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1011 MINISINK WAY  
WESTFIELD, NJ





Welcome to 1011 Minisink Way! This custom built LEED certified shingle style home is the epitome of perfection! This is an architect/interior designer's family home and it shows with its expert craftsmanship, incredible amenities and unique high-end designer touches. Enjoy all this home has to offer with top notch schools, proximity to New York City and a short distance to fabulous downtown Westfield shopping and restaurants.





Drive up and you know you have reached somewhere incredibly special. The idyllic, relaxed porch with its own porch swing, is perfect for rocking chairs and breezy summer nights with family and friends. Enter through the rustic Mediterranean style Entry Door into the elegant Entry Foyer and take in the high ceilings, wainscoting and stunning hardwood floors with cool irregular planks. A stunning staircase, with a hand carved newel with glass detail and decorative balusters, is a piece of art on its own. Flow easily into the light and bright Living Room featuring oversized windows, deep moldings and built ins with open shelving to display all your wares. The Living Room opens up directly to the stellar Family Room that really brings the wow factor. A coffered ceiling, double French doors to the backyard oasis and a gorgeous floor to ceiling fireplace with a stone surround are just a few of the hallmarks of this incredible room. Whether it is family game night, movie watching or relaxing nights by the fire, this is sure to be the heart of the home.





Dinner parties are divine in the large Formal Dining Room which includes a dazzling ceiling medallion and chic designer light picture as its focal point. Flow from the Dining Room or Family Room into the Gourmet Kitchen that will satisfy every chef's desire. Checkerboard stained wood flooring, gorgeous cabinetry in soft wood, white and blue hues, granite and marble countertops and top of the line appliances are the best in form and function. Breakfast is served in the dreamy Breakfast Area with a striking rustic chandelier and windows with views of the tranquil backyard. Not a thing will be out of place in the nearby Mud Room, sure to be "command central" for any busy family, complete with custom cabinetry and easy access to the garages (1 car and then 2 car). Need to work from home? No problem! A regal Study boasts an elegant fireplace and a bay of windows to make for the perfect Zoom backdrop. A gorgeous Powder Room, featuring a furniture style custom vanity and striking tile choices, rounds out the First Level.

The real show stopper of 1011 Minisink is the exquisite property painstakingly planted and maintained by the owner. Specimen trees, crisp hedges and abundant perennial gardens radiate absolute serenity. With its own custom Firepit Area, multiple bluestone walkways, Patios and Porches, all with dazzling views of the gardens beyond, entertaining family and friends outdoors is lovely.









Ready to retire for the evening? Walk up the stately staircase to the Second Floor Landing which leads to exceptional design at every corner. Luxury abounds in the private and open Master Bedroom Suite with gleaming hardwood floors, its own cozy fireplace, double French doors out to your own Balcony and the BEST custom Walk In Closet.





It doesn't get better than the Master Bathroom with a stunning soaking tub encompassed within the home's turret, an oversized rain shower and two furniture style vanities with marble countertops. Bedrooms 2 and 3 are steeped in sunlight and include generous closet space. The large Jack and Jill Bath, shared by Bedrooms 2 and 3, dazzles with a huge custom double vanity and a lovely round architectural window where the light pours in. Ensuite Bedroom 4 features soaring ceilings, a Walk In Closet and an on trend Full Bath.











And there's more...The finished Lower Level with a Recreation Room with a Custom Wet Bar, a Home Theatre, 2 Bedrooms and a chic Full Bath will provide endless hours of family entertainment. Whether it's movie watching, children's art projects and/or cocktails with friends, the Lower Level has space for it all. A deluxe Laundry Room with tons of counter space and custom storage rounds out the Lower Level.

This truly is an amazing opportunity to experience all of the amenities of like new construction with the relaxed feel of a New England shingle style home. With fabulous schools, NYC transportation and Westfield's excellent shopping and restaurants, 1011 Minisink is an absolute must see!



# I N S I D E & O U T

## FIRST LEVEL

- Entry Foyer featuring mahogany Alder style front door with decorative nail heads and adjacent stained glass window, hardwood floors, deep crown and baseboard moldings, flush mount light fixture, decorative pillars at Living Room entry
- Staircase with wainscoting and custom runner to Second Level, hand carved newel with glass detail, decorative balusters
- Rear Hallway featuring hardwood floors, wainscoting, designer pendant light fixtures, designer wallpaper, deep crown and baseboard moldings
- Living Room featuring hardwood floors, custom built in open shelving, sconces, custom window treatments, deep baseboard and crown moldings, decorative pillars at entry to Family Room
- Family Room featuring hardwood floors, coffered ceiling, ceiling fan/light fixture, recessed lighting, fireplace with floor to ceiling custom mantle and stone surround, custom built ins with open and concealed storage flanking fireplace, double French doors with floor to ceiling sidelites to backyard, baseboard molding, custom window treatments
- Dining Room featuring hardwood floors, custom ceiling medallion, designer chandelier, recessed lighting, oversized windows with custom window treatments, deep crown and baseboard moldings
- Study featuring hardwood floors, fireplace with custom millwork mantle and stone surround, bay of oversized windows with custom woven shades, recessed lighting, baseboard molding
- Gourmet Chef's Kitchen featuring hardwood floors with checkerboard stain, custom white and soothing blue cabinetry including glass door cabinetry, granite countertops

