



3 WHISPERING MEADOW DRIVE | MORRIS TWP









It is not every day that a home and property this exceptional comes on the market. Arguably one of the most prestigious homes in the Washington Valley section of Morris Township, this home is an exceptional opportunity for the buyer seeking acreage, absolute privacy and an extraordinarily renovated custom home. Minutes to historical downtown Morristown and Mendham restaurants/shopping/cultural events, Midtown Direct Train and backing up to Patriot's Path for hiking, biking or horseback riding, this is the quintessential lifestyle home.

Drive up the graceful gravel driveway to view the stunning brick and stone custom chateau, a vision of perfect proportion and detail. Meticulous landscaping, formal gardens and exquisite craftsmanship are apparent at every angle. The stunning front entrance is graced by detailed herringbone brickwork, bluestone and a stately front door. Enter the spacious and elegant 2-story Entry Foyer and prepare to be overwhelmed by the sheer elegance, light and scale of this home. The Entry Foyer includes soaring ceilings, two Coat Closets and gorgeous views of both the Music and Dining Rooms beyond. Gleaming hardwood floors, incredibly high ceilings, striking light fixtures and exquisite millwork carry through the entire home. Fantastic flow and gracious rooms make this the ideal home for family gatherings and entertaining.



From the Foyer, enter into the Music Room and enjoy practicing your scales or warming up your voice by the fireplace. The Music Room flows easily into the well-designed Study featuring floor to ceiling custom cherry built-ins, a custom Desk Area and tons of concealed storage so that working from home is a pleasure. Accessed from the Study and Living Room, relax in the tranquil all season Sun Room well suited for quiet time or cocktails with friends. Holiday gatherings and entertaining does not get better than in the flawless Living Room with its extraordinary statement fireplace, coffered ceiling, a custom Wet Bar for mixing cocktails and double French doors leading to the fabulous outdoor Deck.

Having friends for dinner? Proceed into the nearby formal Dining Room with a magnificent ornamental bas relief ceiling, gorgeous oversized windows and plenty of space to host family gatherings and gourmet dinners. The Dining Room connects easily to the stunning one-of-a-kind Gourmet Chef's Kitchen that is worthy of a magazine spread. You will literally feel you have been transported to a Tuscan farmhouse as you take in the barreled brick ceiling lined with 100 year old rustic beams. Custom wood cabinetry with an enormous island, granite countertops, commercial-style Viking/Sub Zero/Wolf appliances and multiple dishwashers round out the sophistication of this space. Storage abounds in the well-appointed Coffee Bar ensuring that not a thing will be out of place. Take in the backyard view in the Breakfast Area with French doors leading out to a deck and private Bluestone Patio. Don't miss the oversized Desk/Homework Area, with ample storage and two workspaces, sure to be "command central" for any busy family.





Desirably open to the Kitchen, prepare to be amazed by the impressive Family Room with an incredible oval inset ceiling, custom built ins and rustic lanterns. An extensive Mud Room ensures not a thing will be out of place with tons of concealed storage, custom cubbies and shoe storage. Off of the Mud Room is a fabulous bath not just for your guests but a great spot to wash the dog! A tasteful Powder Room and spacious 3 Car Garage (perfect for caterers with access to the backyard!) round out the First Level.

The real star of this property is the incredibly private outdoor space (over 4 acres) easily accessed from either the Living Room, Chef's Kitchen or Sun Room. The expansive property backs up to Jockey Hollow's Patriot's Path meaning you can take incredible hikes right from your backyard. For entertaining, the 70' Deck, with a graceful double staircase, and bluestone patios provide plenty of room for al fresco dining, lounging and planting. In each direction, the stunning, enormous and private piece of property has endless potential for expansion with an infinity pool, tennis court, squash court or sport court. The magical Carriage House with its gas fireplace, built in kitchen/BBQ, outdoor TV and built in Hot Tub, is the perfect spot for all season entertaining and would make a tremendous Pool House!



