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276 TILLOU ROAD
SOUTH ORANGE, NJ

Sitting majestically on one of South Orange's most sought after streets, 276 Tillou Road is an exceptional opportunity for the discerning buyer seeking architectural magnificence, craftsmanship and an ideal setting just minutes to Midtown Direct train, Blue Ribbon schools, excellent restaurants, shopping and all downtown South Orange has to offer.





Enter the property and walk up the graceful walkway where you know instantly that you have arrived somewhere extremely special. Meticulous landscaping, a signature gambrel roof and a classic side entry are some of the incredible features of this magnificent 6 Bedroom, 3 and 1/2 Bathroom Dutch Colonial. The striking covered front entrance is graced by the original Entry Dutch Door flanked by original leaded glass windows. Prepare to be wowed as you enter the spacious and elegant Entry Foyer with its stunning craftsmanship and timeless architectural details including gleaming hardwood floors, a partial coffered ceiling and inviting views of the Living and Dining Rooms beyond. The Living Room will take your breath away with its magnificent fireplace with a sumptuous mantle and original arched built ins. Ready to host a dinner party? You simply cannot find a better venue than the Formal Dining Room. The ethereal fireplace with an original floor to ceiling mantle and a coffered ceiling are breathtaking focal points. The Dining Room flows easily to the Chef's Gourmet Kitchen with warm wood handcrafted Rutt cabinetry, granite countertops and the BEST appliance package (Sub-Zero/Dacor/Miele). A two tiered island is the perfect spot to serve the kids breakfast or enjoy your morning coffee. Just off the Kitchen, do not miss the gracious Family Room with a warm and inviting fireplace, incredible board and batten woodwork, a coffered ceiling and a lovely bay of windows overlooking the idyllic property. A dreamy Sun Room, featuring a slate floor and windows at three exposures, is the perfect spot for cocktails with friends or your morning yoga. A convenient Mud Room off the Kitchen and a tasteful Powder Room round out the First Level.





When it's time to retire for the evening, you will never want to leave the sophisticated and ENORMOUS Master Bedroom Suite featuring a generous Sitting Room, custom Dressing Room and its own fireplace for cold nights. A tasteful Master Bath (roughed for further expansion) is your own relaxing retreat. Bedrooms 2 through 3 include gleaming hardwood floors and oversized windows where sun pours in. Bedroom 3 boasts a charming window seat with built in storage and its own study nook. A well-appointed Full Hall Bath with a double vanity rounds out this level. Walk up to the Third Level where you will find an ideal Teen Lounge/Recreation Room and two other lovely Bedrooms (also easily used as Home Office space). Bedroom 6 includes a fabulous custom built in bed with adjoining built in storage AND a Sun Deck for relaxation. A tasteful Full Bath and tons of storage round out this level.

And that's not all! A massive Lower Level with a Recreation Room with a decorative fireplace, a Laundry Room and all the storage you desire adds tons of space to the home. There is plenty of space to even add an Exercise Room or your own Wine Cellar. Finally, prepare to be blown away by the bucolic flat yard. A fabulous entertaining Patio, blooming perennials and mature specimen trees offer complete tranquility. 276 Tillou's architectural integrity and magnificence make it a dream home in every way. Just minutes to Blue Ribbon schools, NYC transportation, luxury shopping and downtown South Orange, this is the perfect place to call home.

I N S I D E & O U T

FIRST LEVEL

- Entry Foyer featuring original Dutch door, hardwood floors, original leaded glass windows, partially coffered ceiling, chandelier with wire drum shade, recessed lighting, baseboard molding, crown molding, Coat Closet with interior auto light, staircase with runner to Second Level
- Living Room featuring bifold double French doors at entry, hardwood floors, custom built ins, wood burning fireplace (with gas pipe installed for conversion) and original mantle, wallpaper, baseboard molding, oversized windows including an original leaded glass window
- Dining Room featuring bifold double French doors at entry, hardwood floors, wood burning fireplace (with gas pipe installed for conversion) with original floor to ceiling brick mantle and wood ledge, original natural wood coffered ceiling, chair rail, baseboard molding, linear light fixture, 2 French doors to Sun Porch, door to Family Room, door to Kitchen
- Sun Porch featuring slate flooring, screens at 3 exposures, sconce, door to Patio, decorative pillars, exposed brick, speakers
- Gourmet Chef's Kitchen featuring tile flooring, Rutt custom wood cabinetry including glass door cabinetry with under cabinetry lighting and in cabinetry lighting, granite countertops, subway tile backsplash, decorative backsplash behind range, 2-tiered island with seating for 2, custom hood, open shelving for cookbooks, top of the line appliance packing including fully integrated Sub Zero refrigerator/freezer, Dacor wall oven, Dacor 6 burner oven/range, built in microwave, warming drawer, Miele dishwasher, recessed lighting, pendant lighting over island, Pantry, Breakfast Area with chandelier, French door to lower Level, swinging door to Dining Room, pocket door to Family Room, pocket door to the Mud Room, Desk/mail center, door to rear staircase
- Family Room featuring hardwood floors, natural wood coffered ceiling, board and batten paneled walls, gas fireplace with original mantle, bay of windows, door to Dining Room
- Mud Room featuring pocket door at entry and into Kitchen, Double Door deep Coat Closet with interior auto light, circular leaded glass window, hook storage
- Powder Room featuring marble basket weave floor tile, vanity with granite countertops, sconces, baseboard molding
- Rear staircase

