



732 FAIRMOUNT AVENUE
CHATHAM, NJ





Welcome to 732 Fairmount Avenue! This stunning 5 Bedroom, 5½ Bathroom Custom Colonial is a vision of perfect proportion and detail. Stroll up the paver front walkway and take in the home's curb appeal with crisp clapboard siding, charming shutters and a stately front door. Enter the spacious 2-story Entry Foyer and prepare to be overwhelmed by the sheer elegance of this home. With gleaming wide plank hardwood floors throughout, high ceilings, intricate custom moldings and an open floorplan, the First Level is the consummate example of high design and function.

The Entry Foyer includes a large Coat Closet and gorgeous views of the Living Room (flexibly being used as a Study), Dining Room and elegant staircase. Beauty abounds in the gracious Study featuring a tons of natural sunlight, a coffered ceiling and exquisite wainscoting. Flow easily through the large archway into the impressive formal Dining Room. With another coffered ceiling and a stunning light fixture, this is the perfect spot to host holiday meals. The Dining Room connects easily to the impressive Gourmet Chef's Kitchen that is sure to impress any cook. Crisp white custom wood cabinetry with a gorgeous custom gray island, quartz countertops, chic pendant lighting and top of the line appliances make the Kitchen extraordinary. A separate Breakfast Room provides plenty of space for family meals. The Kitchen opens to the magazine worthy Family Room with stunning millwork, a cozy stone fireplace and double French doors leading out to an ultra-private covered Porch with fabulous views of the tranquil yard. Whether it's cocktails or an afternoon nap, the covered porch is your own idyllic retreat. The Porch is complemented by a paver Patio and deep lush fenced in yard. A spacious Ensuite Guest Room, fabulous Mud Room with custom storage, 2 car garage and a chic Powder Room round out the First Level.



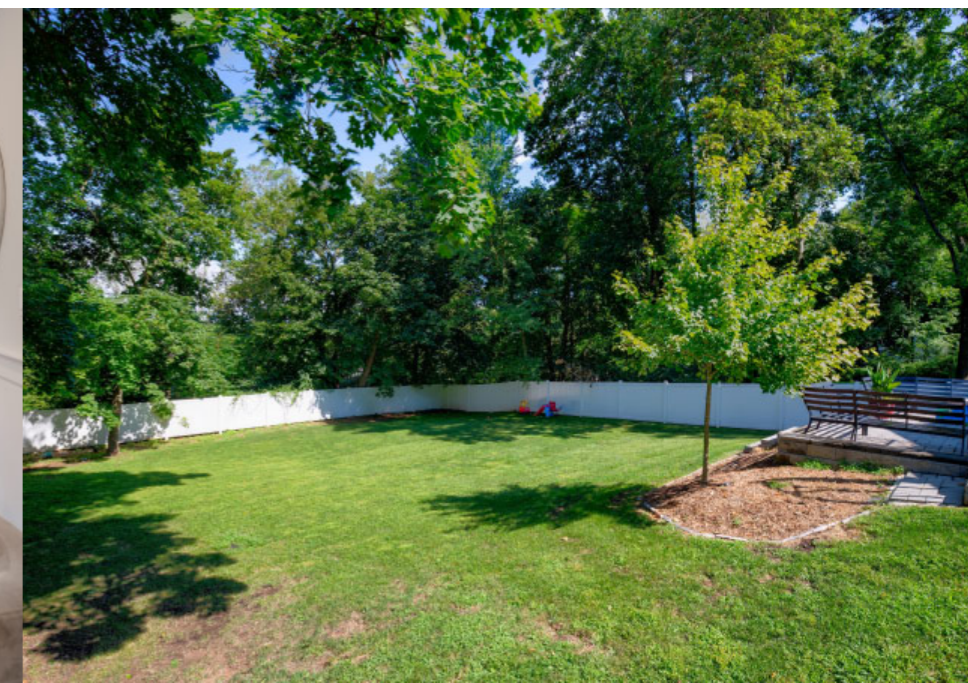
When it's time to retire for the evening, the stately staircase, beaming with natural light, leads you to the second floor with 4 spacious bedrooms and 3 full baths. Luxury abounds in the enormous Master Bedroom drenched in sunlight and with plenty of nooks for cuddling up with a book. The Master Suite has a dramatic vaulted ceiling and a custom Walk In Closet that is the retreat you've been waiting for at the end of a long day. The spa-like Master Bathroom is complete with marble tiling, frameless glass shower door, double vanity, and soaking tub.



