

45 HEDGES AVENUE | CHATHAM



Welcome to 45 Hedges Avenue! This picture perfect 4 Bedroom, 2.5 Bath Colonial has it all. With an open and airy floorplan and tasteful renovations throughout, 45 Hedges Avenue is an absolute dream.

Stroll up the handsome paver walkway and take in the home's beautiful façade with a front porch perfect for rocking chairs and lemonade. Enter through the warm, mission style front door and become transfixed by all this house has to offer. The welcoming Entry leads to the sun-drenched Living Room with gleaming hardwood floors, a stunning orb chandelier, designer window treatments and built ins for books and display. Get ready to host family gatherings and dinner parties in the open and airy formal Dining Room featuring soothing gray hues and a statement chandelier. The Dining Room opens to a dreamy Sun Room/Den so that light literally pours in. The Gourmet Chef's Kitchen is truly a cook's dream complete with crisp white cabinetry, a large breakfast bar with seating for 4, granite countertops/marble backsplash and high-end stainless steel appliances. Open from the kitchen is the dazzling family room with a warm and welcoming brick fireplace and French doors out to the Deck overlooking a flat, deep yard with professional landscaping and mature trees. A tasteful Powder Room rounds out the outstanding First Level.





Ready to retire for the evening? Luxury abounds in the private and open Master Bedroom Suite with soothing hues, gleaming hardwood floors, a large Walk In Closet fitted with custom storage and your own private Balcony. Three additional bedrooms are steeped in sunlight and include generous closets and large windows. A large tastefully renovated Full Hall Bathroom rounds out the Second Level.

And that's not all. The staircase to the Lower Level leads to a spacious Recreation Room, abundant storage and Laundry.

With its prestigious neighborhood, close proximity to Midtown Direct train and New York City, top-notch schools and convenience to Chatham's fantastic shopping and restaurants, 45 Hedges Avenue is a tremendous value and cannot be missed!



# INSIDE & OUT

## FIRST LEVEL

- Entry Foyer/Living Room featuring hardwood floors, orb light fixture with crystal accents, built in open shelving, baseboard molding, crown molding, oversized windows, custom roman shades, Coat Closet, stairway to 2<sup>nd</sup> level, open to Dining Room, sconce
- Sun Room/Den featuring hardwood floors, windows at 3 exposures, custom roman shades, baseboard molding, open to Dining Room
- Dining Room featuring hardwood floors, chandelier, baseboard molding, crown molding with dentil detail, oversized window with custom roman shade and window panels
- Gourmet Chef's Kitchen featuring hardwood floors, crisp white wood cabinetry, granite countertops, marble herringbone backsplash, breakfast bar with seating for 4, crystal hardware, LG stainless refrigerator/freezer with water filter/ice maker, LG stainless dishwasher, Samsung stainless 5 burner oven/range, Samsung stainless built in microwave, light fixture, recessed light over sink, track lighting over breakfast bar, custom window treatment, open to Family Room, Closet (potential pantry), door to Lower Level
- Family Room featuring hardwood floors, fireplace with floor to ceiling brick surround and hearth, French doors to backyard, custom woven shades, Storage Closet, recessed lighting
- Powder Room featuring hardwood floors, vanity, octagonal stained glass window, 2 light sconce, fan

## SECOND LEVEL

- Master Bedroom Suite featuring hardwood floors, Walk In Closet with custom shelving and hanging storage, French doors out to Balcony, blinds, custom window panels, flush mount light fixture with crystal detail
- Master Bathroom featuring tile flooring, oversized vanity, tub/shower combination with tile surround, 3 light farmhouse sconce, fan
- Bedroom 2 (flexibly being used as Office) featuring hardwood floors, orb light fixture with crystal accents, baseboard molding, oversized windows, blinds, Closet
- Bedroom 3 featuring hardwood floors, oversized windows, custom window panels, modern designer light fixture, baseboard molding, floating shelf, Closet

