



39 SCARSDALE DRIVE | LIVINGSTON, NJ





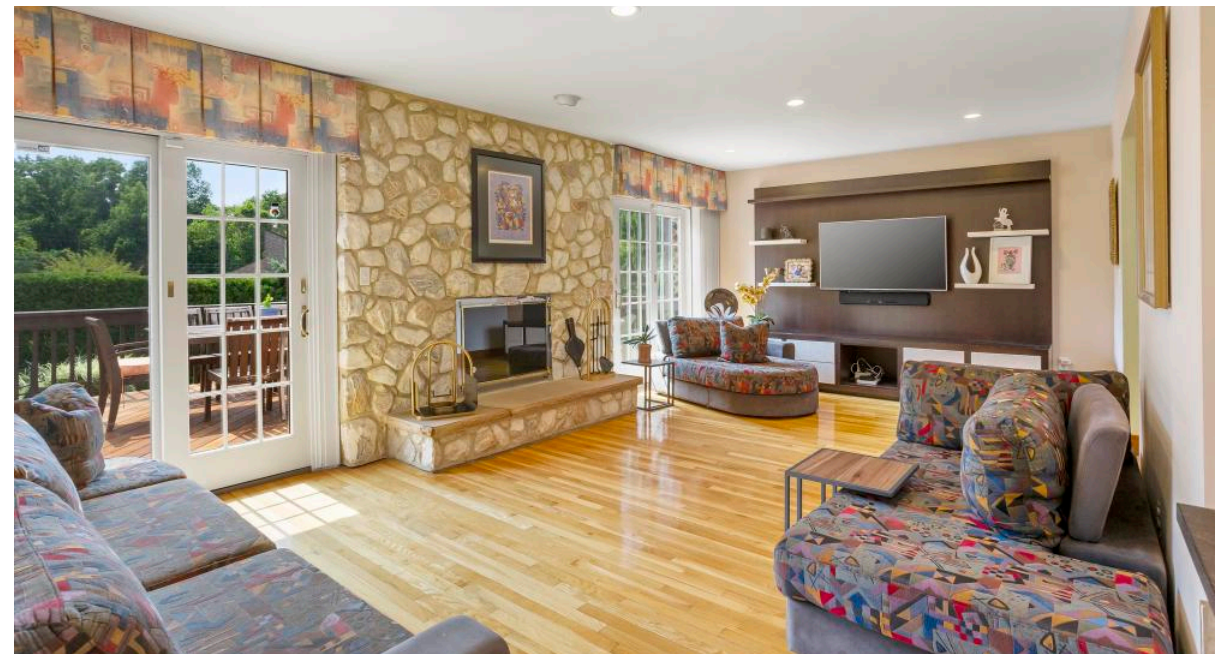
Welcome to 39 Scarsdale Drive! This impeccable, move-in ready 5 Bedroom, 3.1 Bath Custom Colonial boasts unique designer and custom touches, an open and airy floorplan and the BEST backyard with a pool for entertaining! Close to fabulous shopping and restaurants in Livingston, and with easy access to New York City transportation, 39 Scarsdale aims to please.





You will never want to go back to the office once you see the incredibly chic Home Office (can also be flexibly used as a bedroom) boasting custom built ins with open and concealed storage, terrific light fixtures and a dazzling wallpapered ceiling. A well-appointed Powder Room and roomy 2 Car Garage round out the First Level. The real show stopper of this home is the incredibly private and meticulously landscaped backyard with a huge REDONE Brazilian IPE Walnut Deck and a kidney shaped Pool for outdoor entertaining. Whether it's swim parties, al fresco dining or roasting marshmallows friends, the backyard is unrivaled in its class!

Pull up to 39 Scarsdale and you know you have arrived somewhere special. The regal exterior, with a two-story front entry, exudes absolute elegance. Step inside the custom double front doors to find the Entry Foyer featuring gleaming hardwood floors, two generous Coat Closets and a cool designer runner up to the Second Level. Enter the blissful sun drenched Living Room with hardwood floors and a huge bay window where light literally pours in. Flow easily into the luminous formal Dining Room with another perfect bay window, a fabulous wallpaper accent wall and sophisticated light fixtures. Whether it's intimate dinner parties or family gatherings, the Dining Room is ideal for entertaining. Prepare to be wowed by the open and airy Family Room, with a gorgeous stone fireplace, an amazing entertainment center and two sets of sliding doors to the Deck making indoor and outdoor entertaining seamless. Gourmet meals are a snap in the picture perfect Custom Kitchen featuring crisp white cabinetry, granite countertops, an amazing mosaic tile backsplash and a dreamy Breakfast Room where you can take in the bucolic backyard.







