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86 MOUNTAIN ROAD | MENDHAM





Welcome to 86 Mountain Avenue, an incredible blend of design perfection and top-notch craftsmanship in desirable Mendham. This is not like your typical New Construction. Not a thing needs to be done to this 4 Bedroom (all ensuite!), 4 Full, 2 Half Bath well-designed home so you can MOVE RIGHT IN! Simply put, this home checks each and every box.

Drive up and take in the handsome exterior. Stone and clapboard accents, oversized windows and a covered front entry make for excellent curb appeal. Enter through the oversized warm, double mahogany doors to the dazzling 2-story Entry Foyer featuring soaring ceilings, gorgeous hardwood floors and an elegant curved staircase. The Study/Library, with stunning windows, is the perfect place to work from home or curl up with your favorite novel. Its adjacent outdoor porch area is the ideal spot to gather your thoughts and reflect on your day. Dinner parties are a dream in the magnificent Dining Room featuring double French doors at its entry and easy access to the outstanding Pantry Area providing tons of functional storage. The Pantry Area is conveniently located off of the large 3-Car Garage. Prepare to be wowed by the Gourmet Chef's Kitchen that is truly Pinterest perfect. Crisp white and gray shaker style custom cabinetry, an enormous island, Calcutta marble countertops/backsplash and stainless steel professional grade appliances make the Kitchen exceptional. A dreamy Breakfast Area overlooking the idyllic yard just adds to the Kitchen's appeal. The Kitchen opens up to the out of this world Family Room with tons windows so that the sun pours in, a coffered ceiling and an elegant gas-burning fireplace. The Family and Breakfast Rooms provide easy access to the Deck so that indoor and outdoor entertaining is seamless. Rounding out the 1<sup>st</sup> Floor is a divine Powder Room with high-end finishes.

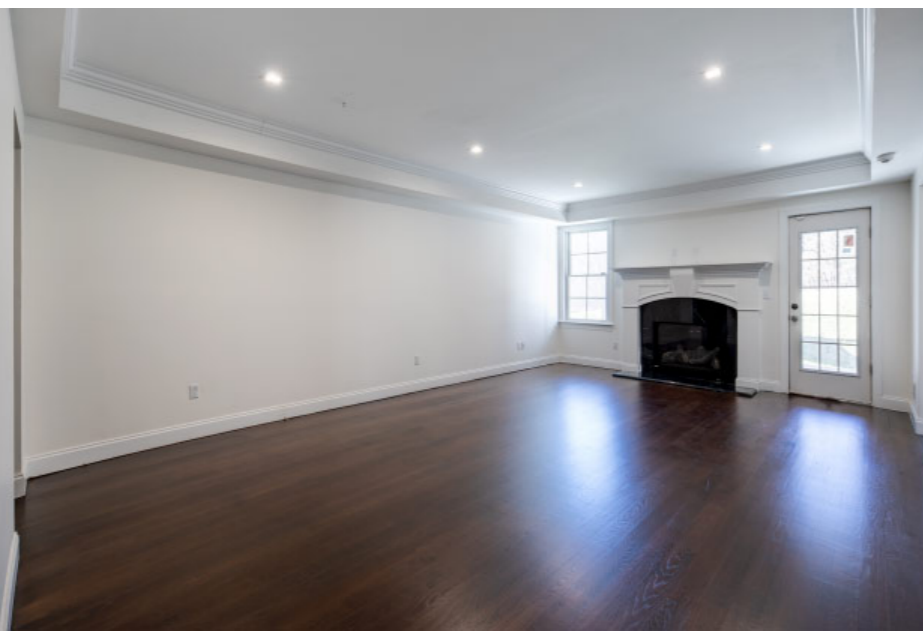




When it's time to retire for the evening, the stately staircase leads you to the second floor with 4 spacious bedrooms, each with its own bathroom. Luxury abounds in the private and open Master Bedroom Retreat with an impressive tray ceiling, its own Sitting Room and light literally pouring in through the generous windows. It simply doesn't get better than the spa-like Master Bathroom complete with two vanities with chic wood cabinetry, marble, a sensational oversized shower with frameless glass doors and a built in jacuzzi tub. The Bathroom includes access to two spacious Walk In Closets so that everything will be neatly put away. The three additional ensuite bedrooms are steeped in sunlight, include Walk In Closets and raise the bar on bathroom design. A conveniently located Laundry Room rounds out the Second Level.

