

# 208 PARK AVENUE | MADISON



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Welcome to 208 Park Avenue, an absolutely charming 4 Bedroom, 2 and ½ Bath Cotswold Tudor in the idyllic Oak Knoll section of Madison! Drive up to 208 Park Avenue and you are transported to another time and place. This lovely home is reminiscent of an English storybook home complete with beautiful cottage gardens, lovely arbors, original stone patios, plaster walls and exquisite period details.

Enter through the welcoming French door into the bright Entry Foyer complete with hardwood floors and an arch opening to the Living Room.

The spacious and sunny Living Room is an entertainer's dream with its gorgeous brick fireplace (with a gas insert) and a luminous picture window. Dinner parties are divine in the radiant Formal Dining Room with windows at two exposures, lovely custom window treatments and charming bead board throughout. The nearby Family Room boasts plenty of room for game night, movie watching or just curling up with a book. Gourmet meals are a snap in the picture perfect Kitchen complete with crisp white cabinetry, high end stainless steel appliances, granite countertops and ample storage space. A convenient Mud Room ensures clutter will be out of sight and includes a stunning arched door leading to the outdoors.



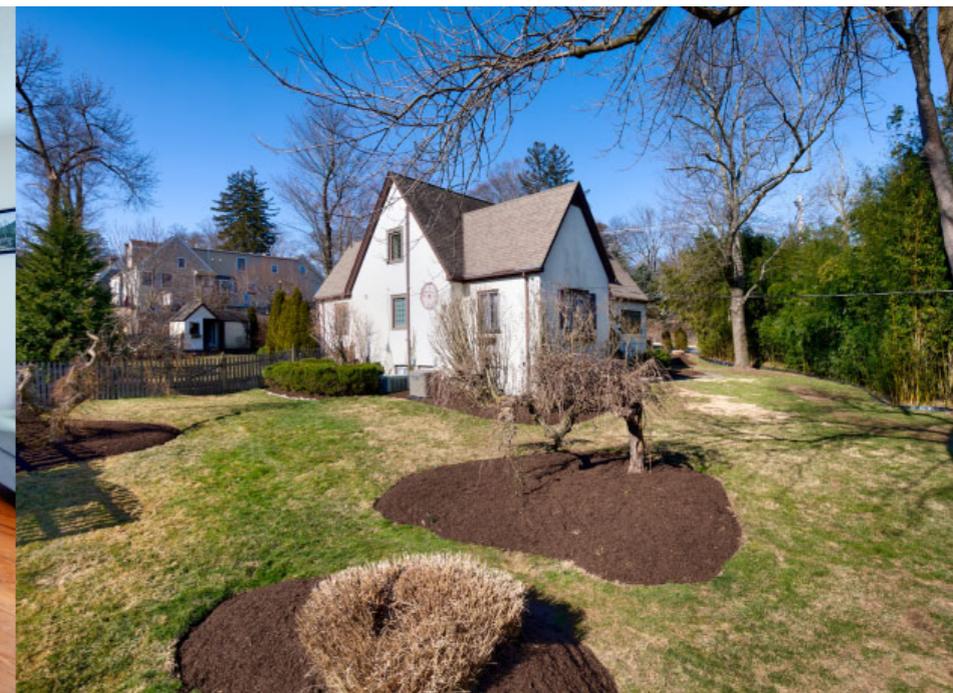


Ready to retire for the evening? Walk down the hallway to find two of the home's four bedrooms. Bedroom 1 (currently being used as the Master Bedroom) beams with sunlight and includes three spacious closets. Bedroom 2 includes windows at two exposures, gleaming hardwood floors and a roomy Closet. Walk up the staircase to find Bedrooms 3 and 4. Both rooms, with their vaulted ceilings and hardwood floors, have a magical and relaxing vibe. Bedroom 4 is ensuite and also includes a darling Sitting/TV Room that would also make a great fairy-tale hideaway for kids.

And that's not all. The Lower Level provides plenty of additional functional space. A large Recreation Room, multiple Storage Rooms, a Half Bath and a Laundry Room (with new LG front loader washer and dryer) only add to the home's appeal.

The real show stopper of 208 Park Avenue is the immensely private and charming property ready to serve as your own enchanting oasis. Meandering stone paths, a flagstone patio, an arbor, a pergola and abundant mature specimen plantings radiate absolute serenity. While on the flagstone Patio with dazzling views of the gardens beyond, entertaining family and friends is divine.

With its prestigious neighborhood, walking distance to Midtown Direct Train (via Traction Line Trail to Convent Station), top notch schools and convenience to Giralda Farms, arts/events at Fairleigh Dickinson/Drew University and proximity to Madison/Florham Park/Morristown fantastic shopping and restaurants, 208 Park Avenue is an incredible value and will not last.