When it's time to retire for the evening, the stately staircase, beaming with natural light, leads you to the second floor with 5 spacious bedrooms and 4 full baths. Luxury abounds in the completely Zen Master Bedroom Suite (renovated 2018) with a serene marble fireplace, an elegant coffered ceiling and soothing hues throughout. Getting ready is a dream with the BEST Walk In Closet/Dressing Room boasting a custom island, custom drawers and custom adjustable shelving and hanging storage. Tranquility reigns supreme in the picture perfect spa-like Master Bathroom complete with a stunning custom vanity, gorgeous soaking tub, huge shower for 2 with rain showerhead and incredible built in storage. Four additional large-sized bedrooms are steeped in sunlight and include generous custom closets. Two bedrooms share a tasteful Jack and Jill Bath. Another bedroom boasts a huge ensuite bath affording considerable privacy. Finally, Bedroom 5 (easily used as a second Master or In-Law Suite) astonishes with glorious vaulted ceilings, huge architectural windows and a stunning spa-like Bath. A conveniently located Second Floor Laundry Room, with tons of space for folding and storage, rounds out the Second Level.

And it doesn't end there! The "walk out" Lower Level, with a Full Kitchen, Home Office, Children's Play Room (with a darling playhouse!), Recreation Room, Exercise Room and wine storage provides marvelous space for entertaining and play. A spacious Guest Room with a Walk In Closet is the perfect spot for guests or an au pair. A huge Full Bath doubles as a Second Laundry Room. Finally, the Lower Level opens directly to a covered Bluestone Patio perfect for keeping cool on sunny days. Whether it's movie watching, card games, children's art projects or exercising, the Lower Level provides wonderful functional space.

3 Whispering Meadow is a dream lifestyle home in every way. Just minutes from Blue Ribbon schools, NYC transportation, shopping/restaurants in downtown Morristown and Mendham, this home is one of Washington Valley's greatest treasures.





I N S I D E & O U T

FIRST LEVEL

- 2-Story Entry Foyer featuring mahogany front door with decorative sidelites and transom, wainscoting and paneling, white and black marble floor tile, 2 Coat Closets, antique finish chandelier with crystals, vaulted ceiling with architectural arched window, oversized entries into both Dining Room and Music Room
- Music Room featuring double French doors at entry, hardwood floors with walnut inlay, gas fireplace with floor to ceiling custom millwork mantle and honed marble surround/hearth, detailed crown moldings with decorative and dentil detail, deep baseboard molding, double French doors into Living Room, chandelier, in ceiling speakers, artwork lighting
- Study/Office featuring hardwood floors in herringbone pattern, custom cherry millwork cabinetry with open shelving and concealed storage, built in Desk Area, concealed file storage, coffered ceiling, recessed lighting, fabric wallpaper, oversized window with custom window treatment
- Sun Room featuring terra cotta floor tile, windows overlooking the wooded side yard and back yard, ceiling fan/light fixture, sliding glass door to Deck, glass paneled door to Living Room, custom window treatment
- Living Room featuring hardwood floors, coffered ceiling, gas fireplace with custom wood and brick surround, in ceiling speakers, plaster walls, double French doors with transom out to Deck, recessed lighting, oversized casement windows with custom window treatments, double French doors to Music Room, Custom Wet Bar with custom designed walnut cabinetry and millwork with glass doors, antique mirror backsplash, sink, U-Line beverage refrigerator, and antique semi flush mount light fixture in bar area
- Dining Room featuring hardwood floors with walnut inlay, ornamental bas relief ceiling, architectural arched windows with custom window treatments, decorative chair rail, deep crown molding with dentil detail, deep baseboard molding, rustic chandelier and wall sconces with dangling crystals and in-wall speaker
- Gourmet Chef's Kitchen featuring custom barreled brick ceiling with heavy 100 year old rustic wood beams, terra cotta tile flooring throughout, custom paneled cabinetry with seeded glass doors, granite countertops, under-cabinet lighting, Waterworks mosaic tile backsplash with special mosaic tile design behind the Wolf gas stainless 6 burner oven/range with griddle, Shaw farm sink and Miele dishwasher with cabinetry paneling front plus a coffee bar station housing a set of Fisher & Paykel dishwasher drawers, copper sink with decorative terra cotta floral tile backsplash, oversized island with rustic mahogany countertop and lower level for additional counter space and storage, open shelving, track lighting, 2 farm house metal pendant lights over island, fully integrated Sub Zero refrigerator/freezer decoratively paneled
- Eat-in kitchen area with view out the double French doors leading to the deck, and open to the Family Room, stained wood and beamed ceiling with built in stereo speakers, rustic chandelier, custom window treatments and rounded architecturally designed door opening to Pantry for additional storage
- Homework/Desk Area featuring custom double workspace desks with open and concealed storage, under cabinet lighting and multiple

