



2 INDEPENDENCE COURT | MADISON





Welcome to 2 Independence Court! Move right in to this perfectly maintained 5 Bedroom, 4 full and 2 half Bathroom custom home on a quiet cul de sac in the heart of Madison's prestigious "Hill" neighborhood. Madison was recently voted #1 in NJ Magazine's "Best Places To Live" and this house couldn't be a better example of why! With enormous windows bringing in tons of sunlight, high ceilings throughout, an open floor plan with tons of living space and Madison's top-notch school system, 2 Independence is an incredible value and will not last.

Drive up the quiet cul de sac, take in the crisp landscaping and prepare to be impressed by the gorgeous exterior of this peaceful retreat. Beauty abounds with the dramatic 2-story Entry Foyer featuring marble floors, an elegant staircase and views of the second floor landing and Living Room beyond. Entertaining is a delight in the sun-drenched Living Room where light literally pours in through the enormous windows. Hardwood floors with a walnut inlay and deep crown moldings add sophistication and warmth to the space. Flow easily into the elegant Dining Room painted soothing gray and featuring a chic light fixture with a rustic drum shade. Whether it's dinner parties or holiday gatherings, this space will easily accommodate all of your guests. Any chef is sure to be impressed with the Gourmet Kitchen with custom wood cabinetry, a chic blue/gray island, granite countertops and Sub Zero/Viking/Kitchen Aid appliances. Don't miss the built in Desk Area sure to be command central for any busy family. Enjoy a cup of coffee in the dreamy Breakfast Room with its stunning orb chandelier and its French door overlooking the backyard oasis.

The Kitchen desirably opens to the 2-Story Family/Great Room that dazzles at every turn. Soaring ceilings, a floor to ceiling brick fireplace and architectural arched windows overlooking the idyllic yard make this room exceptional. This impressive room is the ultimate in comfort and perfectly suited for movie watching, entertaining friends or family game night. A first floor Laundry Room is incredibly convenient near the Kitchen. Having guests or hiring a nanny? No problem! A Bedroom Suite with Full Bath is located off the kitchen area ensuring privacy and lovely views of the backyard. A NEW graceful Powder Room rounds out the First Level living space.





Ready to retire for the evening? Walk down the hall where it doesn't get better than the luxurious 1st floor Master Bedroom Suite. A dreamy vaulted ceiling, 2 Walk In Closets and a Sitting Room/Office make the Master Suite your own sumptuous oasis. The Master Bathroom is perfectly appointed with 2 vanities, built-in Jacuzzi tub and a soaring ceiling with skylight. Walk up the staircase where you are sure to be impressed by the Loft Lounge Area. Whether it's doing school projects or hanging out with friends, this space ensures your house will be home base. Down the hall are 3 roomy bedrooms, each with tons of closet space and natural light. Bedrooms 2 through 3 share the spacious Jack and Jill Bath and the first floor Bedroom 5 has access to the well-appointed Full Hall Bath.

And there's more! The finished Lower Level will provide endless hours of entertainment with a Custom Bar with seating for 4 – 6 people, a Built In Wet Bar and a Recreation/Media Room with custom media storage and surround sound. You are sure to stay in shape in the Exercise Room wired with surround sound. A Play Room boasts plenty of room for dramatic play and a huge Closet with a chic barn door ensures that all clutter will be out of sight. A Zen Half Bath with designer tile and finishes serves the Lower Level. Finally, don't miss the ENORMOUS 3-Car Garage with tons of built in storage space! Multiple Storage Closets and Utility Rooms round out this level.

Finally, the home's location on a quiet cul de sac (great for play!) and its incredibly private yard, with both a Deck and Patio, means endless hours of outdoor relaxation and entertaining.

With fantastic schools, easy access to downtown Madison/Chatham and Midtown Direct Train, 2 Independence Court is the perfect place to call home!





