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11 MAGNOLIA PLACE  
CHATHAM, NJ



Looking for luxurious townhouse living? Well, look no further than 11 Magnolia Place in Chatham's prestigious RoseValle development! This exquisite 3 Bedroom, 4 ½ Bath townhome is magnificent with sublime finishes at every turn, spacious and sundrenched rooms and RoseValle's outstanding lifestyle amenities including a Club House, Exercise Facility and dreamy outdoor pool. With oversized rooms and the open and airy floorplan every buyer desires, this is the perfect place to call home.







Enter and prepare to be wowed by the scale, grace and elegance of this townhome. Note the regal front door and have your eye drawn to the designer pendant light fixture. Flow easily into the sundrenched Library/Living Room featuring hardwood floors, soothing hues and elongated triple windows where light literally pours in. Dinner parties are divine in the formal Dining Room complete with a tray ceiling, decorative pillars at its entry and a striking pendant light. The Dining Room opens up to the Gourmet Chef's Kitchen that checks each and every box. Warm wood custom cabinetry, a fabulous island with seating for three, high-end stainless steel appliances and granite countertops are the best in form and function. The Kitchen opens to a Breakfast Room that leads to the dazzling Family/Great Room with a soaring 2-story ceiling, architectural windows and a lovely statement fireplace flanked by custom built ins. Huge windows and a sliding door, leading to your own private patio, making indoor/outdoor entertaining seamless. A convenient Laundry Room, 2 Car Garage and a tasteful Powder Room round out the First Level living space.





When you are ready to retire for the evening, move easily down the hall where comfort abounds in the magnificent Master Bedroom Suite with a beautiful bay of windows and The BEST Walk In Closet for two. The Master Bath is your own tranquil oasis with an enormous custom double vanity, glass door shower and soothing soaking tub.

For the other two bedrooms (both ensuite), walk up the staircase to find the ethereal Second Floor Loft with so much room to spread out. Whether used as an Office, Tween Lounge or Den, this spacious and open area adds tons of functional space to the home. Move down the hallway to find dazzling Ensuite Bedroom #2 with a gorgeous bay of windows, Walk In Closet and a spa-like Bathroom. It only gets better with Ensuite Bedroom 3 with its ethereal vaulted ceiling, Walk In Closet and a well-appointed Full Bath.





And that's not all! The enormous Lower Level is sure to be party central with the BEST Recreation Room with a jaw dropping fully custom Built in Bar perfect for sports watching or just mixing cocktails for friends. Off the Recreation Room, don't miss an open and airy Game Room perfect for all pool sharks. A spacious Full Bath and storage space rounds out the Lower Level.

RoseValle is not your ordinary development and townhomes of this caliber rarely come on the market. Just minutes from Blue Ribbon schools, NYC transportation, luxury shopping and downtown Chatham, this townhome is the perfect place to call home!





# I N S I D E & O U T

## FIRST LEVEL

- Entry Foyer featuring wood door with sidelite and transom, hardwood floors, pedant light fixture
- Library/Living Room featuring hardwood floors, triple picture window, baseboard molding, recessed lighting
- Dining Room featuring hardwood floors, tray ceiling, decorative pillars at entry, designer pendant light fixture, baseboard molding, crown molding
- Gourmet Chef's Kitchen featuring hardwood floors, warm wood custom cabinetry, oversized electrified island with seating for 3 and built in storage within, granite countertops, tile backsplash, pendant lighting over island, recessed lighting, stainless hood with decorative tile backsplash, stainless steel refrigerator/freezer, stainless double wall ovens, built in stainless microwave, stainless dishwasher, stainless steel 5 burner gas cooktop, stainless sink
- Breakfast Room featuring hardwood floors, 3 light pendant light fixture, baseboard molding
- 2 Story Great Room featuring gas fireplace with custom millwork mantle and marble surround, custom built ins with open and concealed storage flanking fireplace, soaring ceilings, hardwood floors, two story architectural arched windows, double French Andersen sliding doors to Patio, ceiling fan, baseboard molding
- Master Bedroom featuring carpeting, ceiling fan, recessed lighting, bay of windows, baseboard molding, Huge Walk In Closet for 2, 2nd Closet, Linen Closet
- Master Bathroom featuring marble floor tile and marble wainscoting, vaulted ceiling, oversized custom double vanity with lower and upper storage, marble countertop, two 3-light sconces, recessed lighting, built in corner jetted tub, glass door shower with tile surround

- Laundry Room
- Coat Closet
- Powder Room featuring tile flooring, pedestal sink, crown molding, baseboard molding
- 2 Car Garage with raised panel electric doors

## SECOND LEVEL

- Loft/Office Area featuring gallery landing overlooking Great Room and Front Entry, hardwood floors, recessed lighting, baseboard molding, Closet
- Ensuite Bedroom #2 featuring carpeting, vaulted ceiling, ceiling fan, double windows, baseboard molding, Walk In Closet and Linen Closet, Bathroom featuring tile flooring, oversized wood vanity with granite countertop, 3 light sconce, recessed lighting, shower with glass door and tile surround
- Ensuite Bedroom #3 featuring carpeting, ceiling fan, bay of windows, baseboard molding, Walk In Closet and Linen Closet, Bathroom featuring tile flooring, oversized vanity with marble countertop, sconce over sink, recessed lighting, tub/shower combination with tile surround

