



25 CEDAR LANE | CHATHAM



Welcome to 25 Cedar Lane! It is not every day that a home this well-maintained and with such thoughtful renovations comes on the market. SMART features, energy-saving elements, and refined renovations throughout all come together in this sublime 5 Bedroom, 4.5 Bathroom expanded Cape situated on a corner lot and quiet street with minimal traffic. Simply put, this home checks each and every box!

Stroll up the brick walkway and take in the cheery red door, charming shutters, and pretty planted beds. Enter via the Entry Vestibule into the gracious Living Room where beauty and sunlight abound. A pretty brick gas fireplace and windows at two exposures make this an ideal spot to curl up with a book or entertain family and friends. Walk around the corner to find the sun-filled Music Room which could easily be used as a Home Office or Bedroom. Flow easily to the enormous Gourmet Chef's Kitchen sure to satisfy any cook's desire. Tons of custom wood cabinetry, granite countertops, an island, and stainless steel appliances all lend to the Kitchen's extraordinary style. The Kitchen opens up to the bright and airy Dining Room with sliding glass doors leading out to the extraordinary Deck. Inviting the in-laws to come to stay? No problem! With a separate entrance with no steps, the First Level boasts its own guest "apartment" with a tasteful Kitchenette, sunny and spacious Bedroom 5 with a door to the Deck, and its own completely renovated Full Bath/Laundry Room. Whether it's visiting guests, an au-pair, or a live-in family, the suite offers functionality, style, and complete privacy. Rounding out the First Floor is a well-appointed Full Hall Bath.





Another real show stopper of 25 Cedar Lane is its extraordinary backyard and its proximity to the fabulous Great Swamp Natural Wildlife Refuge. The maintenance-free Azek Deck with built-in hot tub spa is your own private retreat enclosed by privacy plantings and includes an electric SunSetter awning for sunny days. Whether it's a cocktail party, al fresco dining or just spending time with family, the alluring Deck adds a whole other dimension to this home. In addition, the home's location close to the Wildlife Refuge provides plenty of opportunity for long walks and bird watching.





When it's time to retire for the evening, walk up to the Second Level where you will find 4 spacious bedrooms and 2 full baths. The immensely private and spacious Primary Bedroom Suite glows with sunlight. Two Large walk-In Closets, with custom drawers, shelves, hanging storage, and radiant heat, make getting ready a pleasure. The spa-like Primary Bathroom with heated floors really dazzles with a custom chic gray corner built-in vanity with quartz countertops, designer tile, and a built-in jacuzzi heart-shaped 2-person tub. Three additional cheery bedrooms are steeped in sunlight and include generous closets. A tasteful Full Hall Bath rounds out the Second Level. And there's more...The magnificent Lower Level, with a fabulous Game/Recreation Room with radiant heat, cool built-in seating, a Pool Table (included), and a gorgeous stained glass pendant light, will make your house THE place to hang out. Whether it's playing pool, movie watching, card games, or children's art projects, the Lower Level provides all the space you need for any entertainment pursuit. A Half Bath is conveniently located off of the Recreation Room. An additional Exercise Room, Laundry Room, and Storage Room add tremendous living and storage space to the Lower Level. 25 Cedar Lane and its outstanding renovations and surrounding property are a delight in every way. Just minutes from Blue Ribbon schools, NYC transportation, shopping and downtown Chatham, this home must be seen to be believed!

