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W E S T F I E L D , N J



1249 Prospect Street







It is not every day that a home and property this exceptional comes on the market. Arguably one of the most prestigious homes in Westfield, this home is an outstanding opportunity for the buyer seeking acreage (2.5 acres), privacy and an extraordinarily built and designed custom home. Minutes to fabulous downtown Westfield restaurants and shopping, top rated schools and NYC Train, this is THE quintessential lifestyle home.





Drive up the quiet lane that has a rarefied "country" feel to view this stunning New England shingle-style custom home, a vision of perfect proportion and detail. Meticulous landscaping, lovely gardens and exquisite craftsmanship will make you question whether you are in Nantucket or Westfield. The magnificent front entrance boasts a graceful u-shaped driveway and a magical front porch ripe for rocking chairs, relaxation and lemonade. Enter the spacious and refined Entry Foyer and prepare to be overwhelmed by the sheer elegance, light and scale of this home. The Entry Foyer includes high ceilings, magnificent craftsmanship and gorgeous views of both the Living and Dining Rooms beyond. Gleaming hardwood floors, striking designer light fixtures and a distinctly Scandinavian serene feel carry throughout the entire home. Fantastic flow and gracious rooms make this the ideal home for family gatherings and entertaining.

From the Foyer, enter into the Living/Piano Room and enjoy practicing your scales as the light pours in the enormous picture window. The Living Room flows via double French doors to the well-designed Study/Home Office featuring floor to ceiling warm wood built-ins with tons of open and concealed storage. This is the ultimate Zoom backdrop for all your virtual meetings.





Holiday gatherings and entertaining does not get better than in the flawless Great Room with its extraordinary 11' ceilings, statement fireplace flanked by custom built ins, floor to ceiling windows and double French doors perfect for viewing the park-like property beyond. This room is extraordinarily designed to strike the perfect balance between cozy and elegance. Having friends for dinner? Start your evening by proceeding to the Wine Bar Area perfectly equipped with deep gray built-in cabinetry, wine refrigerator and a mahogany countertop for mixing drinks. Proceed into the nearby formal Dining Room with a magnificent coffered ceiling, gorgeous oversized windows and double French doors seamlessly leading out to the front porch so that you can do pre-dinner cocktails outdoors and then move inside for a gourmet dinner.





Prepare to be dazzled by the stunning, one-of-a-kind Gourmet Chef's Kitchen that is worthy of a magazine spread. You will literally feel you have been transported to a Swedish retreat as you take in the soothing white cabinetry, the crisp Calacatta Italian gold marble countertops and soft hues accented with subtle floral fabrics. An enormous island with seating for four, commercial-style Sub Zero/Wolf appliances and multiple dishwashers round out the sophistication of this space. Storage abounds in the well-appointed furniture style Coffee Bar and a nearby Pantry ensuring that not a thing will be out of place. Take in the idyllic backyard views in the Breakfast Area with French doors leading out to a Bluestone Patio. Prepare to unwind fireside in the cozy Sitting Area (hearth room) where the outdoors can be seen at every angle. Don't miss the oversized Homework/Desk Area, with ample storage and plenty of workspace, sure to be "command central" for any busy family.

An extensive Mud Room ensures not a thing will be out of place with plenty of concealed storage, custom drawers and open storage. The Mud Room leads to the fabulous 3 car garage with tons of custom storage and epoxy flooring. Laundry is (so easy) an absolute pleasure in the spacious First Floor Laundry Room with its own freestanding farm sink. Your guests will enjoy their own private oasis in the First Level Guest Suite with its own chic Full Bath. A tasteful Powder Room, that includes outdoor access for your pool guests, rounds out this level's living space.





When it's time to retire for the evening, roam down the first floor hallway to the ultra-private Master Bedroom Wing. Luxury abounds in the completely Zen Master Bedroom with a serene fireplace, an elegant tray and coffered ceiling, soothing hues and wallpaper throughout. Getting ready is a dream with the BEST Walk In Closet boasting custom drawers, adjustable shelving and hanging storage. Tranquility reigns supreme in the picture perfect Sitting Room with endless views and access to the property beyond. The spa-like Master Bathroom dazzles with a stunning custom double vanity, gorgeous soaking tub, huge shower with multiple showerheads and chic tile selections throughout.





