

**168 MURRAY HILL BOULEVARD**

**BERKELEY HEIGHTS, NJ**





**Welcome to 168 Murray Hill Boulevard! Situated on a lovely lot, prepare to be overwhelmed by this home's incredible blend of design perfection, an open and airy floorplan and top of the line craftsmanship. It doesn't get better than this Like New home in sought after Berkeley Heights close to Governor Livingston High School, easy access to Route 78, NYC Train and close to downtowns of Summit and New Providence. This well-designed 5 Bedroom, 5 and ½ Bath home is a vision of perfect proportion and detail.**





Stroll up the front walkway to the regal front entry graced by pillars and a farmhouse style roof. Enter into the 2-story Entry Foyer and prepare to be wowed. The deep moldings, wainscoting and stunning hardwood floors are just a few of the magnificent details that grab your attention. The sheer elegance of the inviting Entry Foyer, with views of the Living Room and Dining Room, tell you that you have arrived somewhere special. Curl up with a novel or entertain friends and family in the gracious Living Room where beauty and sunlight abound. Dinner parties are divine in the magnificent Dining Room featuring an incredible coffered ceiling, wainscoting and a stunning chandelier. An adjacent Butler's Pantry, with striking custom cabinetry and granite countertops, is the perfect spot for mixing cocktails.

Flow easily into the dazzling Gourmet Chef's Kitchen that will satisfy any cook. Crisp custom white cabinetry, quartz countertops, a gorgeous custom island with seating for 4 and top of the line Viking appliances all lend to the Kitchen's extraordinary style. When it's time to entertain outdoors, flow easily through French sliding doors from the Breakfast Area out to the sizable Paver Patio. Whether it's al fresco dining or gathering around a fire pit, the alluring outdoor space adds a whole other dimension to the home. A spacious flat side and rear yard, with meticulous landscaping and blooming perennials, makes for perfect outdoor entertaining and play. When it comes to spending time with family, you can't beat the sensational Family Room, directly off of the Kitchen, featuring a fabulous fireplace and immense windows with gorgeous views of the lush backyard. An impressive Ensuite Office (also easily used as a Guest Room) is the perfect place for all your Google meetings and Zoom calls. Rounding out the First Level is a tasteful Powder









**When it's time to retire for the evening, the stately staircase, beaming with natural light, leads you to the second floor with 4 spacious bedrooms. The immensely private and spacious Master Bedroom Suite exudes comfort and relaxation with an architectural tray ceiling, outstanding craftsmanship and two custom Walk In Closets. You won't want to leave the spa-like Master Bathroom, complete with a custom double vanity, a custom built in with incredible storage and a dreamy soaking tub. Three additional large-sized bedrooms (1 is ensuite, Bedrooms 3 and 4 share a hall bath) are steeped in sunlight and include generous fully custom Walk In Closets and chic baths. Laundry is a pleasure in the upscale Second Floor Laundry Room.**

**And there's more...The Lower Level, with its fantastic Recreation Room means your home will be the best place for friends to gather to watch sporting events. A Guest/Au Pair Suite (or can be a Gym or Theater) with a well-appointed bath just adds to the Lower Level's appeal. A roomy Play/Exercise Area and tons of storage space round out the Lower Level. Whether it's movie watching, yoga, card games or children's art projects, the Lower Level provides all the space you need for any entertainment pursuit.**



# INSIDE & OUT

## FIRST LEVEL

- 2- Story Entry Foyer featuring hardwood floors, wainscoting, baseboard molding, crown molding, elegant staircase to Second Level
- Living Room featuring hardwood floors, baseboard molding, crown molding, recessed lighting, picture window with window seat, double door Coat Closet
- Dining Room featuring hardwood floors with walnut inlay, wainscoting, coffered ceiling, chandelier with barrel shade, baseboard molding, crown molding
- Butler's Pantry featuring hardwood floors, custom cabinetry, granite countertops, mirror backsplash, copper bar sink, baseboard molding, crown molding
- Gourmet Chef's Kitchen featuring hardwood floors, crisp white custom cabinetry including glass door cabinetry, custom island with storage and seating for 4, quartz countertops, tile backsplash, Viking appliance package, stainless microwave drawer, stainless hood, pot filler, 3 pendant lights over island, recessed lighting, Breakfast Area, open to Family Room, double French sliding doors to Patio
- Family Room featuring hardwood floors, fireplace with custom millwork mantle and stone surround, recessed lighting, wiring for surround sound, baseboard molding, crown molding
- Powder Room with custom tiled floor, wainscoting, and chair rail
- Office/Ensuite Bedroom 5 featuring hardwood floors, ceiling fan/light fixture, baseboard molding, crown molding, Full Bath featuring farmhouse style bead board vanity with acrylic top, tile flooring, shower, baseboard molding, flush mount light fixture
- 2 car garage