INSIDE & OUT

FIRST LEVEL

- Entry Vestibule featuring Coat Closet, marble look floor tile, baseboard molding, sconce
- Living Room featuring premium remote controlled natural gas sealed combustion fireplace with built in fan, brick fireplace surround and wood ledge, tile hearth, windows at 2 exposures, baseboard molding, staircase to Second Level
- Rear hallway with door to Lower Level, hardwood floors, flush mount light fixture, Supply Closet
- Music Room/Potential Office/Potential Bedroom 6 featuring ceiling fan/light fixture, windows and hardwood floors, baseboard molding, split system ductless Mitsubishi AC with remote control, Closet, Grand Piano (included)
- Full Hall Bath featuring pedestal sink, tile flooring, tub/shower combination with tile surround, medicine cabinet, vanity LED Lighting, fan
- Gourmet Chef's Kitchen featuring in-floor radiant heat with its own thermostat, custom wood cabinetry including glass door cabinetry, granite countertops, wood grain ceramic tile flooring, mosaic tile backsplash, island with granite countertop and storage, pendant LED Lighting over island, recessed LED Lighting, Whirlpool stainless 4 burner oven/range, LG stainless dishwasher, 28 cu. Ft Samsung French door stainless refrigerator/freezer with water/ice, built in microwave, stainless sink with touchless gooseneck fixture, Reverse Osmosis filtered water faucet
- Dining Room with oversized windows, in-floor radiant heat, split system ductless Mitsubishi AC with remote control, staircase to Lower Level, premium sliding Door with low e-energy saving glass to Deck
- In-Law Suite/Bedroom 5 featuring ceiling fan, recessed LED Lighting, deluxe laminate flooring, in-floor radiant heat with its own thermostat, door to back Deck, split system ductless Mitsubishi AC with remote control, baseboard molding, Large walk In Closet, windows at 2 exposures
- In-Law Suite with Kitchenette featuring custom built in wood cabinetry, laminate countertop, stainless sink, Reverse Osmosis filtered water faucet, GE refrigerator/freezer, ceiling fan/light fixture, recessed LED Lighting, door to ADA compliant ramp side entry, deluxe laminate flooring, split system ductless Mitsubishi AC with remote control, in-floor radiant heat with its own thermostat, baseboard molding
- In-Law Suite Bathroom/Laundry Room featuring in-floor radiant heat with its own thermostat, tile flooring with accent mosaic tile, deluxe ADA compliant roll-in shower with handheld and overhead fixtures, grab bars, wood vanity with acrylic top, medicine cabinet, 3-light sconce over sink, recessed LED Lighting, baseboard molding, Linen Closet, Whirlpool washer, built in Whirlpool front loader dryer, open shelving, fan, grab bars surrounding sink/toilet area

SECOND LEVEL

- Primary Bedroom Suite featuring 2 Large Walk In Closets with featuring in-floor radiant heat, recessed LED Lighting, custom drawers, shelving and hanging storage, deluxe woodgrain laminate floors, in-floor radiant heat with its own thermostat, light fixture/ceiling fan, split system ductless Mitsubishi AC with remote control, recessed LED Lighting, spot LED Lighting over bed, windows at 2 exposures, baseboard molding, door to Full Hall Bath
- Primary Bathroom featuring in-floor radiant heat with its own thermostat, custom wood chic gray corner built in vanity with double sinks and LED lighted mirrors, quartz countertops, tumbled look tile flooring, subway tile wainscoting, built in corner 2-person jacuzzi heart-shaped tub with water jets, bubble jets, heater and roman faucet, decorative tile surround, frameless glass door shower with quartz bench and in-wall hidden custom cutouts, dedicated LED Lighting, handheld and rain high flow showerheads, and designer tile throughout, split system ductless Mitsubishi AC with remote control, recessed individually controlled LED Lighting, whisper quiet humidity controlled exhaust fan, large corner wall cabinet.
- Full Hall Bath featuring pedestal sink, shower with sliding glass door, dedicated light and designer tile surround, tumbled look floor tile, 2 Linen Closets, laundry chute to basement, HW baseboard heat, baseboard molding, fan, 3 light sconce, recessed LED Lighting, medicine cabinet, glass shelf, Ecobee thermostat control
- Bedroom 2 featuring oversized window, partial walk-in Closet, ceiling fan/light fixture, recessed LED Lighting, carpeting, split system ductless Mitsubishi AC with remote control with individual remote, baseboard molding
- Bedroom 3 featuring ceiling fan/light fixture, recessed LED Lighting, arched ceiling, windows at 2 exposures, Double Door Closet, carpeting, baseboard molding
- Bedroom 4 featuring ceiling fan/light fixture, recessed lighting, arched ceiling, windows at 2 exposures, Double Door Closet, carpeting, baseboard molding
- Pull down Attic Storage with insulated cover