Walk up to the Second Level where four additional large-sized bedrooms are steeped in sunlight and include generous custom closets. Each bedroom is ensuite with smart finishes and affords considerable privacy. Finally, a spectacular Bonus Room with soaring ceilings and shiplap throughout has endless possibilities as a tween lounge, play room or homework room. A conveniently located Second Floor Laundry (1 of 2 laundry rooms) rounds out the Second Level. The real star of this property is the incredibly private outdoor space (2.5 acres) easily accessed from either the Great Room, Chef's Kitchen, Master Bedroom or Mud Room.







You simply don't see property like this every day. The huge Bluestone Patio, with both covered and open spaces for dining and lounging, features a graceful stone fireplace and is enveloped by rustic stone walls. An enormous Saltwater Pool with an exquisite marble surround, tanning deck, and huge pergola, is akin to a Four Seasons Hotel. No matter what direction you look, the stunning, massive and private property, provides the ultimate outdoor resort experience. And it doesn't end there! The ENORMOUS Lower Level, with a Kitchenette with cabinetry and a Bar and Eating Area, Children's Play/Craft Room, Recreation Room and an out of this world Home Gym means this is no ordinary basement. Crisp white shiplap, gorgeous light fixtures and high ceilings make this space extraordinary. A spacious Guest Room is the perfect spot for guests or an au pair. There is even a prepped/plumbed unfinished Panic Room. A lovely Full Bath and Walk In Cedar Closet round out this Level. There is also over 2,000 square feet of unfinished space ready to be customized to your liking.

1249 Prospect is a dream lifestyle home in every way. Just minutes from Blue Ribbon schools, NYC transportation and downtown shopping and restaurants, this home is one of Westfield's greatest treasures.



# I N S I D E & O U T

## FIRST LEVEL

- Vestibule featuring original Tudor wood door with 9'2" ceilings throughout First Level
- Entry Foyer featuring oversized mahogany door with sidelites and transom, hardwood floors, designer chandelier with drum shade, wainscoting, deep crown moldings, oversized entries with detailed moldings and transoms open to Living and Dining Rooms, staircase to Second Level
- Living/Piano Room featuring hardwood floors, wallpaper, 9" baseboard molding, crown molding, recessed lighting, triple picture window, custom window treatments
- Dining Room featuring hardwood floors, 9' 6" coffered ceiling, wainscoting, double French doors with floor to ceiling side windows and transom out to front Porch, custom window treatments, custom chandelier, recessed lighting, wallpaper, oversized opening with transom to Wine Bar/Buffer Serving Hall
- Wine Bar/Buffer Serving Hall featuring custom oil painted built in cabinetry including glass door cabinetry, mahogany countertops, mirrored backsplash, Sub Zero Wine Refrigerator, 2 Sub Zero refrigerator drawers, stainless Bar Sink
- Gourmet Chef's Kitchen featuring hardwood floors, crisp white custom oil painted cabinets including glass door cabinetry, custom island with storage and seating for 4, honed Calacatta Gold Italian marble countertops and backsplash at oven/range area, gray subway tile backsplash, custom hood, custom window treatments, 3 hand-made mouth-blown glass pendant lights over island, one pendant light over sink, recessed lighting, Sub Zero side by side refrigerator/freezer with interior ice and water dispenser, 60" Wolf Dual Fuel Range with 6 burners, griddle and 2 full ovens, Wolf Range hood, 2 Sub Zero refrigeration drawers, Wolf Microwave Drawer, 2 Dishwashers, 2 Sinks (Shaw farmhouse and stainless prep sink) with disposals, Insta Hot/Cold filtered system
- Breakfast Area featuring hardwood floors, chandelier, double French doors with transom and floor to ceiling windows out to Patio, furniture style custom built in Coffee Bar with decorative glass door cabinetry, Calacatta marble countertops and backsplash, custom window treatments
- Hearth Room featuring hardwood floors, fireplace with custom limestone mantle and surround, recessed lighting, picture window and additional elongated windows, custom

window treatments, custom built in Desk Area with upper and lower storage, open storage, mahogany countertops, magnetic wallpaper, crown molding, baseboard molding, Pantry