And there's more ... The massive walk out Lower Level means that hanging out and sports watching will be at YOUR house. A Game Room with its own fireplace, a spacious Recreation Room, a fabulous Custom Bar, Wine Cellar and a Half Bath add tons of living space to the home.

This home simply cannot be compared to typical new construction and is a special opportunity to own a lifestyle home ideally located in sought after Mendham just steps to blue ribbon schools and charming downtown shopping/restaurants.





# I N S I D E & O U T

## FIRST LEVEL

- 2-Story Entry Foyer featuring double mahogany doors at entry, hardwood floors, curved staircase to 2<sup>nd</sup> Level, designer light fixture, door to Lower Level
- Study/Library featuring hardwood floors, oversized triple windows, French door to Bluestone Covered Porch, surround sound
- Dining Room featuring double French doors at entry, hardwood floors, oversized triple windows
- Gourmet Chef's Kitchen featuring hardwood floors, crisp white and gray shaker style cabinetry, glass door cabinetry, industrial style pendant lights over island, Calcutta marble countertops and backsplash, recessed lighting, high-end stainless steel appliances
- Pantry Area with Closet and Walk In Pantry off of Kitchen
- Breakfast Room with chandelier and oversized windows overlooking yard, open to Family Room, door to Deck
- Family Room featuring hardwood floors, coffered ceiling, gas fireplace with custom millwork mantle and stone surround, oversized windows, recessed lighting, open to Breakfast Room/ Kitchen
- Powder Room featuring hardwood floors, custom vanity, marble countertop, custom cut mirror, multi-light sconce
- 3 Car Garage

## SECOND LEVEL

- Master Bedroom Suite featuring hardwood floors, tray ceiling, recessed lighting, oversized windows, baseboard molding
- Master Bedroom Sitting Room
- Master Bathroom featuring Calcutta marble floor tile, jacuzzi tub with marble surround, 2 custom vanities with stone countertops, oversized frameless glass shower, ceiling showerheads, steam vent on top of shower door, recessed lighting, 3 light sconces, separate room for toilet, Linen Closet, 2 Walk In Closets off Bath
- Ensuite Bedroom #2 featuring hardwood floors, oversized windows, designer light fixture, baseboard molding, Walk In Closet, Bath featuring floor tile, vanity with marble countertop, designer tile including mosaic tile, tub/shower combination, custom cut mirror, regular and handheld shower, recessed lighting, fan
- Ensuite Bedroom #3 hardwood floors, oversized windows, designer light fixture, baseboard molding, Bath featuring floor tile, vanity with quartz countertop, designer tile including mosaic tile, tub/shower combination, custom cut mirror, regular and handheld shower, fan
- Ensuite Bedroom #4 featuring hardwood floors, oversized windows, designer light fixture, baseboard molding, Walk In Closet, Bath featuring floor tile, vanity with quartz countertop, designer tile including mosaic tile, tub/shower combination, custom cut mirror, regular and handheld shower, fan

- Laundry Room featuring custom built in upper and lower shaker style cabinetry, stainless utility sink with commercial style fixture, granite countertop

## LOWER LEVEL

- Walk Out Basement with 9' ceilings, above ground windows, access to backyard
- Recreation Room featuring hardwood floors, tray ceiling, recessed lighting
- Custom Bar Room with custom cabinetry, granite countertops, sink, wine refrigerator
- Game Room featuring hardwood floors, fireplace, door to yard, tray ceiling, recessed lighting, oversized windows
- Half Bath
- Wine Cellar
- Storage Room
- Utility Room