FINISHED LOWER LEVEL

- Wood staircase to Lower Level
- Recreation/Game Room featuring wood look vinyl laminate flooring with in-floor radiant heat with its own thermostat, drop ceiling with recessed LED Lighting, Pool Table (included), tiffany style pendant light over pool table, built in bench seating, baseboard molding, split system ductless Mitsubishi AC with remote control
- Game Area with Built-in/Fold up Air Hockey Table (included), Storage Closet, door to unfinished part of Lower Level
- Half Bath with in-floor radiant heat featuring wood vanity with porcelain built in sink, tile flooring with mosaic accent, baseboard molding, domed LED light fixture with Built-in exhaust fan

PARTIALLY FINISHED LOWER LEVEL

- Side door easy external access to basement area (full height)
- Storage Area
- Laundry/Utility Room with laundry hook up (W/D not included); laundry chute connects from 2nd Level Bathroom
- Carpeted Landing Area for storage or pantry use
- Exercise Room fully carpeted, Closet, recessed LED Lighting.
- 1 Car Garage with deluxe SMART controlled garage door opener with remote/app
- 200A electrical service panel

FRONT & BACKYARD

- Professional landscaping with foundation plantings, blooming perennials and planting beds
- Charming Brick front walkway
- Side Brick Walkway with ramp to side door
- Flat level yard enclosed with 20 arborvitae oversized trees as privacy plantings
- 32 x 12’ Maintenance Free Azek Deck with deluxe rail system, LED post caps and staircase to backyard; multiple direct gas hookups for grill, 2 rolling stand heaters and fire table, Motion spotlights.
- NEW 20’ premium remote controlled SunSetter awning with wind sensor and rope lighting
- 6 person, dual pump 80 jet hot tub with subwoofer speaker system and mood lighting. Heated by central boiler system.
- 12 x 8 Storage Shed with electric outlets and interior LED Lighting; motion controlled spotlight
- Outdoor automatic LED Lighting (driveway, front stairs, front entrance, side entrance) and motion sensors
- SMART app-controlled Hunter 8-zone lawn and plant sprinkler system

ADDITIONAL FEATURES & UPGRADES

- 12.5KW solar electric system (produces \$2,000 of savings per year)
- Sale includes SRECs worth up to \$28,000 over next 10 years(future credits for solar production from the State of NJ)
- 17K Honeywell/Generac Natural Gas whole house generator with automatic transfer switch
- 98% high-efficiency 22,000-110,000 BTU natural gas fire tube boiler with 20 gallon supplemental mass storage (energy saving)
- 8 zones with Mitsubishi Inverter ductless ACs (energy saving) with remote controls for individualized comfort levels
- Indirect 60 gallon water heater/storage tank with mixdown valve
- Baseboard and/or radiant heat throughout entire home
- 11 SMART thermostats throughout for individualized comfort levels

- Low-E double pane argon filled windows throughout
- Whole house sediment filter, sodium-free water softener system plus 6 stage reverse osmosis water filtration system with UV sanitizer
- 100 year standing seam metal roof on rear of house
- Android based security panel system connected to Alarm.com with multiple user codes, automatic/digital deadbolt locks. Mobile app for remote arm/disarm and locking/unlocking doors, and lighting controls, plus first floor window sensors and mailbox sensor
- 8 zone remote view security camera DVR with 4 perimeter cameras
- Ring doorbell system (front door)
- *16 port ethernet switch with ethernet hookups and access points throughout house
- Dimmable LED lights throughout with automatic LED Lighting
- ADA compliant handicap ramp with paver walkway to street
- New 2-speed high efficiency Whole house Attic Fan w/ built-in insulated damper and remote

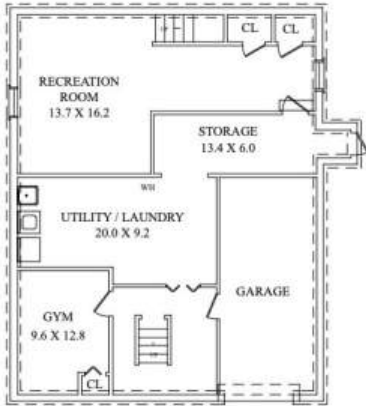
THE
FLOORPLAN



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.