## LOWER LEVEL

- Recreation Room featuring carpeting, bead board wainscoting, recessed lighting
- Game Room Area featuring carpeting, pendant stained glass triple light, recessed lighting, bead board wainscoting
- Custom Built In Bar with custom shelving, storage, pendant lighting, seating for 3 or 4
- Full Bathroom featuring custom wood vanity, shower
- Unfinished/storage space

## FRONT & BACKYARD

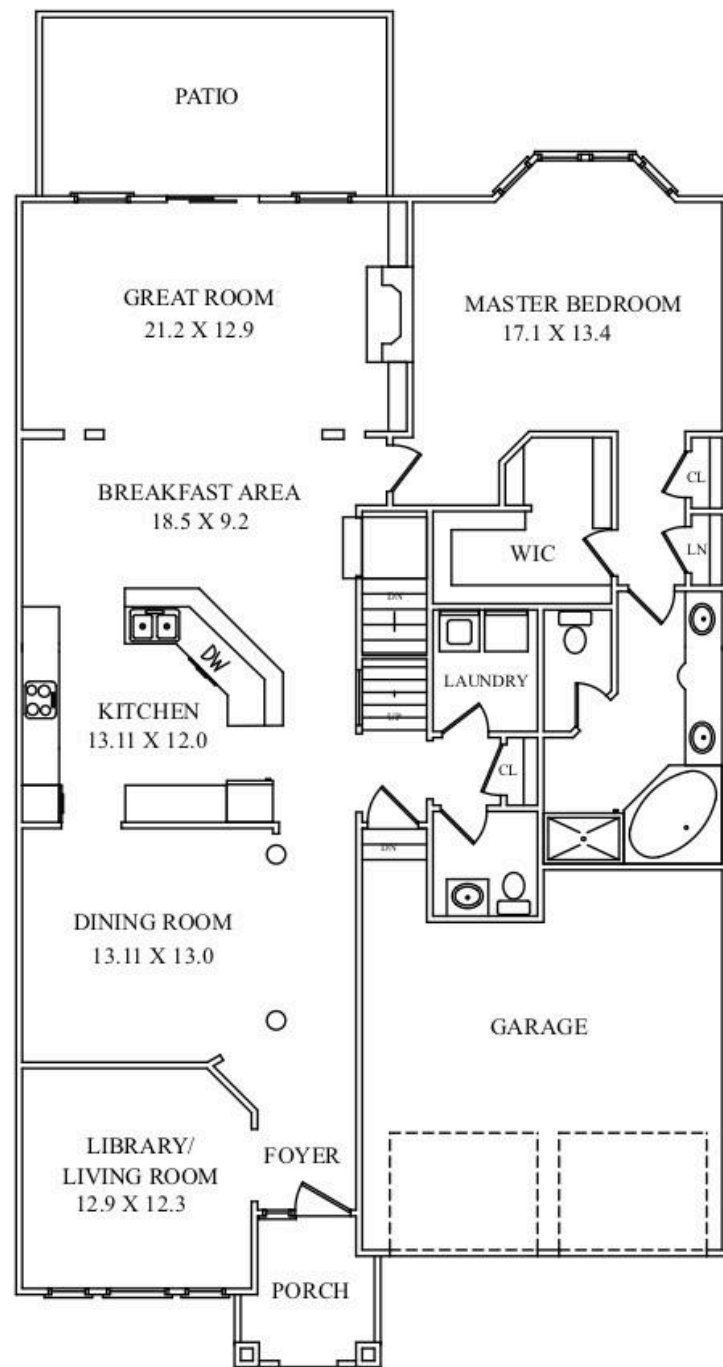
- Paver front walkway surrounded by professional landscaping

- Oversized rear yard with Paver Patio surrounded by mature privacy trees, overlooking lush green lawn and gas hook up for BBQ