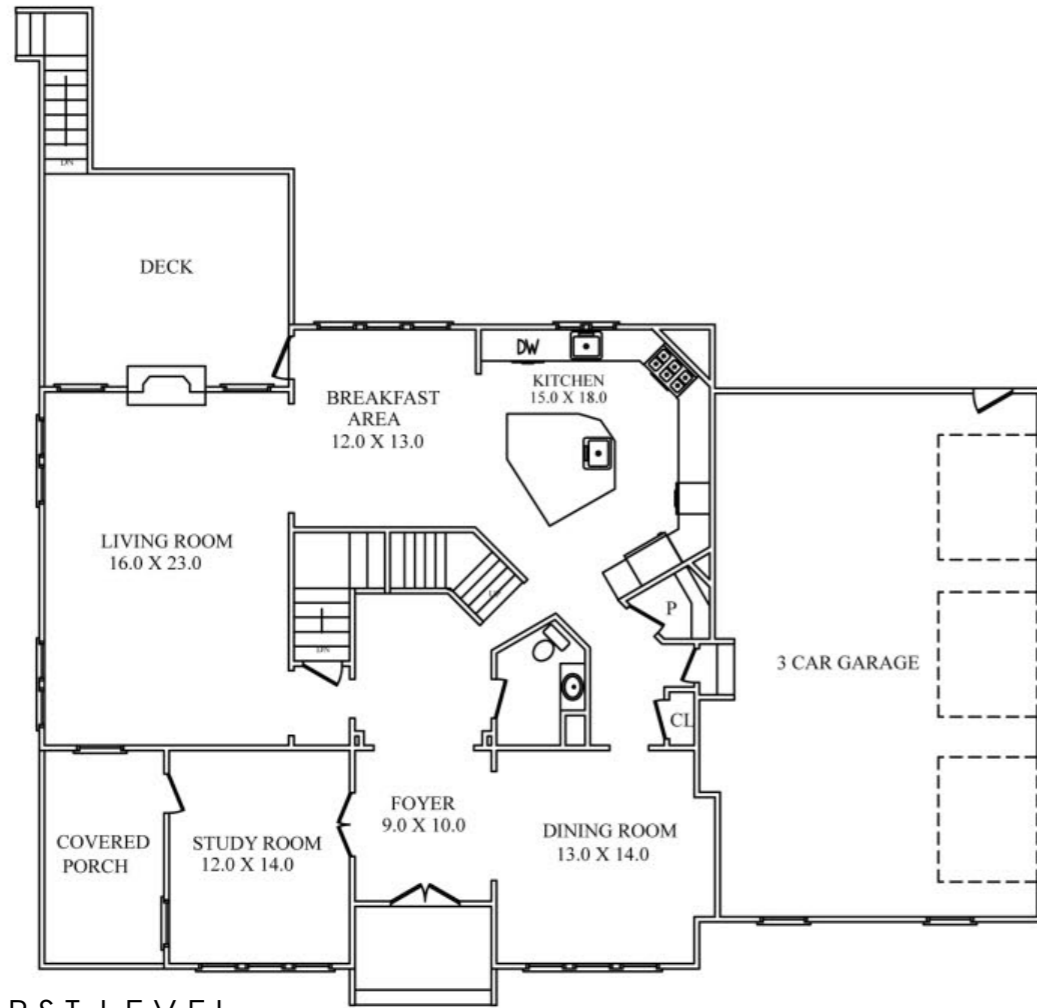
## FRONT/BACKYARD

- 1.69 Acres
- Covered front Entry with bluestone
- Rear Deck with custom railings
- Professional landscaping and mature specimen trees
- Home backs to private farmland preserve
- Patio area accessible from Lower Level