- Great Room featuring 11' ceiling, hardwood floors, 2 sets of floor to ceiling double French doors and floor to ceiling windows, fireplace with custom millwork mantle and slate surround, custom built ins flanking fireplace with open and concealed storage, chandelier, recessed lighting, sconces, custom window treatments
- Open staircase with wainscoting to Lower Level
- Home Office featuring double French doors and transom at entry, hardwood floors, warm wood custom built ins with open and concealed storage, designer pendant light with drum shade, recessed lighting, double windows with custom woven shades, French door to rear hallway
- Guest Bedroom/Bedroom #6 featuring hardwood floors, pendant light with drum shade, double windows with custom window treatments, wallpaper, baseboard molding, crown molding, Closet with custom storage
- Full Bath featuring basketweave marble floor tile with heated floors, wainscoting, frameless glass door shower with subway tile surround, vanity with quartz countertop and drawer storage, sconces, lantern, recessed lighting, Linen Closet (outside)
- Powder Room featuring tile flooring, wash basin sink, wallpaper, lantern, sconces, frosted door leading to rear vestibule and door to backyard, Closet
- Rear Hallway featuring hardwood floors, wainscoting, recessed lighting, crown molding, lantern, Coat Closet, Cleaning/Storage Closet
- Mud Room featuring floor tile, 5 custom built in cubbies with doors, lower drawers and open storage above, double door Closet, recessed lighting, hook storage, wainscoting, wallpaper, door to rear yard, Rear Staircase, door to Garage, door to Lower Level, crown molding
- Laundry Room featuring tile flooring, custom built in cabinetry with open and concealed storage, counterspace for folding, free standing farmhouse sink, Whirlpool front loader washer and dryer, pendant light fixtures, bead board wainscoting
- 3 Car Garage featuring Closet, cabinetry, wall organizers and epoxy floor, oversized garage doors

- Master Bedroom Hallway featuring hardwood floors, wallpaper, baseboard molding, crown molding, recessed lighting, Walk In Closet with custom adjustable shelving, drawers and hanging storage
- Master Bedroom featuring double French doors at entry, tray and coffered ceiling, fireplace with custom millwork mantle and decorative tile surround, chandelier, recessed lighting, windows with transoms, custom window treatments and roman shades
- Master Sitting Room featuring hardwood floors, wallpaper, huge picture window with side windows and transoms with custom window treatments and woven shades, double French doors to the backyard, recessed lighting, sconces, baseboard molding, crown molding
- Master Bathroom featuring marble basketweave tile flooring with radiant floor heat, custom double wood vanity with custom thassos marble countertop, tile wainscoting, soaking tub, frameless glass door shower with marble tile, seat, multiple showerheads including 2 rain showerheads, picture window and casement windows with custom window treatments, sconces, recessed lighting, separate room for toilet

## SECOND LEVEL

- 9 - 10' ceilings throughout
- Second Floor Landing featuring hardwood floors, wainscoting, wallpaper, lanterns, crown molding, area with window seat and double pendant light fixture above
- Ensuite Bedroom #2 featuring hardwood floors, pendant light with drum shade, baseboard molding, crown molding, Double Door Closet, wood blinds, Bathroom featuring mosaic floor tile, tile wainscoting, vanity with quartz countertop, crown molding, shower over tub with subway tile surround with accent blue tiles
- Ensuite Bedroom #3 featuring hardwood floors, pendant light, sconces, vaulted ceiling, skylights, baseboard molding, custom window treatments, Closet with custom storage, Bath featuring penny floor tile, vanity with granite countertop, tile wainscoting, 3 light sconce, shower over tub with subway tile surround and mosaic feature wall
- Ensuite Bedroom #4 featuring hardwood floors, pendant light fixture, baseboard molding, crown molding, custom window treatments, eave storage, Closet with custom storage, Bath featuring hexagonal floor tile, bead board wainscoting, recessed lighting, vanity with marble countertop,