including built in ridges for draining at sink, mosaic tile backsplash, warm wood island with marble countertop and seating for 3, farm sink with copper fixture, leaded glass window over sink, custom hood, recessed lighting, 2 chandeliers over island, pot filler, fully integrated refrigerator/freezer, high-end stainless steel appliances (including Thermador 6 burner stove with griddle)

- Breakfast Room featuring hardwood floors with checkerboard stain, tin ceiling, windows at 2 exposures, custom window treatments, French door to backyard, rustic iron chandelier
- Powder Room featuring tile flooring, furniture style wood vanity with stone countertop and vessel sink, lantern, pendant lights at sink, deep baseboard and crown moldings, mosaic tile accent walls
- Mud Room featuring slate tile flooring, 5 custom built in cubbies with open and concealed storage, paneled wainscoting, crown molding, door to 2 Car Garage, door to 1 Car Garage
- Pantry
- 1 Car Garage
- 2 Car Garage

## SECOND LEVEL

- Second Floor Landing featuring hardwood floor
- Master Bedroom featuring hardwood floors, fireplace with custom millwork mantle and stone surround, ceiling fan/light fixture, pendant lights over night tables, recessed lighting, sconces, wallpaper, deep crown and baseboard moldings, Walk In Closet with custom hanging storage, shelving and drawers, double French doors to Balcony
- Master Bath designer marble floor tile, soaking tub within home's turret bay of windows, plantation shutters, baseboard molding, 2

furniture style rustic wood vanities with marble countertops, cabinetry with concealed and glass door storage, flush mount light fixture, recessed lighting, sconces, frameless glass door shower with marble subway tile surround, rain showerhead, handheld shower

- Bedroom 2 featuring hardwood floors, flush mount light fixture with drum shade, baseboard molding, crown molding, Walk In Closet, pocket door to Jack and Jill Bath, custom shade
- Jack and Jill Bath featuring designer floor tile with mosaic inlay, custom double wood vanity with granite countertop, architectural round window, frameless glass door shower with chic tile selections, pendant lighting, vaulted ceiling
- Bedroom 3 featuring hardwood floors, ceiling fan, recessed lighting, pendant lighting, baseboard molding, crown molding, custom built in window seat, 2 Closets, pocket door to Jack and Jill Bath, custom window treatments
- Ensuite Bedroom 4 featuring hardwood floors, vaulted ceiling, custom window treatments, chandelier, baseboard molding, Walk In Closet, Bath featuring custom furniture style vanity with marble countertop, penny floor tiling with decorative designs, tub/shower combination with tile surround, recessed lighting, baseboard molding
- Laundry Room (this was on the architectural plans, but didn't see pic; only saw basement laundry room)
- Recreation Room/Tween Lounge featuring barn doors at entry, carpeting, 2 ceiling fans, recessed lighting

## LOWER LEVEL

- Recreation Room with wood look flooring, Custom Built In Wet Bar with custom cabinetry including

glass door cabinetry, bar area with seating for 6, stone countertops, bar sink, pendant lighting, recessed lighting, Built In Wine Refrigerator

- Home Theater featuring barn doors at entry, carpeting, recessed lighting, entertainment system, cinema seating
- Bedroom 5 featuring carpeting, recessed lighting, Closet, baseboard molding
- Bedroom 6 featuring carpeting, light fixture, recessed lighting, sconces, Closet, baseboard molding
- Full Bath featuring tile flooring, custom wood vanity with marble countertop, sconce over sink, frameless glass door shower with chic tile surround
- Laundry Room featuring wood look flooring, custom built in cabinetry with granite countertops, upper cabinetry, utility sink, front loader washer and dryer, pendant lighting
- Mechanical Room
- Office/Storage

## FRONT & BACKYARD

- Front Bluestone Landings and Walkways with stone retaining walls
- Meticulous landscaping with foundation plantings and blooming perennials
- Front Porch featuring maintenance free wood decking, recessed lighting, beadboard ceiling, decorative pillars, porch swing
- Rear Covered Porch
- Bluestone Patio with room for dining and lounging
- Custom built in Firepit Area with stone firepit, gravel and stone walls
- Professional Outdoor Lighting
- Vegetable Gardens
- Boulder retaining walls

## ADDITIONAL FEATURES

- Stone and shaker style exterior
- Green "LEED Certified" Home



# THE FLOOR PLAN