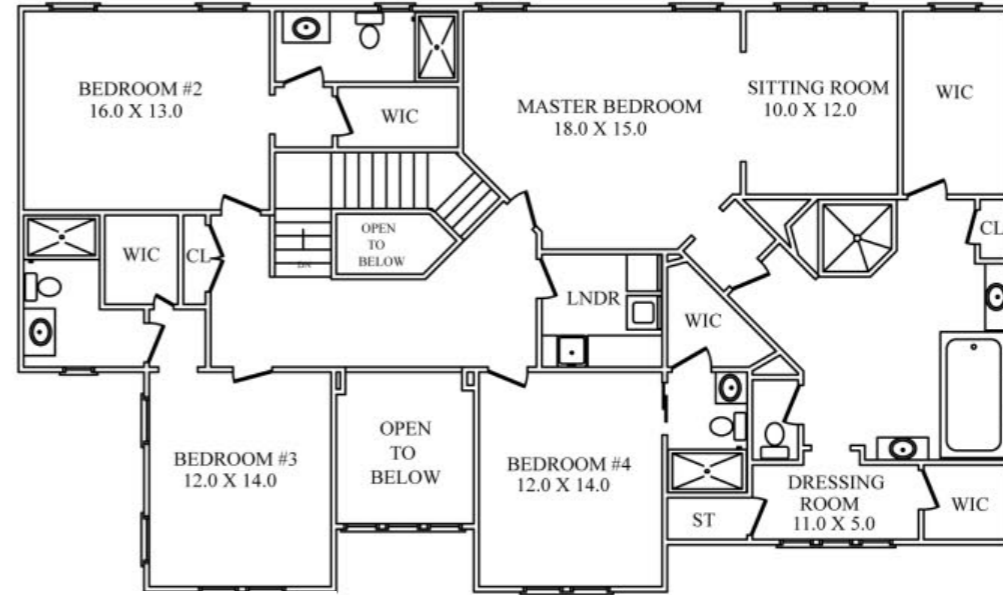
## ADDITIONAL FEATURES/UPGRADES

- Copper roof accents
- Hardie plank siding
- Whole house generator
- Instant hot water
- In ceiling speakers
- Generator

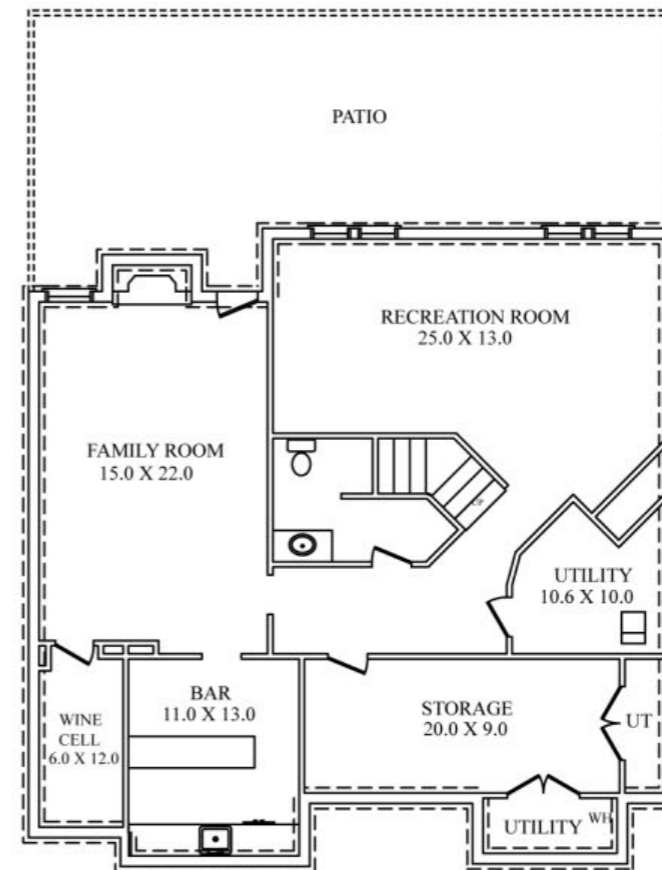
# THE FLOOR PLAN



FIRST LEVEL



SECOND 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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*All information deemed reliable but not guaranteed*