Ready to retire for the evening? Walk upstairs to find four generously sized bedrooms gleaming with natural light. The out of this world Master Bedroom is your own luxurious retreat with custom moldings, gleaming hardwood floors and two of the BEST Walk In Closets around so that all your clothes will be neatly tucked away. Wind down at the end of the day in your spa-like Master Bath with a magnificent double vanity, tons of additional custom storage and an amazing jacuzzi tub. Bedrooms 2 - 4 feature plenty of sunlight, tons of closet space and privacy. A beautifully renovated Hall Full Bath, featuring a stunning double vanity and custom tile, rounds out the Second Level.

And there's more! The Lower Level adds tremendous living space to the home. Kids doing virtual school? No problem! Matching desks, a built in with tons of cubbies, shelves and drawers and plenty of room to learn and spread out means the kids will be focused and learning every day. What's more, there is an indoor slide! A spacious Recreation Room with a custom Wet Bar ensures plenty of movie nights, super bowl parties and game nights. After a long day, take some time to relax in your Custom Home Sauna. A second Home Office, Guest/Au Pair Bedroom, Full Bath and Laundry Room round out the Lower Level.

This incredible home, just a short distance from the New York City bus, Route 280, top notch schools and fabulous shopping and restaurants, is a tremendous value and checks each and every box!



# I N S I D E & O U T

## FIRST LEVEL

- Entry Foyer featuring custom double front doors with leaded glass, marble tile flooring, staircase to Second Level, wallpaper accent wall, 2 flush mount light fixtures (negotiable), recessed lighting, 2 Coat Closets, Door to Lower Level, baseboard molding
- Living Room featuring hardwood floors, bay window, baseboard molding, crown molding, drapes (negotiable), open to Family Room
- Dining Room featuring hardwood floors, wallpaper accent wall, designer chandelier (negotiable), baseboard molding, crown molding, bay window, designer sconces (negotiable), drapes (negotiable)
- Family Room featuring hardwood floors, built in entertainment center/wall unit with leather front drawers, wood burning fireplace with floor to ceiling stone mantle and hearth, 2 sets of sliding doors to Deck, recessed lighting, baseboard molding, pocket door to Kitchen
- Gourmet Chef's Kitchen featuring marble tile flooring, custom modern white cabinetry, black granite countertops, mosaic tile backsplash, recessed lighting, 3 pendant lights, Marvel wine refrigerator, double wall ovens, down draft exhaust system that pops up from cooktop, stainless refrigerator, Breakfast Area with bay window, plantation shutters and modern pendant light fixture (negotiable), pocket door to Dining Room, door to Garage
- Powder Room featuring leather tile flooring, modern custom sink with vessel bowl, mosaic glass tile chair rail, wallpaper, designer chandelier
- Office/Bedroom 5 featuring hardwood floors, wallpapered ceiling, light fixture with crystal accents and drum shade, recessed lighting, custom built ins with open and concealed storage, Closet
- Oversized 2 Car Garage with Tesla charger

## SECOND LEVEL

- Staircase to Second Level with designer custom carpet runner
- Second Floor Landing with modern designer light fixture (negotiable), custom modern doors to all bedrooms, drop down attic storage
- Master Bedroom Suite featuring hardwood floors, accent wall with wallpaper, ceiling with raised moldings,

- recessed lighting, baseboard molding, crown molding, 2 Walk In Closets with custom designer glass doors at entry, custom shelving, drawers and hanging storage
- Master Bathroom featuring marble tile flooring and walls (imported from Turkey) with honey onyx accent border tile, vaulted ceiling, skylight, custom modern double vanity with marble countertop, recessed lighting, sconces, 2 person Jason built in jacuzzi tub with air bubbles, jets and colored lights (via remote), frameless glass door shower with Pharo shower system and marble tile and honey onyx tile surround, Toto washlet toilet, large picture window with 2 sidelites over tub, custom built ins for storage
- Bedroom #2 featuring hardwood floors, recessed lighting, 2 designer sphere pendant lights on either side of bed, double window, window seat, baseboard molding, crown molding, chair rail, open shelving, 2 Closets with custom wood door
- Bedroom #3 (oversized) featuring hardwood floors, recessed lighting, 2 windows, custom blinds, built in corner shelving, baseboard molding, Double Door Closet
- Bedroom #4 featuring hardwood floors, recessed lighting, Hunter Douglas blackout window treatments, baseboard molding, Double Door Closet
- Full Hall Bath featuring tile flooring, tile wainscoting with mosaic tile border, custom double vanity with stone countertop and custom storage, custom open shelving and mirrors, 4 light sconce, bath/shower combination with tile surround

