

# 13 MURRAY HILL MANOR | NEW PROVIDENCE



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

**kw** PREMIER  
PROPERTIES  
KELLERWILLIAMS

Each Keller Williams office is individually owned and operated.



Welcome 13 Murray Hill Manor! Look no further, this is the BEST townhouse in New Providence with the best location. Directly across the street from Murray Hill Train Station you will find this outstanding move-in ready 2 Bedroom, 2.5 Bath Townhome. With oversized rooms, an open and airy floorplan and a fabulous Gourmet Kitchen, this townhome is unparalleled in its class.

Walk up and enter through the cheery and delightful front door. The Entry Foyer features high ceilings, a spacious Coat Closet and a beautiful view of the stately staircase. Flow easily into the elegant Living Room complete with a soaring 2-story ceiling, a lovely fireplace and plenty of room to host friends and family. The Living Room connects easily to the oversized Dining Room that can easily accommodate a table for 10-12 people. The Dining Room connects easily to the impressive Gourmet Chef's Kitchen that will satisfy any cook's desire. Chic washed oak cabinets, granite countertops and stainless steel appliances are the highest in form and function. The Kitchen also features a dreamy Breakfast Area with its own bay window overlooking the greenery beyond. A spacious Den (or optional Office) offers tons of sunlight and flows directly from the Kitchen/Dining Areas. A large Laundry Room and tasteful Powder Room round out the First Level.





When you are ready to retire for the evening, flow easily up the attractive wood staircase to find the ethereal Second Floor Gallery Landing that overlooks the Living Room. Whether used as an Office or simply a Sitting Area where you contemplate your day, this sunny and open area adds tons of functional space to the home. Move down the hallway to the dazzling Master Bedroom Suite with a huge Walk In Closet, a second Closet and a spa-like Master Bathroom with shower and soaking tub. Bedroom 2 is ensuite with a cozy reading nook, private vanity area, Walk In Closet and well-appointed Full Bath.

And that's not all! The unfinished Lower Level with high ceilings provides plenty of potential for a Recreation Room, Exercise Room and/or Wine Cellar.

This cheery townhome is stunning with a sunny, relaxed feel. Just across the street from Murray Hill Train station and with easy access to Route 78, fantastic shopping and restaurants in downtown New Providence and Summit, you will undoubtedly want to call 13 Murray Hill Manor home.



# INSIDE & OUT

## THE FLOOR PLAN

### FIRST LEVEL

- Entry Foyer featuring decorative door with stained glass, hardwood floors, staircase to 2<sup>nd</sup> Level with custom runner, flush mount light fixture, baseboard molding, Coat Closet
- Living Room featuring hardwood floors, gas fireplace with custom millwork mantle and stone tile surround, separate sitting area with 2-story ceilings with palladium windows, chandelier, recessed lighting, baseboard molding, crown molding
- Dining Room featuring hardwood floors, chandelier, baseboard molding, crown molding
- Family Room featuring carpeting, triple windows, vertical blinds, door to rear Deck, recessed lighting, baseboard molding
- Gourmet Chef's Kitchen featuring hardwood floors, custom oak cabinetry, glass door cabinetry, crown with rope detail over cabinetry, granite countertops, subway tile backsplash with mosaic accent tile, breakfast bar with seating for 2, GE stainless refrigerator/freezer, GE stainless dishwasher, Danby beverage refrigerator, GE stainless 5 burner oven/range, Breakfast Area with bay window, recessed lighting
- Powder Room featuring tile flooring, custom wood vanity, granite countertop, 2 light sconce
- Laundry Room featuring tile flooring, Broom Closet, Whirlpool washer and dryer, utility sink, recessed lighting