- outlets for charging electronics, 2 pendant lights, track lighting
- Powder Room featuring marble floor tile, pedestal sink, wallpaper, tray ceiling, antique hanging light fixture, high baseboard molding, with entry way featuring hardwood floor with a hand painted stenciled design, hanging lantern chandelier, deep crown and baseboard mounding
- Family Room featuring wide plank hardwood floors, custom built-in TV entertainment cabinetry with drawers, doors and concealed beverage refrigerator, 2nd custom built-in furniture cabinet on opposite wall housing open and concealed storage, built-in surround sound speakers, inset oval ceiling dome with hand painted astrology mural, 2 oversized rustic lanterns, recessed lighting, deep crown and baseboard moldings, plastered walls, oversized windows with custom window treatments
- Mud Room (comprised of 2 different rooms) featuring tile flooring, bead board doors and wainscoting, 5 closets with wood shelving and hanging for storage, 2 interior beveled mirror doors, custom cubbies with padded seating and storage drawers underneath, custom built in shoe storage, copper utility farm sink with slate mosaic tile surround and shelf above, custom lanterns, deep crown and baseboard moldings, door to Full Bathroom, door to Garage, and windowed Pella door to driveway/courtyard
- Full Mudroom Bathroom featuring custom wainscoting, limestone flooring, Waterworks pedestal sink, frameless glass shower with slate tile surround, handheld and regular shower heads, recessed lighting, 2 sconces, Double Door Closet, deep crown and baseboard moldings
- 3 Car Garage with carriage style electric doors (2 attached, and 1 detached), double French doors out to backyard

SECOND LEVEL

- In the foyer, curved staircase to Second Level with designer custom runner and paneled walls
- 2nd Rear Staircase with custom runner with leather trim, custom wainscoting, elongated window with wood blinds, Rear Second Floor Landing Area with grass cloth wallpaper
- Second Floor Landing overlooks Entry Foyer, has hardwood floors, recessed lighting, deep crown and baseboard moldings and Double Door Linen Closet
- Master Bedroom Suite (renovated 2018) featuring double doors at entry, entry area with custom wainscoting, hardwood floors, custom built in mirror, deep crown and baseboard moldings, recessed lighting, Bedroom Area featuring hardwood floors with custom area rug, gas fireplace with custom floor to ceiling mantle and antique mirror, coffered ceiling, surround sound, recessed lighting, designer light fixture, oversized windows with custom window treatments and woven shades
- Master Dressing Room/Walk In Closet featuring carpeting, custom island with storage, custom shelving, hanging storage and drawers, recessed lighting, 2 globe crystal pendant lights, window seat with cedar drawer storage, custom roller shades on multiple windows
- Master Bathroom featuring custom double vanity with soft close, white quartz countertops, counter to ceiling storage, custom cut mirrors and marble tile backsplash, sconces, recessed lighting, vaulted ceiling with chandelier, free-standing soaking tub, Sauna, triple door mirrored linen

LOWER LEVEL

- Carpeted staircase to Lower Level
- Full Kitchen featuring tile flooring, custom cabinetry, laminate countertops, breakfast bar with seating for 2, Whirlpool oven, Kenmore refrigerator/freezer, microwave and recessed lighting
- Full Bathroom/2nd Laundry Room featuring tile flooring, custom vanity with Corian countertop, Kenmore front loader washer and dryer, shower with glass door, recessed lighting, 5 light sconce over sink, Utility Closet
- Bedroom #6/Guest Room featuring carpeting, flush mount light fixture, Walk In Closet, above ground window, baseboard molding
- Walk In Cedar Closet with custom shelving
- Recreation Room featuring carpeting, custom built-in entertainment cabinetry, recessed