- sconces, shower over tub with subway tile surround and mosaic accent bands
- Ensuite Bedroom #5 featuring hardwood floors, pendant light with drum shade, baseboard molding, crown molding, custom window treatment and roman shade, Closet with custom storage, Bath featuring penny floor tile, wash basin sink, sconces, tile accent wall, flush mount light fixture, baseboard molding, glass door shower with tile surround, Closet, wood blinds
- Second Floor Laundry Room featuring floor tile, custom cabinetry with upper and lower closed and open cabinetry, folding countertop, laundry bin organizer, Whirlpool top loading washer and Dryer
- Tween Lounge/Bonus Room featuring vaulted ceiling, carpeting, shiplap, globe shade, recessed lighting,
- Unfinished storage and mechanical room with spray foam insulation

## LOWER LEVEL

- 4 daylight/egress windows
- Shiplap throughout
- Recreation Room featuring hardwood floors, custom built in, recessed lighting, custom window treatments and woven shades, baseboard molding,
- Kitchenette featuring hardwood floors, custom cabinetry, quartz countertop, 2 pendant light fixtures over Bar Area, recessed lighting, refrigerator with top freezer, stainless sink, Fisher & Paykel Dishwasher Drawer, microwave, Eating Area with built in banquette, woven shade
- Play/Craft Room featuring rustic barn door at entry, designer geometric carpeting, recessed lighting, baseboard molding, 2 Double Door Closets with shelving
- Full Bath featuring rustic floor tile, glass door shower with tile surround, flush mount light fixture, wallpaper, baseboard molding, vanity with ceramic top, sconce
- Bedroom #7 featuring hardwood floors, flush mount light fixture with drum shade, baseboard molding, crown molding, Double Door Closet, wood blinds
- Home Gym featuring double French doors at entry, hardwood floors, mirrored walls, recessed lighting, baseboard molding, crown molding, ballet barre
- Cedar Closet with custom shelving and hanging storage
- 2 Utility/Storage Rooms
- Unfinished space with potential for Wine Cellar/Bonus Rooms
- Prepped/plumbed unfinished Panic Room
- Storage Closets