I N S I D E & O U T

FIRST LEVEL

- 2-Story Entry Foyer featuring decorative double doors with sidelites at entry, marble tile flooring with decorative border, large Coat Closet, recessed lighting, baseboard molding, staircase to Second Level, freshly painted soothing gray
- Living Room featuring hardwood floors with walnut inlay, large picture window at front, elongated casement windows, crown molding with dentil detail, baseboard molding, painted soothing gray
- Dining Room featuring hardwood floors, chair rail, painted soothing gray, NEW pendant light fixture with barrel shade with antique finish, elongated casement windows, crown molding with dentil detail, baseboard molding, open to Living Room
- Renovated Powder Room featuring tile flooring, wood vanity, new toilet, modern sconce, fan, baseboard molding
- Gourmet Chef's Kitchen featuring tile flooring, crisp white custom cabinetry, oversized island in chic blue with beadboard detail, granite countertops, open shelving, tumbled look subway tile backsplash, stainless sink, recessed lighting, Sub Zero integrated refrigerator/freezer, Kitchen Aid stainless dishwasher, Viking 4 burner stainless cooktop, Kitchen Aid stainless double wall ovens, Kitchen Aid stainless built in microwave, freshly painted soothing gray, picture window over sink, Pantry with floor to ceiling shelving, custom built in Desk with open and concealed storage, freshly painted throughout
- Breakfast Area featuring tile flooring, NEW orb chandelier, double French door with full sized sidelite to Deck
- Laundry Room featuring tile flooring, utility sink, built in upper cabinetry, Bosch front loader washer and dryer, recessed lighting, roman shade
- 2-Story Family/Great Room featuring hardwood floors, fireplace with floor to ceiling brick surround and wood shelf, ceiling fan/light fixture, 2 architectural arched windows, 2 elongated casement windows, rear staircase

FIRST LEVEL SLEEPING AREAS

- Master Bedroom Suite featuring hardwood floors, vaulted ceiling, NEW lantern, large picture window, baseboard molding, Sitting Area/Office with windows at 2 exposures, recessed lighting, 2 Walk In Closets
- Master Bathroom featuring marble floor tile, soaring ceilings with skylight, recessed lighting, 2 vanities with granite countertops, designer mirrors with 3-light sconces above, built in jacuzzi tub, shower with glass door and tile surround, Linen Closet
- Bedroom #5/Guest Bedroom/Au Pair Suite featuring hardwood floors, triple casement windows, 2 large Closets, baseboard molding, freshly painted soothing gray
- Full Bathroom featuring floor tile, wood vanity with laminate countertop, 3 light sconce, fan, shower over tub with tile surround, freshly painted soothing gray

SECOND LEVEL

- Loft Lounge Area featuring hardwood floors, ceiling fan, recessed lighting, casement windows, baseboard molding, overlooking Family Room and Entry Foyer, Linen Closet
- Bedroom #2 featuring hardwood floors, recessed lighting, triple casement windows, baseboard molding, Closet
- Jack and Jill Bath featuring tile flooring, oversized wood vanity with laminate countertop, recessed lighting, double casement windows, tub/shower combination with tile surround, custom cut mirror, vanity lighting
- Bedroom #3 featuring hardwood floors, recessed lighting, triple casement windows, plantation shutters, baseboard molding, Closet
- Full Hall Bathroom featuring tile flooring, wood vanity with laminate countertop, recessed lighting, casement window, tub/shower combination with tile surround, custom cut mirror, 4 light sconce
- Bedroom #4 featuring hardwood floors, huge picture window, two Double Door Closets, recessed lighting, baseboard molding