Three additional bedrooms are steeped in sunlight and include generous custom closets (1 is ensuite; 2 other bedrooms share a hall bath). All baths are luxurious and well-appointed with custom cabinetry and quartz countertops. A conveniently located 2nd floor Laundry Room makes doing laundry a pleasure. And if that wasn't enough, don't miss the cool Third Floor Teen Lounge/Recreation Room.

And there's more...The Lower Level, with its massive Recreation Room, Children's Arts and Crafts Area, Exercise Area and a stylish Full Bathroom, is an entertainer's paradise. Whether it's movie watching, card games or children's art projects, the Lower Level provides wonderful functional space.

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, 732 Fairmount Avenue is a fantastic value and cannot be missed!



I N S I D E + O U T

FIRST LEVEL

- Partial 2-story Entry Foyer featuring solid wood front door with sidelites, hardwood floors, wainscoting, recessed lighting, crown molding, stairway to Second Level, double door Coat Closet
- Ensuite Guest Room/Bedroom #5 featuring double doors at entry, hardwood floors with walnut inlay, semi-flush mount light fixture, 2nd flush mount light fixture, 2 double door Closets with custom shelving and hanging storage, baseboard molding, crown molding, custom roman shades, rear door to Family Room, Bathroom featuring designer floor tile, custom vanity, quartz countertop, tub/shower combination with tile surround, crown molding, baseboard molding, 3 light sconce, recessed light in shower, floating shelf
- Study/Library (can also be used as Living Room) featuring hardwood floors with walnut inlay, wainscoting, coffered ceiling, recessed lighting, custom roman shades
- Dining Room featuring hardwood floors with walnut inlay, wainscoting, coffered ceiling, designer chandelier with filament lighting, custom roman shades
- Gourmet Chef's Kitchen featuring hardwood floors, custom white cabinetry, custom gray island with seating for 3, quartz countertops, subway tile backsplash, Jenn-Air stainless refrigerator/freezer, Jenn-Air stainless 6-burner oven/range, Jenn-Air stainless hood, Jenn-Air stainless dishwasher, recessed lighting, 3 pendant lights, custom roman shades, Dowell stainless sink, baseboard molding, crown molding
- Breakfast Room featuring hardwood floors, baseboard molding, crown molding, designer chandelier, custom roman shades
- Family Room featuring hardwood floors, fireplace with custom millwork mantle and stone surround, coffered ceiling, wainscoting, recessed lighting, double French doors out to Covered Porch, custom roman shades, French door to Lower Level
- Mud Room featuring hardwood floors, bead board wainscoting, semi-flush mount light fixture, storage hooks, baseboard molding, crown molding, door to Garage

- 2 Car Garage with electric doors, custom storage
- Powder Room featuring hexagonal marble floor tile, pedestal sink, baseboard molding, crown molding, 2-light sconce

SECOND LEVEL

- Second Floor Landing featuring hardwood floors, wainscoting, crown molding, gallery overlooking Entry Foyer, recessed lighting, 2 lanterns, 2 picture shelves, Linen Closet, door to Third Level staircase
- Master Bedroom Suite featuring double doors at entry, hardwood floors, wainscoting under windows, vaulted ceiling with custom millwork, ceiling fan, recessed lighting, custom blackout roman shades, sitting nook, oversized Walk In Closet with custom drawers, shelving and hanging storage
- Master Bath featuring marble floor tile, custom double vanity plus makeup area with open shelving, flush mount light fixture, recessed lighting, two 3-light sconces, frameless glass door shower with subway tile surround, seat, built in soaking tub with tile surround and mosaic accent tile, crown molding, baseboard molding
- Laundry Room featuring floor tile, built in cabinetry, drying rack, Samsung front loader washer and dryer
- Full Hall Bath featuring floor tile, oversized vanity with storage, quartz countertop, tub/shower combination with designer tile surround, 3 light sconce, recessed light in shower
- Bedroom #2 featuring hardwood floors, semi-flush mount light fixture, custom blackout roman shades, double door Closet with custom shelving and hanging storage
- Ensuite Bedroom #3 featuring hardwood floors, baseboard molding, crown molding, double door Closet with custom shelving and hanging storage, custom blackout roman shades, Bathroom featuring floor tile, vanity with quartz countertop, tub/shower combination with subway tile surround, crown molding, 3 light sconce
- Bedroom #4 featuring hardwood floors, custom blackout roman shades, 2 double door Closets with custom drawers, shelves and hanging storage