- closet, separate room with mirrored pocket door for shower and toilet area, oversized shower for 2 with 2 marble tile niches, oversized rain showerhead, regular and handheld showerheads, built in cabinet with open storage, toilet and bidet
- Bedroom #2 featuring hardwood floors, flush mount light fixture, oversized windows with custom window treatments, chair rail, wallpaper, Double Door Closet with custom shelving and hanging storage, baseboard molding, door to Jack and Jill Bath
- Jack and Jill Bath featuring wood look floor tile in herringbone pattern, custom double vanity with Corian countertop, custom cut mirror with tile surround, tub/shower combination with tile surround, recessed lighting, flush mount light fixture
- Bedroom #3 featuring hardwood floors, flush mount light fixture, oversized windows with custom window treatments and woven shades, Double Door Closet with custom shelving and hanging storage, baseboard molding, door to Jack and Jill Bath
- Ensuite Bedroom #4 featuring hardwood floors, chandelier, multiple oversized windows with wood blinds, Double Door Closet with custom shelving and hanging storage, baseboard molding, Bathroom featuring 2 separate vanities with storage and Corian countertops, wallpaper, tile wainscoting, custom cut mirrors, Double Door Linen Closet, recessed lighting, 2 semi-flush mount light fixtures, tub/shower combination
- Second Floor Laundry Room featuring tile flooring, custom built in cabinetry with bead board accents, granite countertops, custom built in washer/dryer area, Electrolux front loader washer and dryer, built in hanging storage, built in ironing board, deep sink, recessed lighting, eave storage with doors, semi pendant lantern
- Ensuite Bedroom #5/2nd Master Suite featuring hardwood floors, vaulted ceilings with wood beams, recessed lighting, chandelier, 2 sconces, detailed millwork, desk nook with 6' architectural arched windows, Double Door Closet, eave storage with doors, oversized window with custom window treatment, Bathroom featuring vaulted ceiling, basket weave marble floor tile, custom furniture style double vanity with vessel sinks and granite countertop, eave storage with doors, tub/shower combination with subway tile surround, Waterworks fixtures, recessed lighting, 2 sconces, semi pendant lantern, plastered walls and custom hanging mirror

lighting, surround sound, sliding doors to Covered Bluestone Patio

- Exercise Room featuring carpeting, custom floor to ceiling mirrors throughout, recessed lighting, storage closets
- Children's Play Room/Game Room featuring carpeting, custom built in cabinetry with open and concealed storage and drawers, spectacular artfully designed playhouse/puppet theatre with built in desk, recessed lighting, wallpaper accent wall
- Office featuring carpeting, custom cherry built ins with open and concealed storage, file drawers, supply closet, recessed lighting, Closet, Utility Closet
- Wine Closet
- Utility/Storage Room with 2 Hot Water Heaters, Custom Built In Storage shelves

FRONT/BACKYARD

- Over 4 acres, professionally landscaped with crisp hedges, blooming perennials, mature trees and wisteria
- U shaped driveway with decorative circular design at entry flanked by loose gravel
- Large driveway courtyard enclosed by stone walls with plenty of room for parking cars
- 70' Deck featuring custom pergola, double staircase to yard, raised bed planters for growing vegetables and herbs
- Covered Bluestone Patio under deck accessed from Recreation Room
- Open Breezeway between Carriage House and Bluestone Patio Area off Kitchen
- Custom Stone Fountain
- Play Set
- No neighbors that you can see from any vantage point. Backs up to Patriot's Path — you can hike or bike through the woods
- Dog Run
- Irrigation throughout