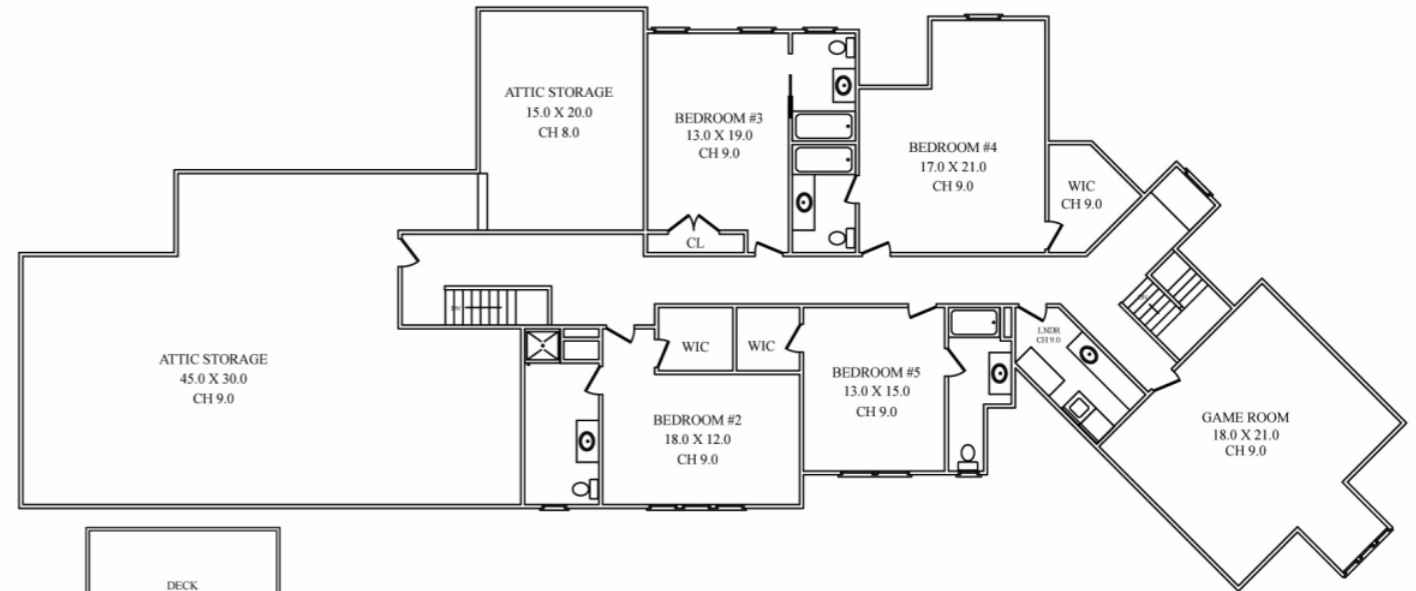
# THE FLOOR PLAN

## EXTERIOR

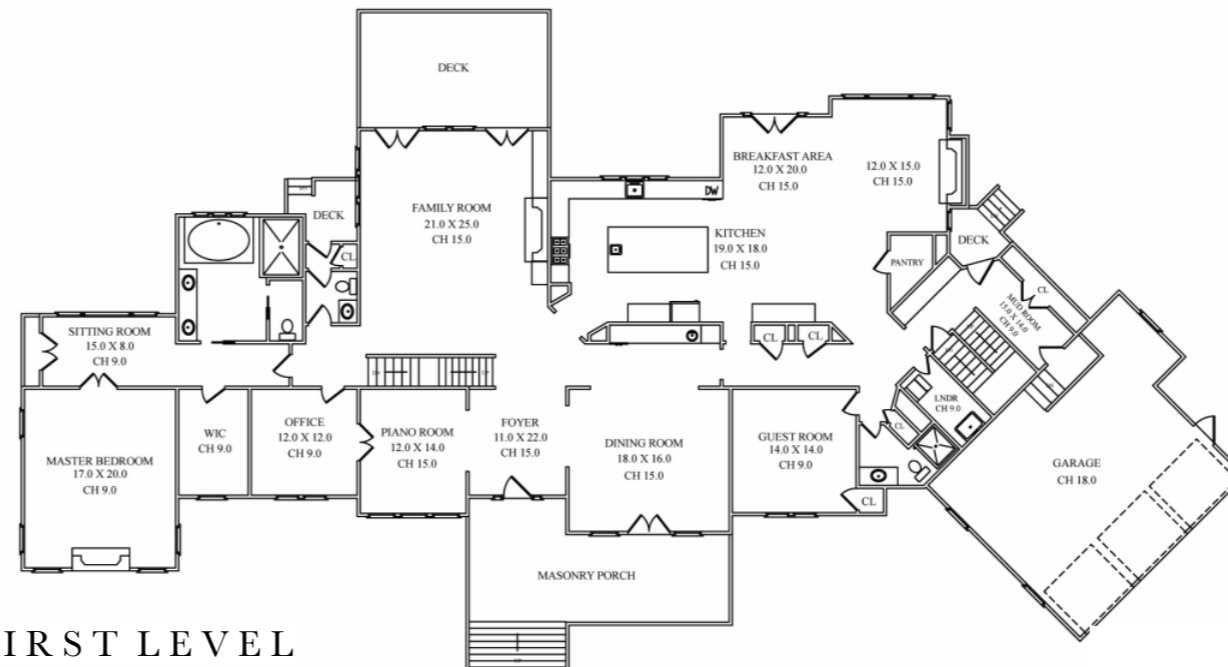
- 2.51 Acres
- Front covered Porch with bluestone flooring
- 25' x 50' Saltwater Pool that includes sun deck/tanning ledge, seating, autofill, cleaner jets/blower, custom lighting and auto pool cover
- Marble Patio and Tile
- Wood and metal pool fencing
- Covered pergola
- 4 rear covered porches with entrance doors, mahogany decking
- Front and Rear Bluestone Patios
- Wood burning stone fireplace with gas starter
- Stone retaining walls
- Custom outdoor lighting on house and yard
- 29 zone irrigation
- U-shaped driveway with Belgian block