# INSIDE & OUT

# THE FLOOR PLAN

## FIRST LEVEL

- Entry Foyer featuring French door at entry, hardwood floors, plaster walls and ceiling, recessed lighting, baseboard molding
- Living Room featuring hardwood floors, fireplace with original brick surround and built in nook, gas insert, plaster walls and ceiling, picture window, wood blinds, baseboard molding, crown molding, open to Family Room
- Family Room featuring hardwood floors, plaster walls and ceiling, double windows, wood blinds, baseboard molding, crown molding, ceiling fan/light fixture, picture shelves
- Dining Room featuring hardwood floors, bead board wainscoting, bead board ceiling, crown molding, baseboard molding, windows at 2 exposures, custom roller shades, chandelier
- Gourmet Chef's Kitchen featuring hardwood-look floors, custom cabinetry including glass door cabinetry, granite countertops, tile backsplash, skylight, breakfast bar with seating for 2, recessed lighting, Whirlpool stainless 5 burner oven/range, built in stainless Whirlpool microwave, Whirlpool stainless refrigerator/freezer, all appliances NEW 2017
- Mud Room featuring architectural arched door, tile flooring, Double Door Coat Closet, arched ceiling, pendant light fixture
- 1 Car Garage

## FIRST LEVEL SLEEPING AREA

- Bedroom #1 (currently being used as Master Bedroom) featuring arch at entry, hardwood floors, plaster walls and ceilings, light fixture/fan, 3 Closets, windows at 2 exposures, custom window panels, baseboard molding, crown molding
- Full Hall Bath featuring tile flooring, pedestal sink, tile wainscoting, tub/shower combination with tile surround, Linen Closet, glass shelf, flush mount light fixture
- Bedroom #2 featuring hardwood floors, plaster walls and ceilings, light fixture/fan, Closet, built in open shelving, windows at 2 exposures, custom window panels, baseboard molding, crown molding

## LOWER LEVEL

- Carpeted staircase to Lower Level with additional access via Bilco doors
- Recreation Room featuring concrete floors, flush mount lighting, baseboard molding, Utility Closet
- Half Bath featuring tile flooring, wall mount sink, flush mount light fixture
- Laundry Room featuring concrete floors, LG front loader washer with sidekick washer, LG front loader

- dryer, washer/dryer NEW 2016, peg storage, utility sink
- Huge Storage/Utility Room with built in shelving
- Sump pumps and French drains

## SECOND LEVEL

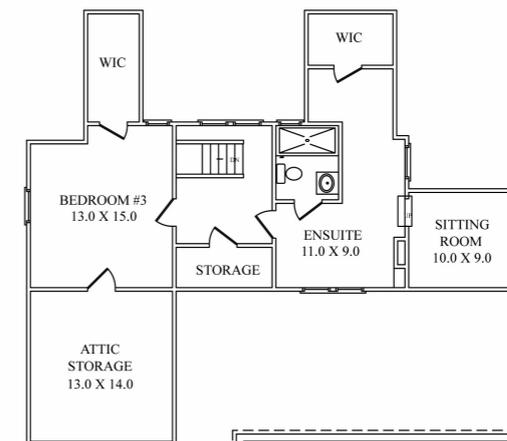
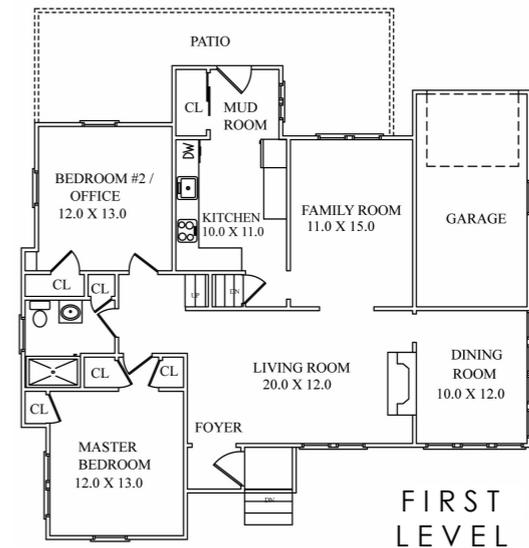
- Second Floor Landing featuring hardwood floors, plaster walls and ceiling, flush mount light fixture, Walk In Storage Closet
- Bedroom #3 featuring hardwood floors, vaulted ceiling, ceiling fan/light fixture, eave storage, Closet, baseboard molding, access to side attic storage
- Ensuite Bedroom #4 featuring hardwood floors, vaulted ceiling, exposed brick, ceiling fan, built in open shelving, Closet, Sitting Area/TV Room with vaulted ceiling, hardwood floors and recessed lighting, Bathroom featuring tile flooring, pedestal sink, built in cabinet, tub/shower combination with tile surround, medicine cabinet, 2 light sconce, access to attic

## BACKYARD/LANDSCAPING

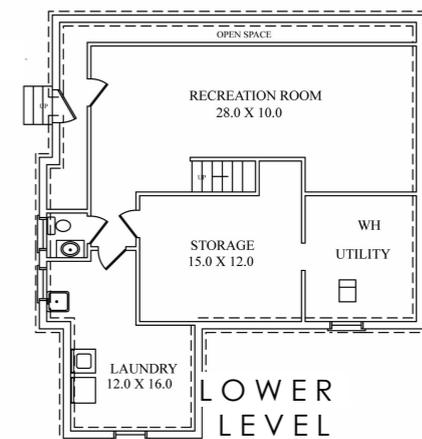
- Over 1/3 Acre
- Professionally landscaped with mature specimen plantings
- Meandering bluestone walkways, cedar arbor
- Shade garden/cherry tree
- Flagstone Patio with dining and conversation area
- Flat lush lawn, fenced in
- Large driveway can accommodate 7 cars
- NEW drainage system in yard
- NEW bamboo containment barrier
- Picket fence
- Storage/Gardening Shed
- Cedar Pergola

## ADDITIONAL FEATURES & UPGRADES

- Ecobee Thermostat
- NEW House humidifier (2018)
- Original plaster walls and ceilings throughout
- Original doors and hardware throughout
- Tons of closets and storage throughout
- 2 zone HVAC (downstairs Carrier unit NEW 2018)



SECOND LEVEL



LOWER LEVEL

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