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PREMIER PROPERTIES

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93 Knollwood Drive
New Providence

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



Situated on a picturesque, tree-lined street in the Murray Hill section of New Providence this spacious and updated home is ready for you to just unpack your bags, relax and enjoy. Sitting on a little less than a half acre of land with manicured trees and shrubs, the curb appeal invites you up the front walk and into the entrance foyer. The Living Room features a large bay window, crown molding and warm toned hardwood floors. The Dining Room open to the Living Room offers dinner guest a place to dine in style and the adjoining Kitchen and screened-in porch off the dining room, make entertaining that much easier.

Central to the first level is the updated Kitchen, offering the busy cook loads of storage and workspace. Quality appliances are arranged for easy access, while recessed lighting effectively illuminates the work area and the additional dining area and built-ins make cooking both gratifying and delightful.





Just up a couple of steps you will find the first set of sleeping quarters including 3 bedrooms with ample closet space and a full hall bathroom. The Master bedroom with bath allows you to relax away the cares of the day in style and the finished third level features a private bedroom with two walk-in closets-perfect for over-night guests.

The ground level features the Family room with gas fireplace, powder room, and sliding doors out to the two tiered patio overlooking the pool, hot tub and waterfall. Also there is access to the two car garage from this level.

And there's more....the finished lower level includes recreation room, laundry, work bench, and plenty of storage. This house has so many options to grow with your changing family. All this coupled with its sought after location makes 93 Knollwood Drive a perfect place to call home.

Inside and Out...

THE FLOOR PLAN

First Level

- Entrance hall with coat closet
- Living room with hardwood floors, bay window and crown molding
- Dining room with hardwood floors, crown molding, recessed lighting and French doors to screened porch
- Kitchen with hardwood floors, granite countertops, tile backsplash, beverage refrigerator, stainless steel appliances and recessed lighting

Ground Level

- Family room with tile floor and carpet, fireplace, sliding doors to patio, recessed lighting, powder room and access to two car garage

Lower Level

- Recreation room
- Utility room
- Laundry area
- Storage

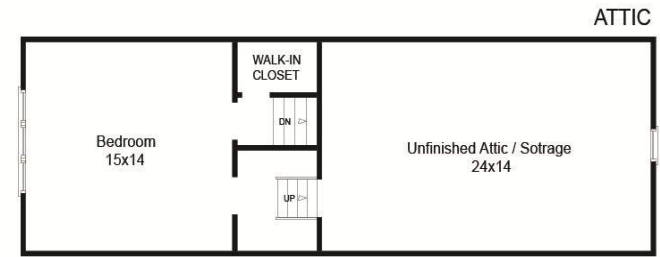
Second Level

(hardwood floors underneath carpet in bedrooms)

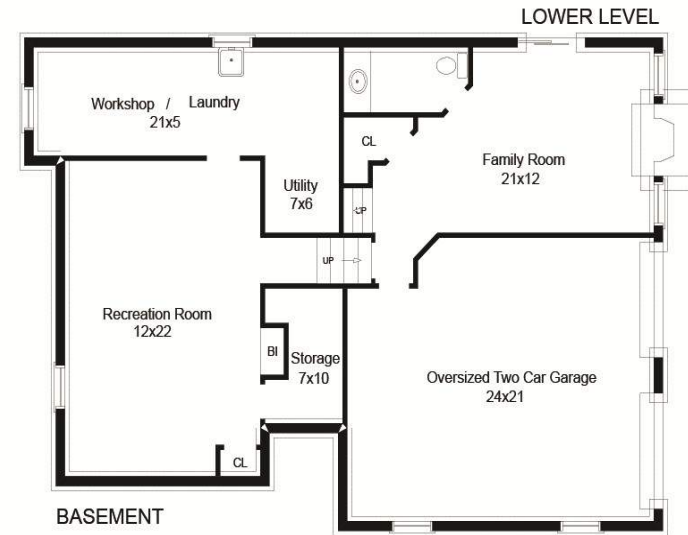
- Bedroom with carpet, recessed lights and closet
- Bedroom with carpet, recessed lights and closet
- Hall bathroom with tile floor, vanity and tub shower
- Master Bedroom with carpet, closet, and chair rail detailing
- Master Bathroom with tile floor, stall shower and pedestal sink

Third Level

- Bedroom with two closets
- Access to attic



THIRD FLOOR



BASEMENT

NOT TO SCALE - The floor plan is supplied for illustration purposes only.
Room positions and dimensions are approximate and should be independently measured for accuracy.

Additional Features

- Remodeled Kitchen (2007)
- Added ½ bath in Family Room
- Pool with hot tub and waterfall
- Stereo system (FR, outside, and screened in porch)
- Tiered yard with retaining walls
- French drains
- Sump Pumps
- Sprinkler System
- Professionally landscaped

