

69 Shrewsbury Drive

Livingston, New Jersey



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PREMIER PROPERTIES

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Welcome to 69 Shrewsbury Drive, a stately center hall colonial dramatically perched on a .80 acre hilltop property adjacent to the multi-million dollar homes of Bel Air Estates.

Proceed through the impressive columned front portico into the subtle elegance of the entrance foyer where the center staircase and hardwood floors accented by antique inlaid tiles serve as your introduction to this gracious home. The stunning wall covering is echoed in the sheer window treatments in the entry, as well as in the adjoining whimsical Powder Room. To the left of the double doors, you will find an expansive entry to the light and bright Living Room, with its large windows facing both the front and back of the home, crown moldings and hardwood floors. The Living Room flows easily through a large entry into the Family Room, which features a built in étagère, hardwood floors, recessed lighting, crown moldings and a unique hand-made wrought iron sconce mounted above the large fireplace with brick surround and an extra wide hearth. With large windows and sliding glass doors to the deck, you may invite the outside in or entertain both inside and outside. Wander from the Family Room to the deck and into the Kitchen, which also has sliders granting access to the deck. When exiting the Family Room through the Entrance Foyer, you will see the Formal Dining Room with crown molding, hardwood floors, a Venetian glass chandelier and an attractive mirrored wall providing an elegant backdrop as you entertain your family and friends. With easy access into the Kitchen, you will be greeted by custom sand blasted white oak cabinetry, "penny" ceramic tile floor, and eat-in dining overlooking the back deck. The first floor is completed by a Laundry Room with custom built-ins, a large pantry, mudroom, storage closet, access to the 2-car garage, and finally a guest bedroom with full bathroom.



When the evening draws to a close, everyone will find his or her own personal retreat in one of four bedrooms on the second level. The Master Suite features crown molding, four large closets, built in shelving, a separate dressing area, and an En Suite bath with custom stone topped double vanity and a stall shower with glass doors. Three additional bedrooms with custom built-ins and ample closet space share a full Hall Bath. Additional storage is available in two large hallway linen closets.

Casual spaces are found on the finished lower level where there's plenty of room for indoor play and hobbies. While outside, the deck has lots of space for entertaining and dining. Beyond the deck, the backyard offers all the space you need for active play and gardening. Buttressed by tall trees, this fabulous backyard has lots of privacy.

With its top rated schools, easy access to local shopping and restaurants as well public transportation into nearby Manhattan, 69 Shrewsbury Drive is the perfect place to call home.

Inside and Out...