## ADDITIONAL FEATURES/UPGRADES

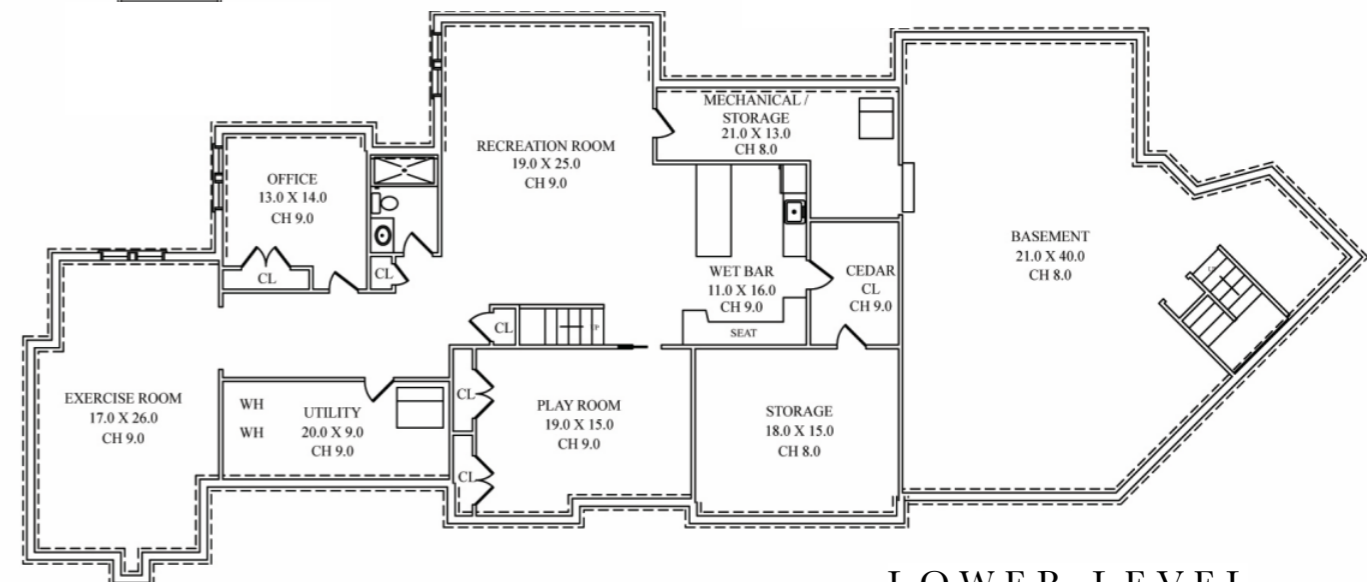
- Built by High-End Custom Builder, Anthony James
- Designed by local Architect, Robert Algarin
- Landscape and Pool Design, Scenic Landscaping and Tapestry
- Designers: BHDM Design (NY), Diane Evans Design (Westfield), Freeman Hall Design (Westfield)
- 6,418 square feet for 1st and 2nd floor
- 1,950 square feet for finished Lower Level
- 2,060 square feet for unfinished Lower Level
- Elan Smart Home Automation System, programmable control and automation for media, climate and security
- Audio Visual System Indoor and Outdoor (includes speakers/surround sound in 9 areas, Smart TVs with universal remotes)
- Updated Araknis Wireless (2020) with 5 access points
- Poured concrete foundation
- Spray-foam insulation
- Forced Air, Heating/AC, 3 HVAC Units with 6 zones
- Aprilaire humidifiers
- 2 water softeners, sediment filtration and additional water systems
- Hot water circulation system
- 2 Broan air exchangers designed for energy efficiency and savings
- Wave dehumidifier/ventilation system on Lower Level
- Exterior repainted/stained (May 2019)
- Kohler natural gas backup generator



SECOND LEVEL



FIRST 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