THIRD LEVEL

- Recreation Room featuring hardwood floors, vaulted ceiling, flush mount light, baseboard molding, eave storage, custom roman shades
- Separate Sitting Area

FRONTYARD / BACKYARD

- Professionally landscaped throughout
- Paver front walkway with brick retaining wall
- Covered front entry way
- Covered Porch off of Family Room featuring bluestone flooring, bead board ceiling, recessed lighting
- Paver Patio
- Fully Fenced in deep level yard with mature trees

LOWER LEVEL

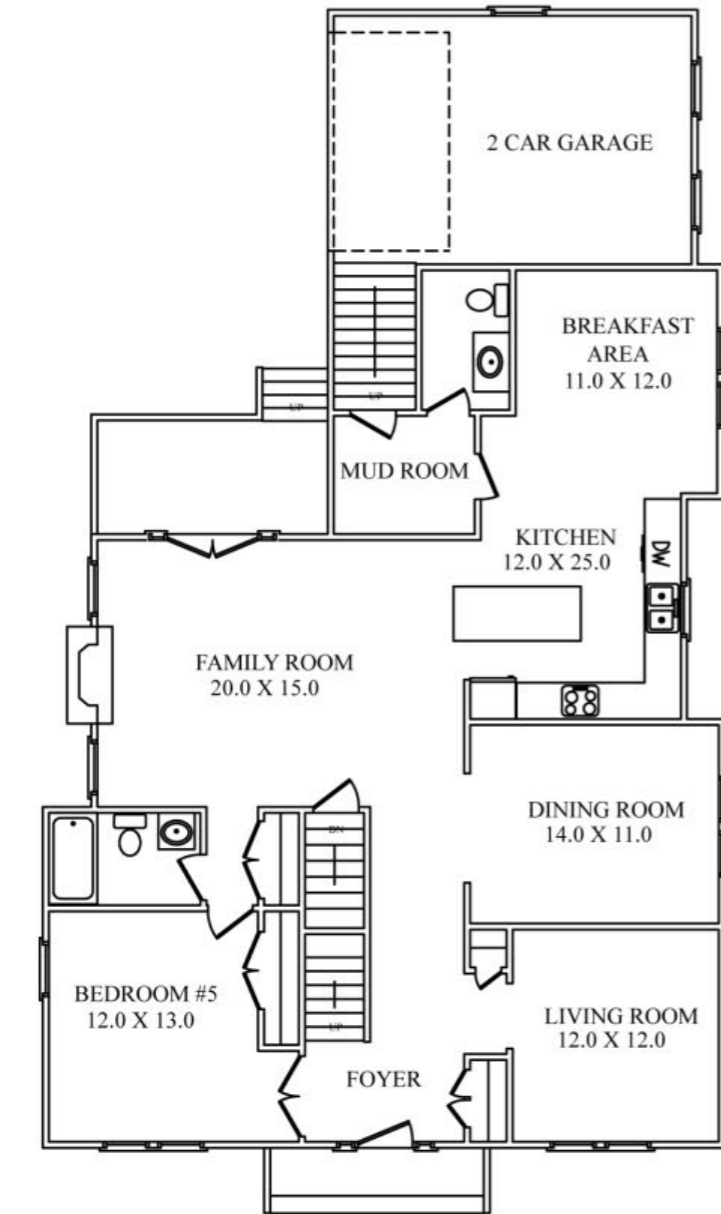
- Children's Play Area featuring carpeting, recessed lighting, flush mount lighting, baseboard molding, storage cabinets
- Recreation Room featuring carpeting, recessed lighting, baseboard molding
- Exercise Area featuring carpeting, recessed lighting, baseboard molding, storage cabinet, Dry Bar
- Full Bathroom featuring tile flooring, pedestal sink, baseboard molding, frameless glass door shower with subway tile surround and penny tile flooring, 3 light sconce, recessed light in shower
- Utility Room
- 2 Storage Closets