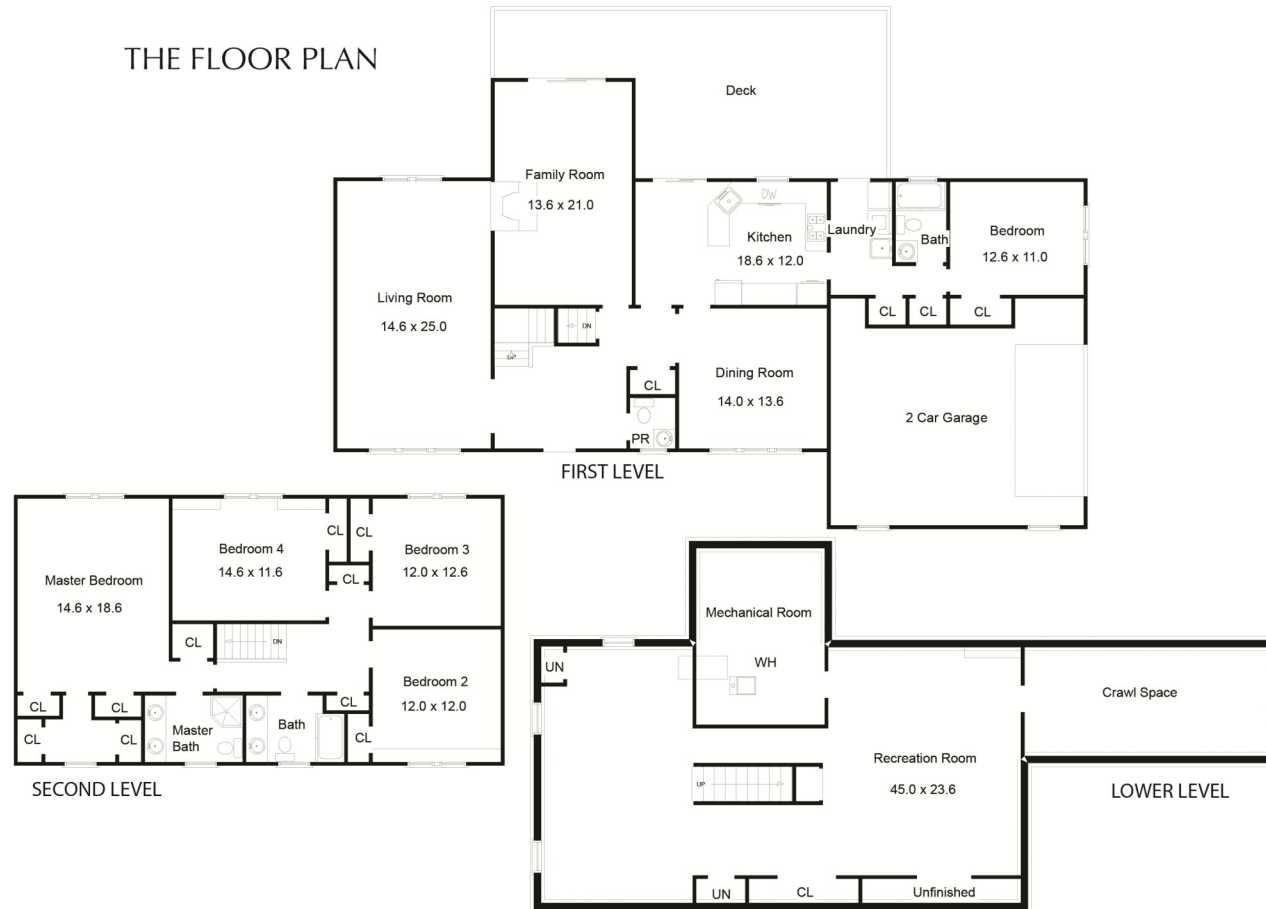
First Level

- Entry Foyer with double front door with sidelights, hardwood floors with antique tile inlay, decorative rounded wall and coat closet
- Powder Room with custom built in stone vanity, Sherle Wagner faucet, marble floor and custom window treatment
- Large entry coat closet
- Living Room with expansive entryway, hardwood floors, crown moldings and custom window treatments
- Family Room with recessed lighting, crown molding, handmade wrought iron sconce, fireplace with brick surround and extra wide hearth, custom window treatment, sliders to back deck, built in étagère and intercom system
- Formal Dining Room with hardwood floors, mirrored wall, Venetian glass chandelier, custom window treatments, access to Kitchen
- Kitchen with "penny" ceramic tile floor, Formica countertops, custom sand blasted white oak cabinets, built-in desk with Formica top, dinette with slider access to back deck, GE Profile refrigerator/freezer, 4 burner gas range, double oven, dishwasher, stainless steel sink, recessed lighting, access to Pantry, storage closet, Laundry Room, Full Bath and Bedroom
- Full Bath with tile floor, vanity, shower over tub with full tiled wall, fixture and medicine cabinet and window treatment
- Laundry Room/Mudroom with washer/dryer, utility sink, tiled floor, custom built in storage cabinets, large pantry and storage closet
- Bedroom #1 with double closet, carpet, fixture and window treatment
- Access to 2-car garage

Second Level

- Master Bedroom Suite featuring carpet, crown molding, 2 closets with shelving, dressing area with custom built in marble and wood dressing table, 2 additional closets with shelving, built in shelving, 2 built in bedside swing lamps, custom window treatments, En Suite Bath with double sink custom vanity with stone top, ceramic tile floor, stall shower with glass door
- Bedroom #3 with built-in cabinetry with desk, carpet, double closet and custom window treatments
- Bedroom #4 with custom built-ins, carpet, track lighting and double closet with shelves and custom window treatments
- Bedroom #5 with hardwood floors, double closet shelving and custom window treatments
- Hall Bath with double vanity with stone top, ceramic tile floor, shower over tub with full tiled wall and custom window treatment

THE FLOOR PLAN



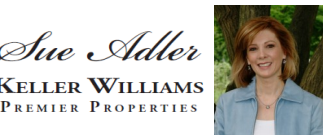
NOT TO SCALE - This floor plan is provided for illustration purposes only. Room positions and dimensions are approximate and should be independently measured for accuracy.

Lower Level

- Recreation Room with painted paneled wall and carpet
- Storage area
- Utility Room

Updates and Additional Features

- 2-car garage with electric doors
- Sump Pump
- Forced Air Heat/AC
- Direct gas line for outdoor BBQ



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