## SECOND LEVEL

- Second Floor Landing overlooking Entry Foyer, 2 Linen Closets
- Foyer chandelier that descends for cleaning
- Master Bedroom Suite featuring hardwood floors, tray ceiling, light fixture/ceiling fan, recessed lighting, baseboard molding, 2 custom Walk In Closets, Master Bath featuring marble floor tile,

custom double vanity, custom built in with glass door storage above and drawers below, soaking tub, chandelier, glass door shower with marble tile surround, 2 body sprayers, and rain showerhead, architectural arched window, separate room for toilet

- Ensuite Bedroom 2 featuring hardwood floors, recessed lighting, baseboard molding, Walk In Closet, Bath featuring marble floor tile, vanity with marble countertop, shower with tile surround, flush mount light fixture
- Bedroom 3 featuring hardwood floors, recessed lighting, baseboard molding, Walk In Closet
- Bedroom 4 featuring hardwood floors, recessed lighting, baseboard molding, Walk In Closet
- Full Hall Bath featuring tile flooring, custom double vanity with quartz countertop, flush mount light fixture, two 3-light sconces, separate room with toilet and bath/shower combination with custom tiling
- Laundry Room with custom cabinetry, granite countertops, and sink

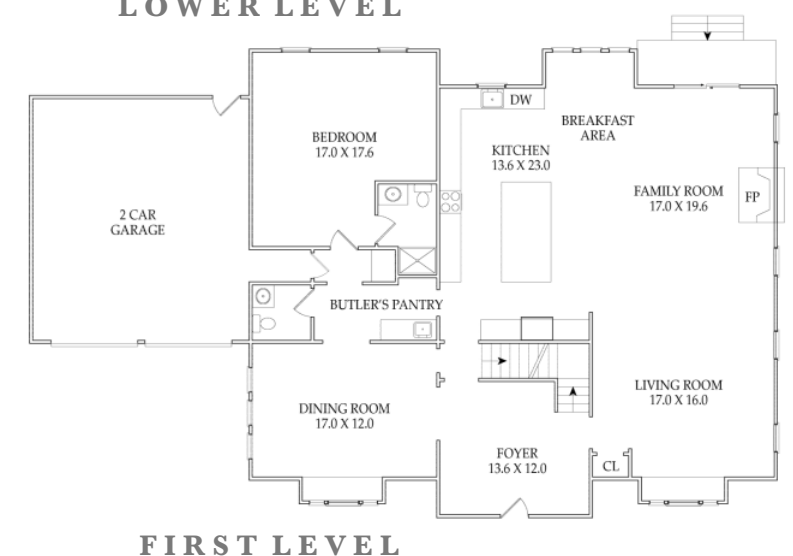
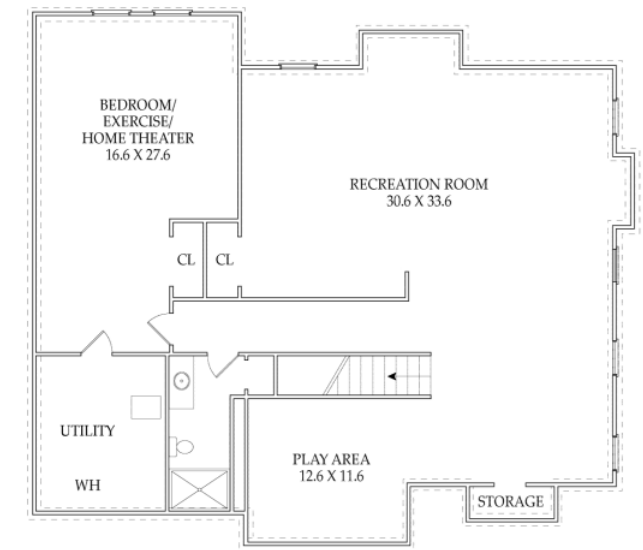
## LOWER LEVEL

- Recreation Room featuring 10' ceilings, carpeting, wiring for surround sound, recessed lighting, baseboard molding, Double Door Closet, Play Area
- Bedroom 6/Potential Gym/Potential Home Theater featuring carpeting, recessed lighting, baseboard molding, Double Door Closet
- Full Bathroom featuring tile flooring, custom vanity with granite countertop, flush mount light fixture, glass door shower with tile surround, recessed light
- Utility Room

## FRONT & BACK YARD

- Paver front walkway
- Professional landscaping with foundation plantings and blooming perennials
- Covered front entry with copper roof
- Paver Patio
- Flat, lush yard for play
- Spacious side yard with fence

## THE FLOORPLAN





**168 Murray Hill is a dream home in every way. Just minutes from Blue Ribbon schools, NYC transportation, shopping and restaurants in Berkeley Heights, New Providence and Summit, this home cannot be missed!**





**kw** PREMIER  
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