OUTDOOR ENTERTAINING CARRIAGE HOUSE

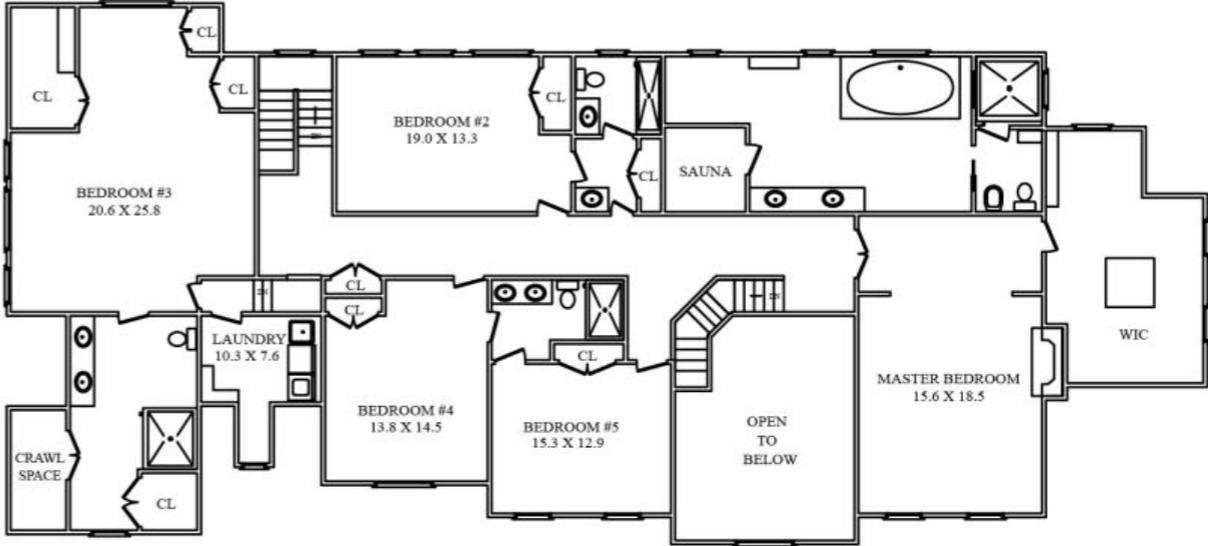
- Stand-alone structure with bluestone flooring, screens at 3 exposures, cathedral wood shiplap and beamed ceiling
- Brick accent wall
- Built in Hot Tub
- Outdoor Kitchen/BBQ with custom cabinetry, Fire Magic built in barbeque with 2 burners, pot filler, refrigerator, icemaker, bar sink, industrial fan
- Conversation Area with gas fireplace and outdoor TV
- Dining Area
- Storage cabinets with shelving
- 1 Car Garage with custom storage and carriage style door

ADDITIONAL

FEATURES /UPGRADES

- Full house 48 kw generator
- Alarm system
- Water softener

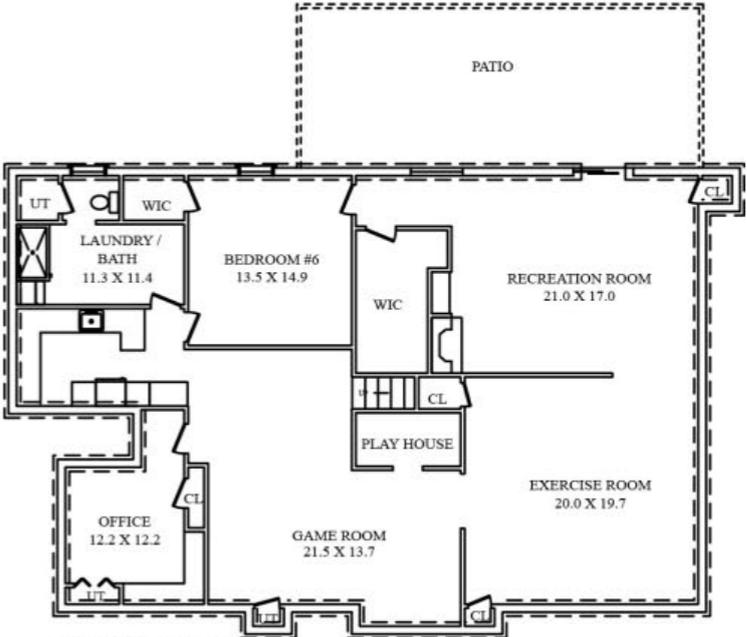
THE FLOORPLAN



SECOND LEVEL



FIRST 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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