SECOND LEVEL

- Second Floor Landing featuring carpeting, crown molding, baseboard molding, semi-flush mount light fixture with wire drum shade

- Master Bedroom Suite hardwood floors, ceiling fan/light fixture, white wood plantation style shutters, gas fireplace with original mantle and brick surround, walk in linen closet with built in shelves on two walls, double deep cedar closet, 2 sets of double French doors to Sitting Room, Nook with built in storage, Dressing Room with 3 Closets
- Master Sitting Room featuring carpeting, crank out Anderson windows at 3 exposures with removable screens, ceiling fan
- Master Bathroom featuring tile flooring, built in jetted tub, stall shower, vanity with laminate countertop, sconce over sink, recessed lighting, medicine cabinet (roughed for future expansion)
- Bedroom #2 featuring hardwood floors, ceiling fan/light fixture, Closet, baseboard molding, crown molding, door to Bedroom #3
- Bedroom #3 featuring hardwood floors, built in window seat with storage, pendant light, baseboard molding, double size Closet, shutters, vanity/study nook, door to Bedroom 2, white wood plantation style shutters,
- Bedroom #4 featuring carpeting, oversized windows, baseboard molding, vaulted ceiling, crown molding, white wood plantation style shutters, Full Hall Bathroom featuring tile flooring, wallpaper, double vanity with granite countertop, upper cabinet storage, sconces over sinks, subway tile wainscoting with decorative border, separate room for shower over tub and toilet (renovated 2001)

THIRD LEVEL

- Recreation Room/Media Room featuring vaulted ceiling with raised paneling, carpeting, flush mount light fixtures
- Bedroom #5 featuring carpeting, vaulted ceiling, sconce, baseboard molding, leaded glass window, Closet
- Bedroom #6 featuring carpeting, vaulted ceiling, custom built in bed area with open and concealed storage, Closet, French door to Balcony
- Balcony/Sun Deck
- Full Bathroom featuring laminate flooring, vaulted ceiling, vanity, claw foot tub (roughed for future expansion)
- Attic Storage

LOWER LEVEL

- Recreation Room featuring carpeting, decorative fireplace with brick surround, built in storage, paneled walls, recessed lighting, storage closets
- Huge Utility/Storage Room
- 2nd Storage Room
- Laundry Room featuring tile flooring, front loader washer and dryer

