's pantry/laundry room with Venetian brushed granite countertops, sink, light cherry cabinets and side door.
- Free flowing dining room into living room with hardwood floors, custom built-in cabinetry with marble top, crown molding and recessed lighting
- Living Room with hardwood floors, crown molding and large picture windows

## SECOND LEVEL

*Hardwood floors underneath carpeting in bedrooms*

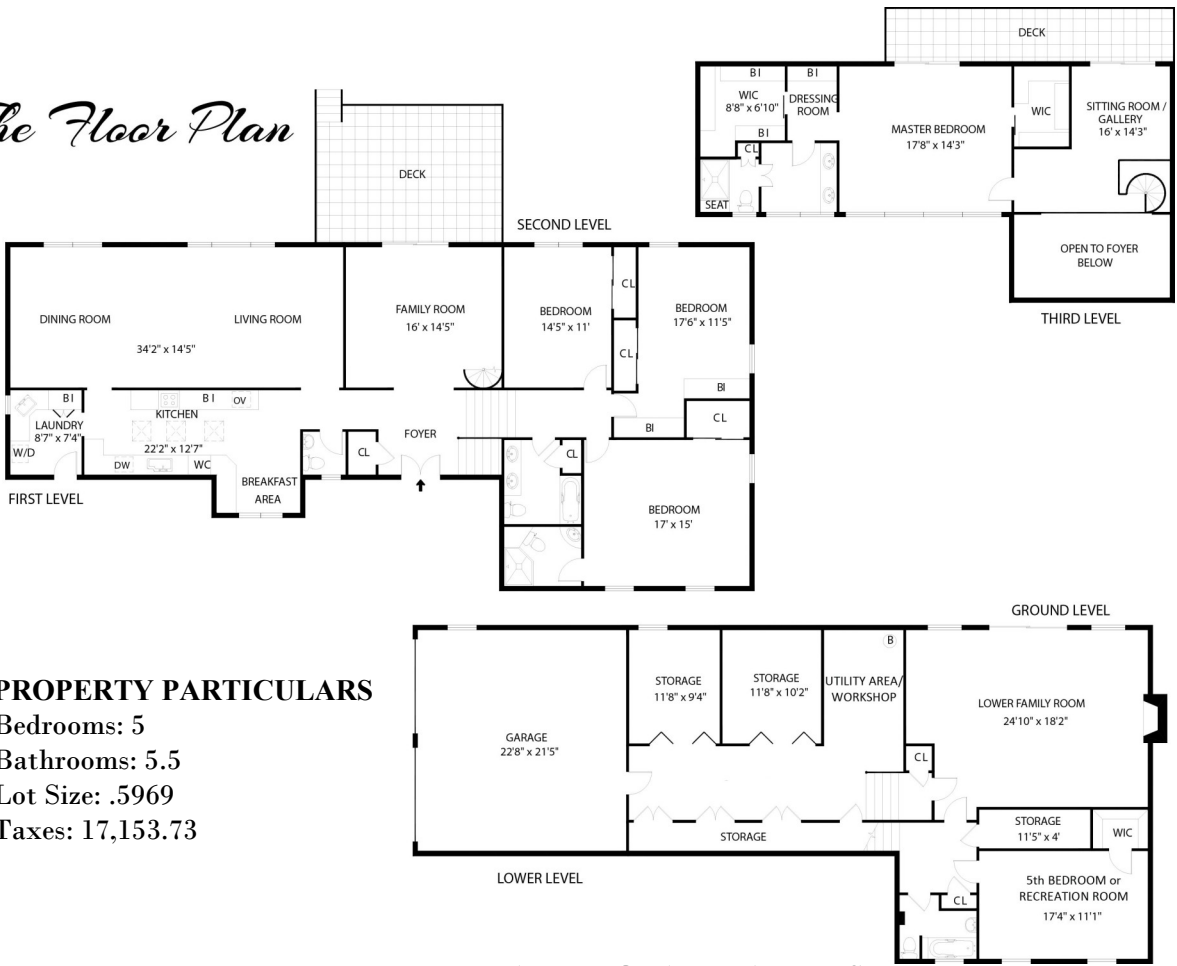
- Bedroom with wall to wall carpet , closet and en-suite bathroom – river stone floor, custom soapstone vanity sink, stall shower
- Hall bathroom with tile floor, vanity with double sinks, shower over tub, linen closet
- Bedroom with wall to wall carpet, built-ins, closet and track lighting
- Bedroom with wall to wall carpet, cork feature wall and closet

## THIRD LEVEL-Master Bedroom Suite

*Spiral staircase to private level*

- Sitting room with hardwood floor, textured wall covering, glass sliding doors to deck overlooking rear yard
- Master Bedroom with wall to wall carpeting, 2 walk-in closets, dressing room, built-in maple cabinetry and glass sliding doors to deck overlooking rear yard
- Master Bathroom with tile floor, steam shower, limestone vanity with double sinks, mosaic tile backsplash and surround and linen closet

# The Floor Plan



## PROPERTY PARTICULARS

Bedrooms: 5  
Bathrooms: 5.5  
Lot Size: .5969  
Taxes: 17,153.73

## GROUND LEVEL

- Recreation room/5th bedroom with wall to wall carpet and walk-in closet
- Deep closet for storage
- Bathroom with tile floor and shower over tub
- Large family room with wall to wall carpet, wood fireplace with brick mantle and surround, built-in desks, recessed lights and glass sliding doors to bluestone patio and pool area with paver surround

## LOWER LEVEL

- Workshop
- Ample storage
- Attached 2-car built-in garage

## ADDITIONAL FEATURES

- Alarm system
- Built-in speakers in living room, family room, lower level family room and outside
- Newer Pella windows
- Remote controlled blinds for skylights
- Central vacuum
- In-ground heated pool with paver surround
- Hot Tub
- Cabana with kitchenette, full bathroom with stall shower
- Motorized 1st level retractable awning for rear deck
- Heated garage
- 2 built-in BBQ's
- Belgian block driveway border