



9 Floral Street
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Chatham, New Jersey





Walk to three of Chatham's high-rated schools from this luxurious, beautifully designed home in sought-after Rolling Hill, in the heart of Chatham Township. Walk to Colony Pool and close to parks, shopping, restaurants and country club. Move right in to this gorgeous, 6 Bedroom, 7.5 Bathroom with stunning details, seamless open floor plan and high end finishes. Walk up the bluestone walkway to the covered entry and enter through the inviting front door to the bright 2 story Entry Foyer featuring soaring ceilings, wainscoting, a large wrought iron chandelier and shining hardwood floors. Move into the sun drenched Living Room with fireplace and detailed white mantel. Zoom meetings will be a pleasure in your Home Office with lots of storage space and light. The large Family Room features a wood burning fireplace and stately coffered ceiling with a French door leading out to the Blue stone patio with large outdoor fireplace and views of the lush, fenced in backyard.





The Gourmet Kitchen has crisp cream cabinets, a large center island with a sink and granite countertops. Sub-Zero cream wood paneled refrigerator and freezer, stainless steel Thermador professional-grade appliances (convection oven, six burner range with oven, 2 dishwashers and built-in microwave) and two large pantries make this kitchen extraordinary. A butler's pantry with wood cabinets, wine refrigerator, and granite countertops is perfect for entertaining and family holidays. The sophisticated dining room with stately wainscoting, chair rail design and gleaming hardwood floors is perfect for your next dinner party. Rounding out the first floor are a Powder Room, Mudroom with access to the two-car garage and wet bar located outside of the Home Office.



When you are ready to retire for the evening, head up the magnificent wooden staircase, trimmed with wainscoting to the second floor. This large foyer and hallway have gleaming hardwood floors, white wainscoting and a large linen closet for all your needs. Luxury abounds in the private and open Master Bedroom. Dual closets, a large walk-in closet, vaulted ceilings, oversized windows and a fireplace make this room a fabulous oasis. Getting ready is a dream with the makeup area leading to the Master Bathroom complete with custom double vanity, custom heated tile floors, a deep jacuzzi tub and a shower with a rain shower head, side jets and a handheld. Four additional spacious en suite bedrooms steeped in sunlight, include generous closet space. Laundry is easy and efficient here on the second level.

Head up the third-floor staircase and enjoy a fully carpeted Recreation Room to be used as a Home Gym, Office or a play space. For convenience there is a Full Bath and plenty of storage on this level. And there's more....The massive and incredible Lower Level boasts a Media Room, Wine Room, Bedroom, Full Bath, a second Laundry Room and a large Recreation Room with a kitchenette and fireplace.

With its attention to detail, high end finishes and inviting outdoor space, 9 Floral Street is a dream home in every way. This home must be seen to be believed!



INSIDE & OUT

FIRST LEVEL

- Grand foyer featuring staircase to second level, white wainscoting, two coat closets, hard wood floors, access to lower level, crown molding, baseboard molding
- Living Room featuring wood burning fireplace with gas starter, marble fireplace surround, white detailed mantel with molding, four windows, white wood blinds, flush mount lighting, recessed lighting, surround sound, hardwood floors, crown molding, baseboard molding
- Home Office is fully wired for internet, wifi and home sound system. Featuring two large windows, white wood blinds, recessed lighting, hard wood floors, crown molding, baseboard molding
- Powder Room featuring TOTO toilet, single sink with vanity, granite countertops, flush mount lighting, hard wood floors, crown molding, baseboard molding
- Wet Bar located outside of the Home Office featuring a sink, granite countertop, wood cabinets, under cabinet lighting, flush mount lighting
- Family Room featuring wood burning fireplace with gas starter, marble fireplace surround, white detailed mantel with molding, hard wood floors, coffered ceiling, recessed lighting, four windows, white wood blinds, French doors leading to back patio, surround sound, crown molding, baseboard molding
- Kitchen featuring large center wood island with granite countertops, bar stool seating and sink, space for kitchen table and chairs, off-white cabinetry with brushed nickel hardware, stainless steel sinks with Grohe faucets, Sub Zero refrigerator and freezer with off-white wood panel covers, Thermador convection oven, Thermador built-in microwave, Thermador six burner range with oven, two Bosch dishwashers, five windows, white wood blinds, textured tile backsplash, recessed lighting, three hanging modern lights, surround sound, one double pantry, one single pantry, cold pot filler, door to patio, travertine tile floor, recessed lighting, crown molding, baseboard molding
- Mudroom featuring two built in cubbies with storage/seating benches, hooks and shelves, one shoe closet, access to the two-car garage, tile floor, recessed lighting, flush mount lighting, baseboard molding
- Butlers area featuring one stainless sink, granite countertop, glass display cabinets, wood cabinets, wine refrigerator, butler's door to dining room, flush mount lighting
- Dining Room featuring chair rail design, white wainscoting, two windows, deep crown molding, crystal chandelier with detailed molding in ceiling, surround sound, recessed lighting, hard wood floors
- Central Vac