### SECOND LEVEL

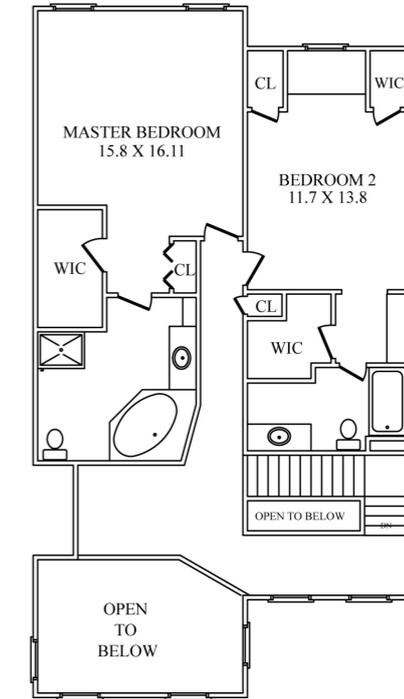
- Second Floor staircase to Gallery Landing Area with carpeting perfect for reading nook/office area, recessed lighting, lantern, hallway with Linen Closet
- Master Bedroom Suite featuring carpeting, ceiling fan, baseboard molding, crown molding, Walk In Closet, 2<sup>nd</sup> Closet
- Master Bathroom featuring tile flooring, custom vanity with under and linen storage, laminate countertop, custom cut mirror, 4 light sconce, recessed lighting, built in jacuzzi tub with tile surround, shower with sliding glass doors, fan
- Ensuite Bedroom 2 featuring carpeting, window/sitting nook, shades, 2 Closets, ceiling fan, Vanity Area with sconce, Walk In Closet, Bathroom featuring floor tile, tub/shower combination with tile surround, custom vanity with storage, laminate countertop, custom cut mirror, 3 light sconce, fan

### LOWER LEVEL

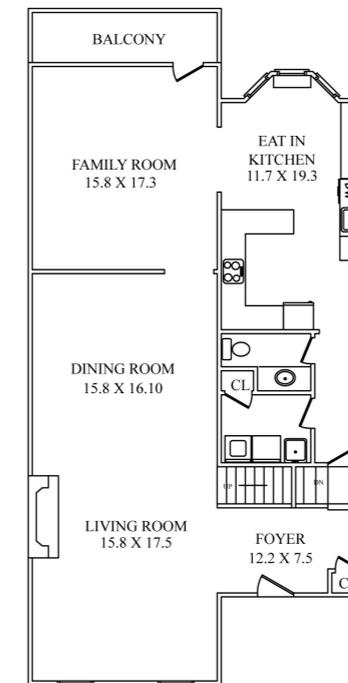
- Unfinished with high ceilings with potential for Recreation Room, Exercise Room and/or Wine Cellar
- 2 car garage with electric doors
- Utility Area

### FRONT / BACKYARD

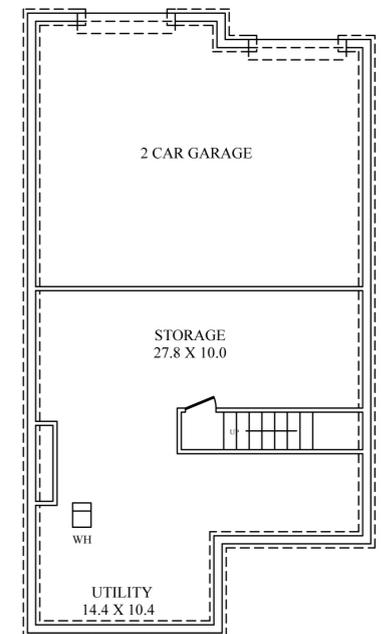
- Rear Deck
- 2 outdoor parking spots
- Lush green and manicured common areas



SECOND LEVEL



FIRST LEVEL



LOWER LEVEL

CELL: 973.936.9129  
OFFICE: 973.376.0033 x101  
EMAIL: [info@sueadler.com](mailto:info@sueadler.com)  
[sueadler.com/13MurrayHill](http://sueadler.com/13MurrayHill)



All information deemed reliable but not guaranteed