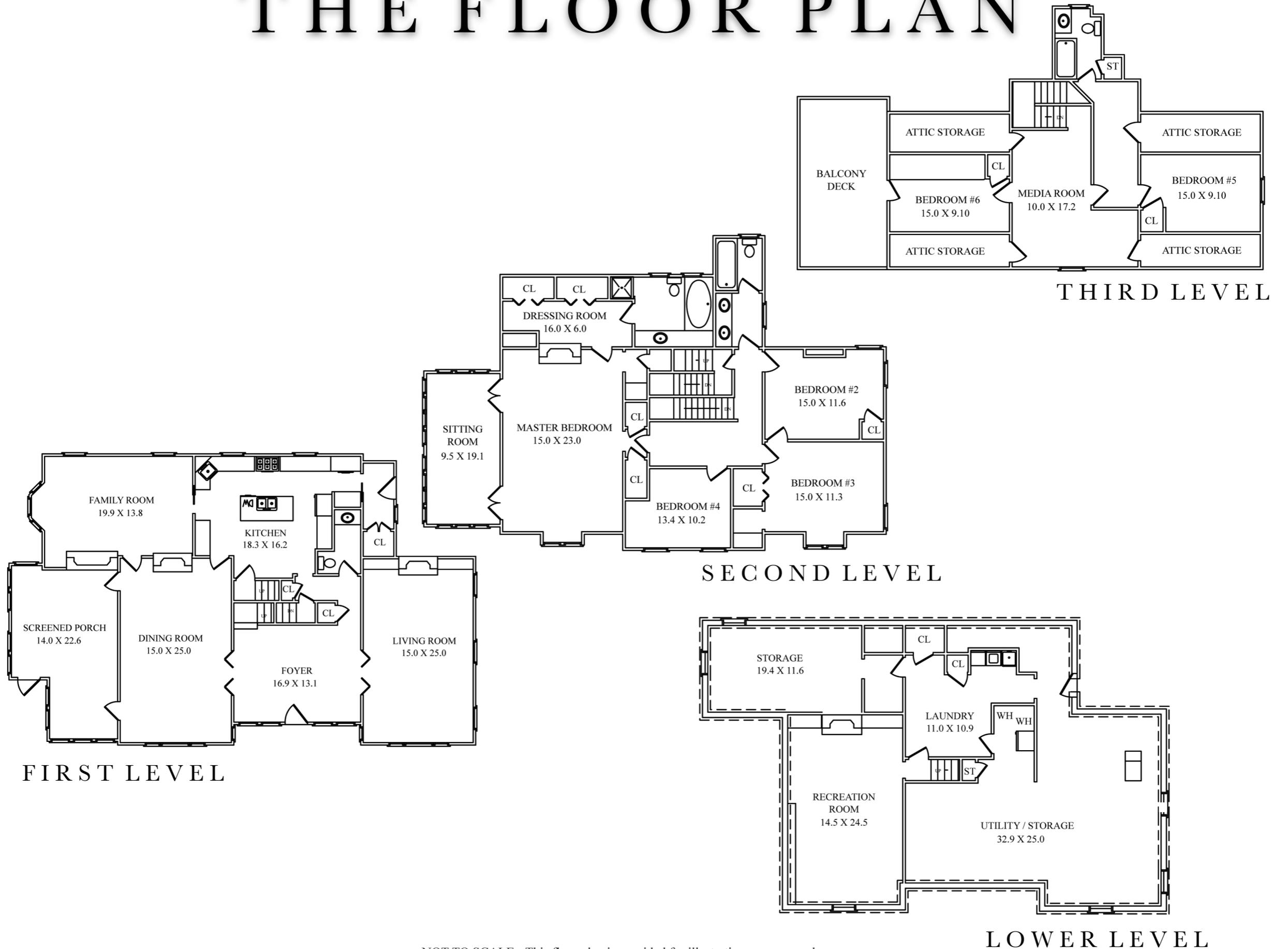
FRONT & BACKYARD

- Lush front lawn
- Raised beds with professional landscaping
- Two covered entries to house – one into Mud Room and other to the main entry foyer
- Rear raised brick and paver Patio with bluestone steps leading to the enclosed back Sun Porch
- Flat, rear yard with professionally landscaped beds
- Detached 2 Car Garage and back driveway with parking for at least 3 cars

ADDITIONAL FEATURES

- Freshly painted throughout
- Kitchen and 1st level renovation totaling \$250,000 (2002)
- New French drain in back 2 rooms, new sump pump in back of basement (2007)
- 2 new hot water heaters (2014)
- New concrete chimney caps with new dampers (2003)
- New roof over den, rear 2nd and 3rd floor flat roofs inspected, resealed and recovered with fibered aluminum roof coating (2014)
- New hardwood floor in foyer, hardwood floors refinished in Living Room and 2nd floor bedrooms (2017 - \$50,000 in renovations)
- Dining Room, Master Bedroom, 3rd floor guestroom repainted (2017)
- 2 new air conditioner condensers - increased to 3 ton capacity each; 2 new furnaces, 2 new Honeywell whole-house humidifiers; 2 ultraviolet ionizing in-duct lights (2018)
- New sump pump installed in front of house (2019)
- Patio redone (2020)
- New Garage roof; Driveway repaired and repaved (2020)
- Masonry and railings repaired (2020)
- New concrete landing by driveway/Kitchen entrance (2020)
- Chimney repairs new corn washes on all 3 chimneys, repointed joints and replaced any broken bricks or voids in flashing or masonry and sprayed all chimneys with a 10-year water repellent and Relined flues for furnace and hot water heaters with UL listed stainless steel flex liners (2013)
- New aluminum chimney flashing installed on 2 larger chimneys; chimneys repointed (2020)
- All windows repaired (5 year warranty) (2020)
- New crawlspace insulation (2020)
- Total of \$60,000 in renovations (2020)
- Back Staircase Hallway and Laundry Room were also repainted (2017)

THE FLOOR PLAN



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