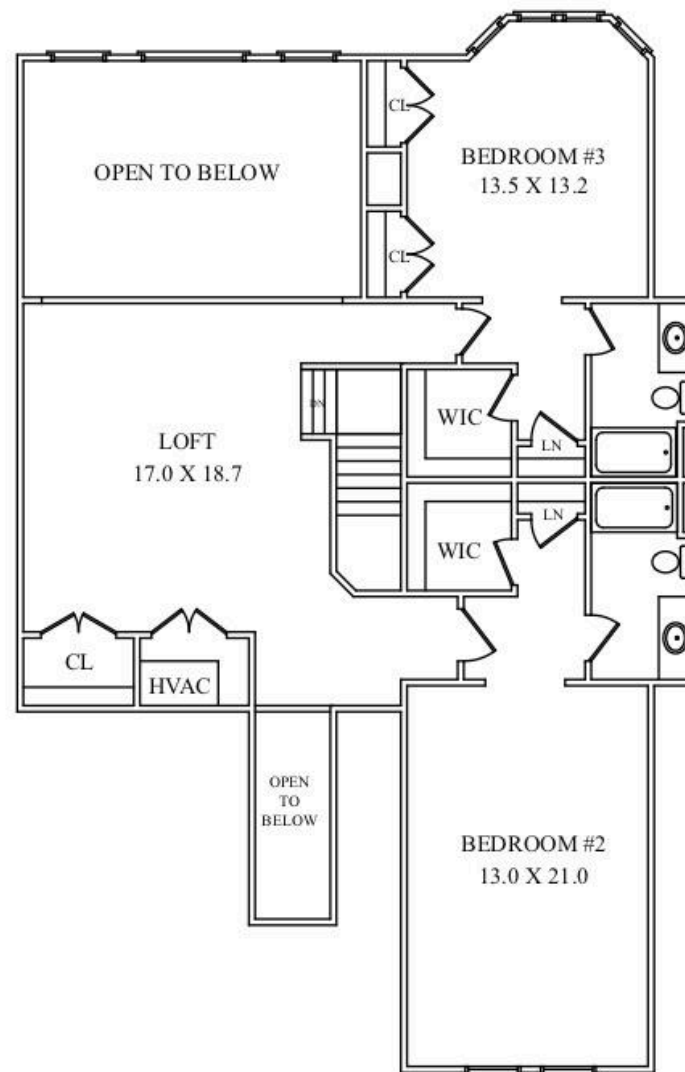
## ADDITIONAL FEATURES

- Club House with state of the art fitness center
- Pool with spacious sun patio
- Walking paths surrounded by beautiful landscaping and greenery
- 9' ceilings throughout first floor
- Fiber cement siding with cultured stone appointments
- Seamless aluminum gutters and downspouts
- Exterior designer lighting at front and back
- Schlage entry door hardware
- Outdoor waterproof GFI outlets
- Frost free hose bibs
- Quality Construction features including poured concrete foundation, quality wood frame construction, Tyvek home wrap, architectural roof shingles with warranty, engineered flooring, R-13 wall insulation, R-30 ceiling insulation
- Andersen insulated tile wash windows with screens and integral grills
- Andersen sliding door
- Security system
- Painted soothing neutral hues throughout
- White oak hardwood floors throughout
- Architectural moldings, wainscoting and archways throughout
- High end wall to wall carpeting in all bedrooms
- Central Vac system
- Speakers and Sonos throughout
- 3 zone HVAC
- 75 gallon water heater
- Programmable thermostat
- Hardwired security, fire and CO system

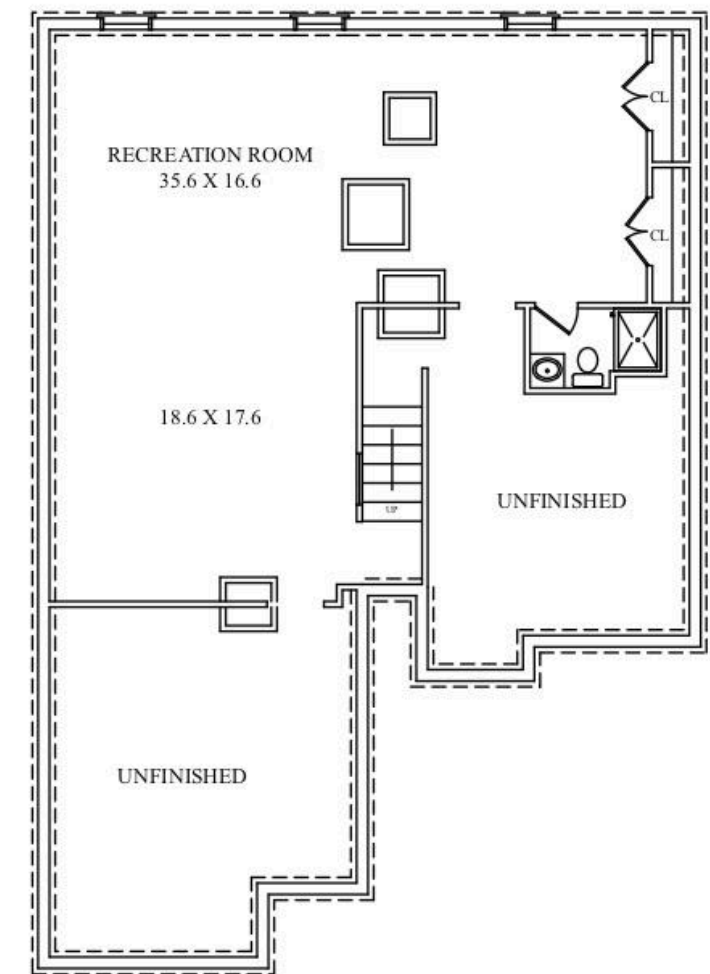
# THE FLOOR PLAN



FIRST LEVEL



SECOND 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