## LOWER LEVEL

- Children's Homework Area featuring carpeting (neutral throughout Lower Level), coordinating double desks for Virtual Schooling, drop ceiling with lighting, floating shelves, custom built in upper and lower cabinetry with drawers, cubbies and closed shelving, bulletin board wall
- Recreation Room featuring carpeting (neutral carpet throughout), drop ceiling with lighting, Wet Bar Area with custom built in upper and lower cabinetry, mirror backsplash, stone countertops, hammered nickel sink, built in Slide
- Laundry Room
- Office #2 featuring carpeting, drop ceiling with lighting
- Built In Sauna

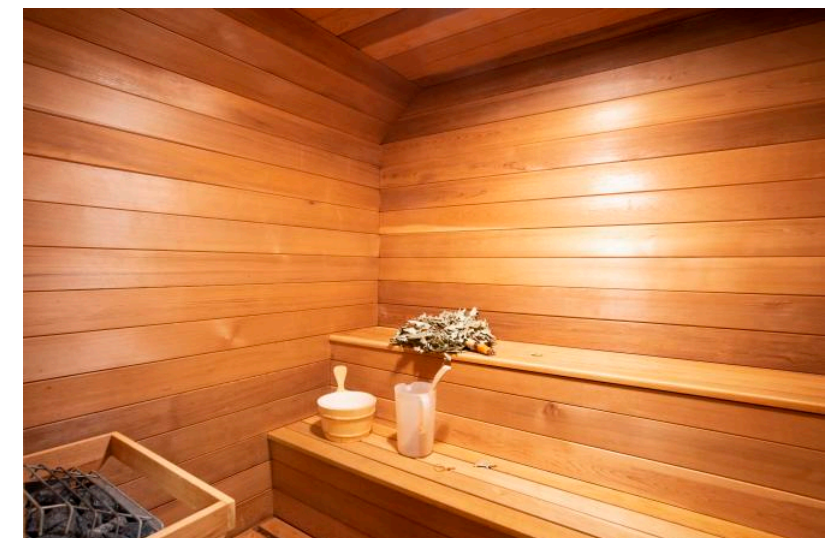
- Guest Room/Au Pair Room featuring carpeting, drop ceiling with lighting, baseboard molding, Closet
- Full Bath featuring tile flooring, wallpaper, vanity, tub/shower combination
- Baseboard electric heating on Lower Level
- Storage Closets

## FRONTYARD / BACKYARD

- 2-story brick covered front entry with hanging lantern
- Paver front walkway
- Meticulous professional landscaping with foundation plantings and perennial gardens
- Fully fenced in yard
- Oversized deck with Brazilian IPE Walnut boards (NEW 2020) laid on diagonal pattern with motorized Durasol retractable awning (Sunbrella fabric/NEW 2020)
- Kidney-shaped heated inground pool with brick and concrete surround, vinyl liner (3 years old), motorized cover
- Private yard with privet hedges
- Irrigation with rain sensor
- Natural gas line to BBQ

## ADDITIONAL FEATURES & UPGRADES

- 10 KW Solar Panels (owned), utility bills run approx. \$200-500/mo. (gas and electric)
- Vinyl siding
- Asphalt roof
- 2 Lennox HVAC Units (NEW 2019)
- Custom modern wood doors throughout









The floor plan illustrates the layout of the first floor. It features a central Breakfast Area (20.11 x 17.9) that connects to a Study (16.9 x 12.5) on the left, a Kitchen with a stove, sink, and dishwasher (DW) at the top, and a Dining Room (14.5 x 19.1) at the bottom. To the right of the Breakfast Area is a Family Room (22.3 x 14.0) with a fireplace (FP) and a Living Room (14.8 x 21.10). An Entry area with two closets (CL) leads into the Dining Room and Living Room. A staircase with arrows indicating up and down directions is located between the Family Room and the Dining Room. Several other closets (CL) are distributed throughout the plan, including one in the Study and two near the Kitchen.

Floor plan of the first floor showing the following rooms and features:

- BEDROOM**: 22.2 X 9.10
- RECREATION ROOM**: 14.6 X 31.6
- OFFICE**: 13.5 X 9.11
- Bathroom**: Located between the Bedroom and Recreation Room, containing a toilet, sink, and bathtub.
- Staircase**: Located between the Recreation Room and Office, with an arrow indicating the direction of travel.
- Closets (CL)**: There are four closets labeled 'CL' in the plan: one in the Bedroom, one in the Recreation Room, one in the Office, and one in the hallway area.

The floor plan for the second floor features a central hallway with a staircase leading down. Surrounding the hallway are four bedrooms: a large bedroom (14.4 x 27.3) on the right, a bedroom (13.3 x 11.1) at the bottom center, a bedroom (14.2 x 16.2) at the bottom left, and a bedroom (14.2 x 14.5) at the top left. A bathroom is located at the top center, and a walk-in closet is situated at the top right. Closets (CL) are also located near the top left bedroom, the bottom left bedroom, and the bottom center bedroom.

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





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