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44 WOODLAND ROAD | CHATHAM, NJ



Welcome to 44 Woodland Road! This picture perfect 3 Bedroom, 1½ Bathroom, split level has it all. With an open and airy floorplan, on trend design and top-notch renovations throughout. Stroll up the charming flagstone walkway and take in the home's beautiful brick exterior with a covered front porch. Enter through the warm, front door and become transfixed by all this house has to offer. The spacious welcoming Entry Foyer has a large Double Door Closet. Walk down the hallway to find the relaxed Family Room with a cool brick accent corner and wood burning fireplace. A tasteful Powder Room is conveniently located nearby. Walk up a few steps to find the NEW Gourmet Chefs Kitchen (2017). Crisp white cabinetry, quartz countertops, rustic open shelving and high-end stainless steel appliances are just a few of the things that make the space extraordinary. Get ready to host family gatherings and dinner parties in the open and airy Dining Room painted chic gray and navy and featuring a statement wood orb chandelier. The Dining Room opens to the sun-drenched Living Room with gleaming hardwood floors, a new gas fireplace and a huge picture window where the light literally pours in. Love to entertain outside? No problem! Don't miss the Deck, Patio, Fire Pit and lush backyard perfect for al fresco dining, playdates and entertaining friends.





Ready to retire for the evening? Walk upstairs to find three sunny and large bedrooms. Luxury abounds in the private and open Master Bedroom with soothing hues, gleaming hardwood floors and a large double Closet. Two additional bedrooms are steeped in sunlight and include generous closets and large windows. A large tastefully renovated Full Hall Bathroom, with a double vanity and two linen closets, rounds out the Second Level.

And that's not all. The Lower Level boasts a fantastic Recreation Room perfect for movie watching and arts and crafts. A spacious Laundry/Storage Room provides great space and functionality.

With its prestigious neighborhood, close proximity to Midtown Direct Train, top-notch schools and convenience to Chatham's fantastic shopping and restaurants, 44 Woodland Road is a tremendous value and cannot be missed!



# INSIDE & OUT

## FIRST LEVEL

- Entry Foyer featuring wood door with large sidelight, hardwood floors, semi-flush mount light fixture, Double Door Closet, baseboard molding, door to Lower Level, door to Garage
- 1 car attached Garage
- Family Room featuring hardwood floors, floor to ceiling brick accent corner, wood burning fireplace, baseboard molding, door to backyard, painted soothing gray, roman shade
- Powder Room featuring tile flooring, vanity, designer light fixture, fan

## LOWER LEVEL

- Carpeted staircase to Lower Level
- Recreation Room featuring carpeting, recessed lighting, built in cabinetry, 2 Closets, baseboard molding
- Laundry Room featuring washer and dryer, utility and storage areas, utility sink

## SECOND LEVEL

- Gourmet Chef's Kitchen (NEW 2017) slate look tile flooring, custom wood cabinetry including glass door cabinetry, quartz countertops, subway tile backsplash, rustic open shelving, Breakfast Area, lantern, GE stainless dishwasher, GE stainless refrigerator/freezer, GE stainless oven/range, GE stainless built in microwave, Kohler farm sink w/ Kohler gooseneck fixture
- Dining Room featuring hardwood floors, chair rail with decorative bead detail, painted chic navy and gray, rustic wood lantern, roman shades, baseboard molding, open to Living Room
- Living Room featuring hardwood floors, gas burning fireplace, wired for media, painted soothing gray, large picture window with designer window panels, baseboard molding, staircase to Third Level

## THIRD LEVEL

- Master Bed features hardwood floors, fan/light combination, baseboard molding, windows at 2 exposures, designer window panels, Double Door Closet, painted soothing blue/gray, door to Bath
- Full Hall Bath (also with entrance to Master) features tile flooring, wall to wall custom wood double vanity with quartz countertop, 2 medicine cabinets, scones, separate room for toilet and tub/shower combination with tile surround, 2 Linen Closets
- Bed #2 features hardwood floors, windows at 2 exposures, designer window panels, Double Door Closet, baseboard molding, painted cheery light green
- Bed #3 features hardwood floors, window, Double Door Closet, baseboard molding, painted soothing gray, pull down attic access
- Attic storage

## FRONTYARD

- .23 Acre
- Flagstone walkway
- Covered front entry
- Pressure treated pinewood Deck (2014)
- Patio with built in Fire Pit (2016)
- Flat, grassy area for play
- 10 x 8 Storage Shed (2019)

## ADDITIONAL FEATURES/UPGRADES

- New hot water heater
- New roof (2017)
- New insulated vinyl siding (2017)
- New back door and storm door (2017)
- All oak floors refinished 2019
- New trim 2019
- New hardwood floors installed on First Level 2016
- Freshly painted interior throughout
- Heat/AC, 1 zone
- Vinyl and brick exterior

# THE FLOOR PLAN