SECOND LEVEL

- Second floor foyer featuring one double linen closet, one closet, recessed lighting, white wainscoting, hard wood floors, crown molding, baseboard molding, staircase to the third floor
- Master Bedroom featuring vaulted ceiling, ceiling fan, make up counter with wood cabinets, four windows, wood burning fireplace with gas starter, marble surround and white detailed wood mantel, two double closets with organization systems, surround sound, recessed lighting, hard wood floors
- Walk-In Closet with organizational system, flush mount lighting, surround sound
- Master Bathroom featuring jacuzzi tub, double shower with glass doors, rain shower, side jets, handheld shower, double vanity with granite countertops and wood cabinets, recessed lighting, scone lighting, tile floors, heated floors, water closet with TOTO toilet, one window, white wood blinds
- Bedroom #1 with en suite bathroom featuring one double closet with organization system, recessed lighting, hard wood floors, four window with blinds, ceiling fan/light, crown molding, baseboard molding, En suite bath with single vanity with off-white colored cabinets, quartz countertops, tub/shower, one linen closet, recessed lighting, scone lighting, tile floor, three windows including a large arched window and privacy blinds
- Bedroom #2 with en suite bathroom featuring four windows with blinds, walk-in closet with built-ins and flush mount lighting, ceiling fan/light, hard wood floors, crown molding, baseboard molding. En suite bath featuring single sink with off-white colored cabinets, quartz countertops, shower with glass door, one window with wood blinds, tile floors
- Bedroom #3 with en suite bathroom featuring vaulted ceiling, LED ceiling trim lighting, recessed lighting, ceiling fan, three windows with blinds, one single closet, one double closet with built-ins, hard wood floors, crown molding, baseboard molding. En suite bath featuring one sink with white cabinets, quartz countertops, shower with glass doors, tile floor, tile wall design, two windows with blinds
- Bedroom #4 with en suite bathroom featuring two windows with blinds, one double closet, one single closet, recessed lighting, ceiling fan/light, crown molding, baseboard molding, En suite bathroom featuring sink with vanity and white cabinets, granite countertops, double shower with sliding glass doors, tile floors and tile wall design, recessed and scone lighting
- Laundry Room featuring washer, dryer, sink with granite countertops, white cabinets, one window, tile floor

THIRD LEVEL

- Large carpeted area featuring two windows, four closets leading to attic/storage areas, surround sound, recessed lighting, baseboard molding
- Full Bathroom featuring one sink with white cabinets and marble countertops, tub/shower, pebble tile floor, tile wall design, recessed lighting, baseboard molding

LOWER LEVEL

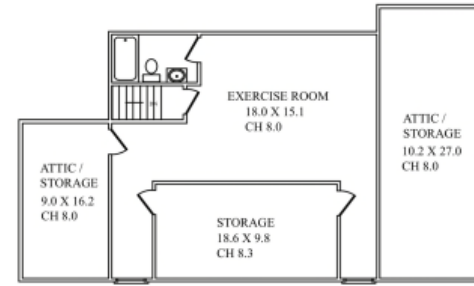
- *Wood Stairs leading downstairs, large tile foyer featuring one closet, access to Media Room, Bedroom, Full Bath, Laundry Room and large Recreation Room*
- *Media Room featuring French doors for privacy, surround sound, tile floor, flush mount lighting, wine room featuring condenser/evaporator, flush mount lighting, tile floor, baseboard molding*
- *Bedroom #5 featuring carpeted floors, one window with bench, one double closet, recessed lighting, baseboard molding*
- *Hallway Full Bath featuring single sink with white wood cabinets, quartz countertops, tile floor, tile wall design, one window, recessed lighting, sconce lighting, tub/shower*
- *Second Laundry/Utility Room featuring washer, dryer, slop sink, tile floor, recessed lighting, utility access*
- *Large Recreation Room featuring carpeted floors, wood burning fireplace with gas starter, one window, recessed lighting, surround sound, two storage closets, baseboard lighting, kitchenette with sink, wood cabinets, granite countertops, beverage refrigerator*