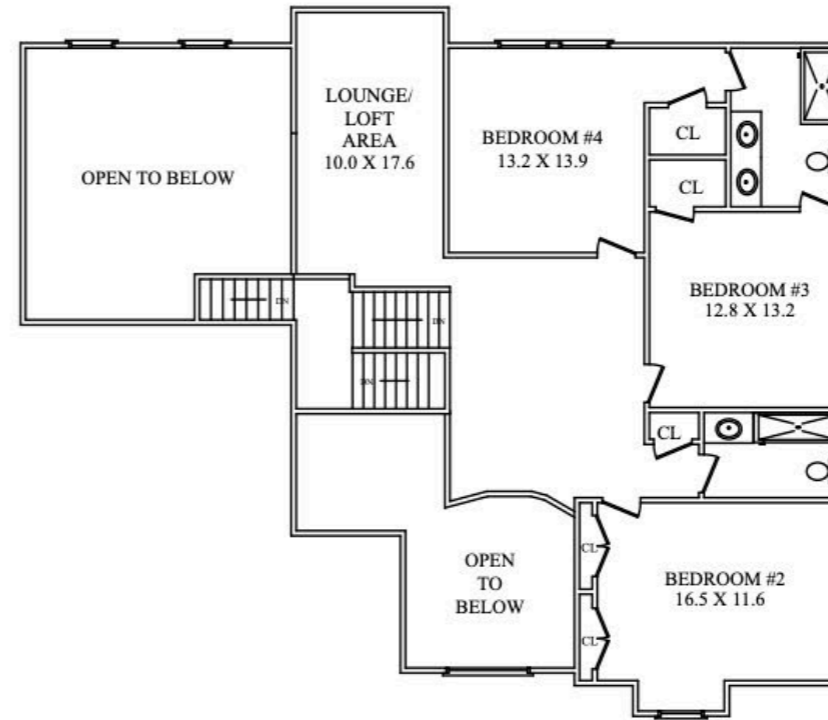
LOWER LEVEL

- Carpeted staircase with stainless banisters to Lower Level, sconces
- Storage Closet under staircase
- Recreation/Media Room featuring carpeting, stacked stone accent wall, built in media center for tv, components and DVDs/video games, track lighting, recessed lighting, surround sound, decorative accent wall with floating shelf
- Custom Bar with seating for 4 – 6 people with Corian countertop, under cabinet storage, pendant light fixture over bar, recessed lighting
- Built In Wet Bar featuring custom upper and lower cabinetry, quartz countertop, wood backsplash, bar sink, GE Monogram beverage refrigerator, flanked by stacked stone walls, track lighting and under cabinet lighting
- Half Bathroom featuring tile flooring with mosaic border, mosaic tile wainscoting, decorative niches with lighting, wood vanity with vessel sink, Double Door Closet, fan, recessed lighting
- Play Room featuring epoxy flooring, Storage Closet with barn door, recessed lighting, surround sound, door to Garage
- Walk In Storage Closet off Wet Bar area
- Exercise Room featuring epoxy flooring, built in cabinetry with open and concealed storage, flush mount light fixtures, Utility Closet, Storage Closet, surround sound
- 3 Car Garage, door to backyard, tons of built in storage, bike storage, Utility Closet

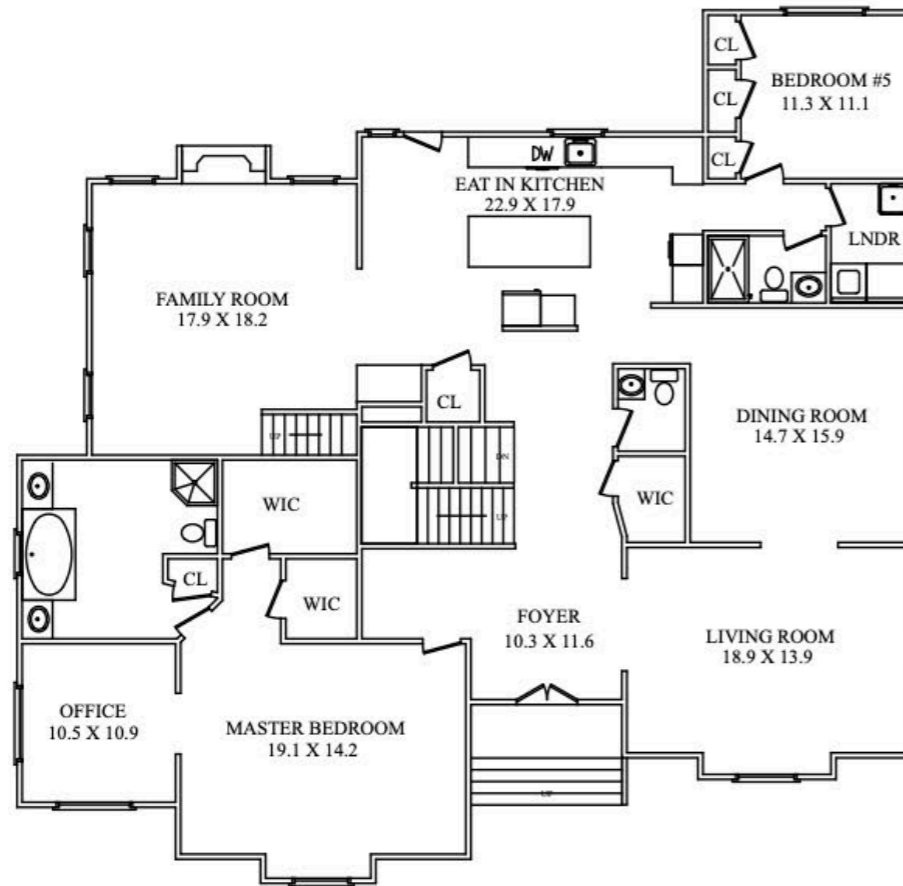
BACKYARD/LANDSCAPING

- Sprawling lawn with crisp landscaping, blooming perennials
- Paver and bluestone front walkway
- Driveway resurfaced 2020
- Lattice fence and decorative arbor leading to backyard
- Rear large Deck
- Paver Patio, paver steps
- Grassy areas, mature specimen trees for privacy

THE FLOOR PLAN



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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All information deemed reliable but not guaranteed