- Bedroom 4 featuring hardwood floors, oversized windows, blinds, custom window panels, modern designer light fixture, baseboard molding, Closet
- Renovated Full Hall Bath featuring wood look floor tile, custom gray vanity with marble countertop, oval tilt mirror, subway tile wainscoting, tub/shower combination with subway tile surround, built in linen storage, 2 light sconce, glass globe semi pendant light fixture, window shade

## LOWER LEVEL

- Carpeted staircase with door to driveway area
- Recreation Room with carpeting, Utility Closet
- Storage Room
- Laundry Room featuring Fisher & Paykel washer and dryer

## FRONT/BACKYARD

- Paver front walkway
- Professional landscaping at front
- Covered front porch area with maintenance free decking, mission style front door, maintenance free railings
- Rear Wood Deck
- Flat, deep yard with professional landscaping and mature trees
- Detached 1 car garage

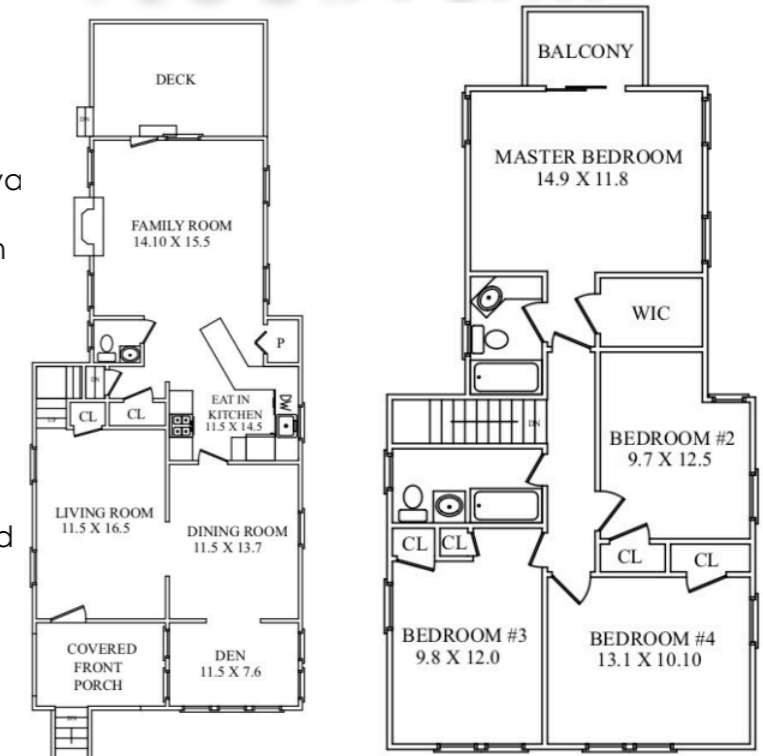
## ADDITIONAL FEATURES & UPGRADES

- Freshly painted neutral hues throughout
- Newly refinished oak hardwood floors throughout
- Updated appliances and kitchen backsplash
- Updated front walkway and front porch
- Updated hall bathroom
- Maintenance free siding
- Water softening system
- Original doors, moldings and crystal hardware throughout



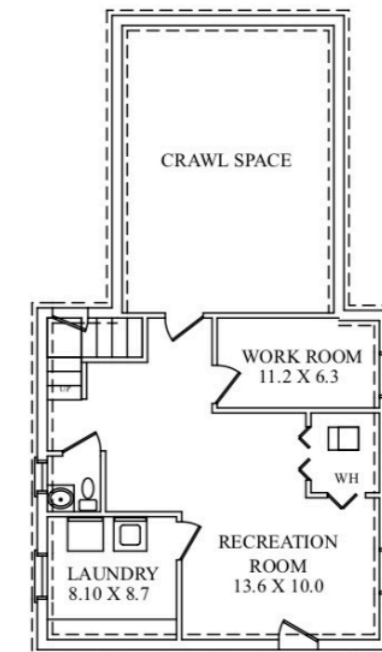
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# THE FLOOR PLAN



FIRST LEVEL

SECOND LEVEL



LOWER LEVEL



All information deemed reliable but not guaranteed