OUTSIDE

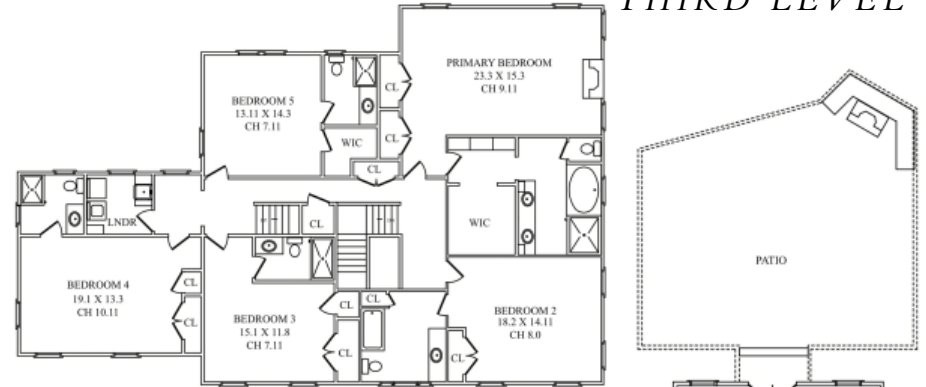
- Large flat backyard
- Whole house generator
- Irrigation system
- Blue stone patio with outdoor fireplace and seating area, surround sound
- Attached two car Garage with surround sound and storage shelves
- Flat driveway apron with built-in basketball hoop
- Mature landscaping
- Blue stone front walk
- Covered front entrance
- Electric pet fence across front yard
- Whole house alarm system (doors, windows, fire)

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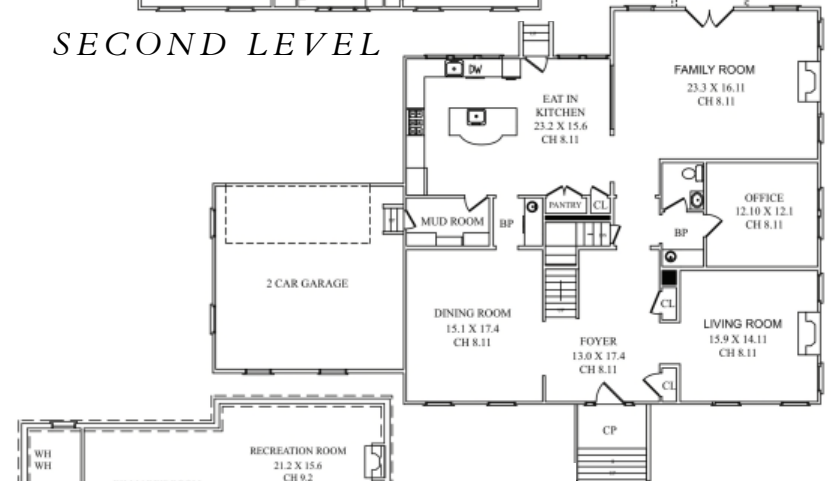
THE FLOORPLAN



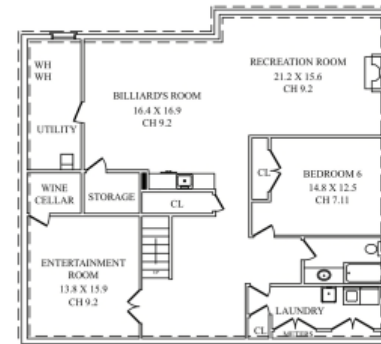
THIRD LEVEL



SECOND LEVEL



FIRST LEVEL



LOWER LEVEL







CELL: 973.936.9129

OFFICE: 973.376.0033 x101

EMAIL: info@sueadler.com

sueadler.com/9Floral