ADDITIONAL FEATURES + UPGRADES

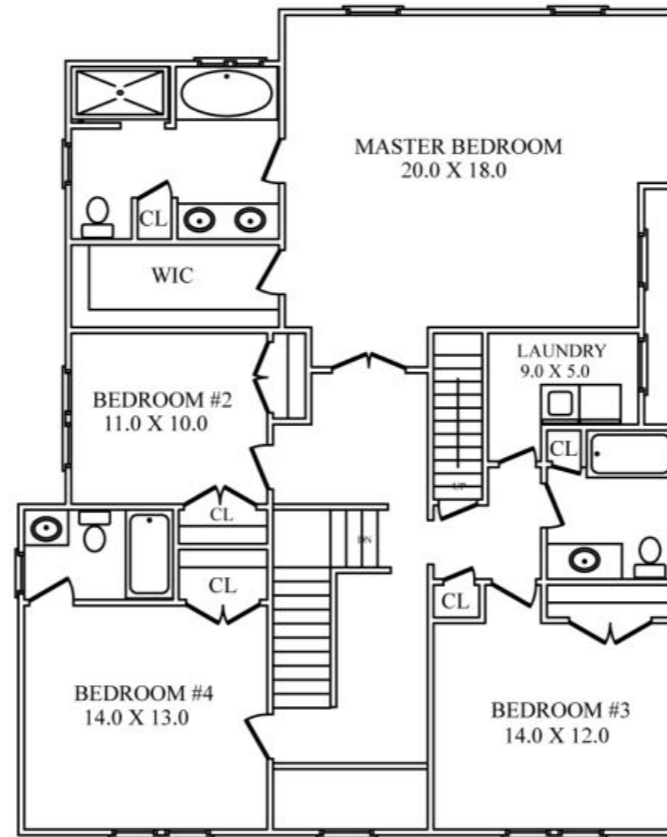
- Built by Gialluisi Custom Homes
- Wide plank hardwood floors throughout
- Painted soothing hues throughout
- Custom blinds throughout from The Shade Store (blackout on 2nd Level)
- Maintenance free siding



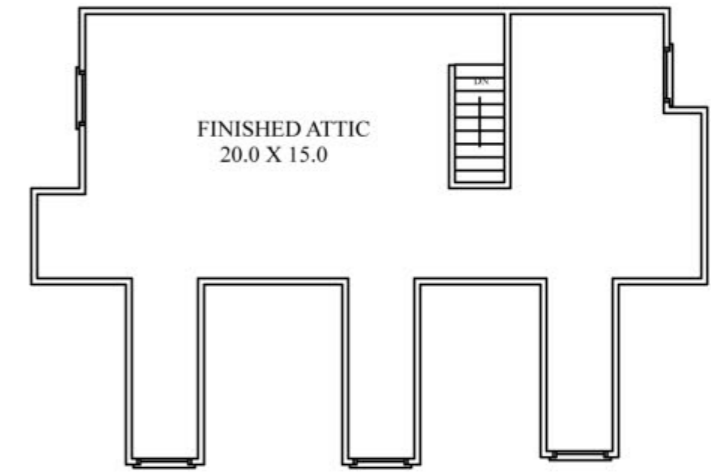
THE FLOORPLAN



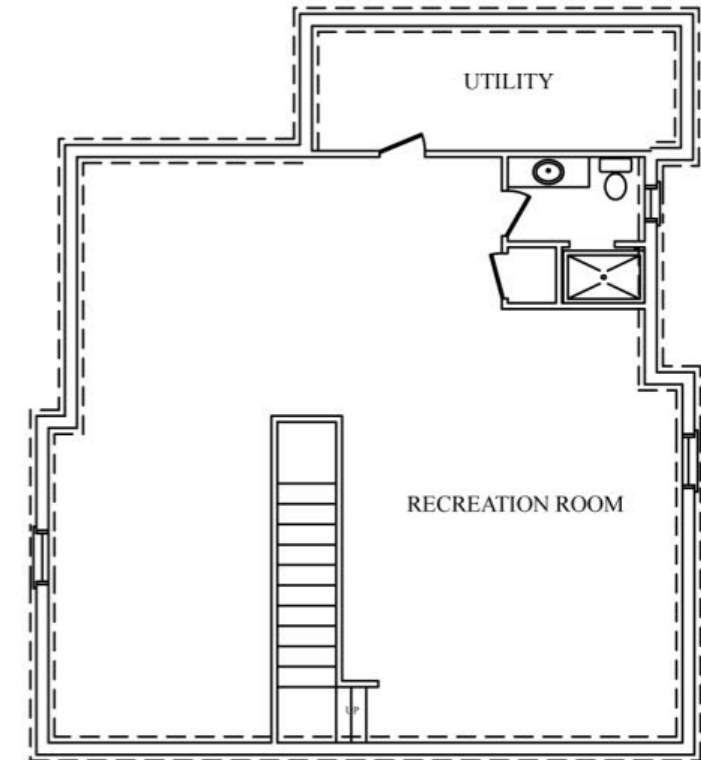
FIRST LEVEL



SECOND LEVEL



THIRD LEVEL



LOWER LEVEL

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



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