



89 SULFRIAN ROAD
NEW PROVIDENCE, NJ



Welcome to 89 Sulfrian! This FLAWLESS, 4 Bedroom, 2 and ½ Bath home with impeccable renovations and an incredible floor plan check each and every box. Enjoy all this home has to offer with top-notch schools (Allen W. Roberts Elementary), a vibrant downtown area, easy access to Route 78, and New York City train.

Walk up the brick paver walkway and you know you have arrived somewhere special. Step inside the welcoming front door to find the Entry Foyer featuring stately wainscoting, gleaming hardwood floors, and a generous Coat Closet. Prepare to be overwhelmed by the delightful, sun-drenched Living Room with large windows where the light pours in. The Living Room opens directly to the Pinterest Perfect Gourmet Chef's Kitchen where cooking is a dream.





Custom cabinetry, a HUGE island with seating for 4, quartz countertops and a high-end Kitchen Aid appliance package are the best in design and function. The Kitchen opens directly to the dreamy Dining Room where sliding doors out to the Deck make indoor/outdoor entertaining seamless. Out on the Deck, enjoy cocktails and al fresco dining as you overlook the idyllic backyard with tons of privacy, meticulous landscaping and blooming perennials. Whether it's relaxing on a warm summer night or hosting family and friends, you will love spending time in this backyard oasis.

Back inside, curl up with a book or fix yourself a cocktail in the enchanting Family Room with a rustic brick fireplace and a cool Built In Bar. This room, with a huge picture window, exudes relaxation and is the perfect spot to wind down. A conveniently located First Level Laundry Room, a graceful Powder Room and a spacious 2.5 Car Garage round out the First Level.





Ready to retire for the evening? Walk up the elegant staircase to find the totally Zen Primary Bedroom Suite. A vaulted ceiling, radiant sunlight and a completely renovated spa-like bathroom with a fabulous double vanity and modern shower make this your ideal retreat. A huge Walk In Closet with tons of custom storage and a second Double Door Closet mean that everything will be neatly tucked away. Bedrooms 2 through 4 boast tons of sunlight, hardwood floors and spacious Double Door Closets. The fully renovated Full Hall Bath is sure to impress with chic gray floor tile, an oversized vanity and an on trend tile surround for the tub/shower.



And there's more! The Lower Level features a large Recreation Room with tons of room for children's play and movie watching. This room offers plenty of nooks and functional space for an exercise area, arts and crafts or movie watching. A spacious Storage/Utility Room rounds out this level.

This home TRULY defines "move-in ready." With its incredible location, top notch renovations, proximity to New York City and convenience to fantastic shopping and restaurants, 89 Sulfrian is an absolute must see!

INSIDE & OUT

FIRST LEVEL

- Entry Foyer featuring wainscoting, hardwood floors, semi-flush mount light fixture, Coat Closet, staircase to Second Level
- Living Room featuring 2 oversized windows, hardwood floors, recessed lighting, baseboard molding, crown molding, fully open to Kitchen
- Gourmet Chef's Kitchen featuring white custom wood cabinetry including glass door cabinetry, quartz countertops, tumbled subway tile backsplash, hardwood floors, oversized natural wood island with seating for 4, stainless sink with gooseneck fixture, KitchenAid stainless 6 burner cooktop, KitchenAid stainless double wall ovens, KitchenAid stainless refrigerator/freezer, 2 lantern pendant lights over island, recessed lighting, oversized window overlooking backyard, crown molding, baseboard molding
- Dining Room featuring hardwood floors, built in floor to ceiling cabinetry, lantern, crown molding, baseboard molding, sliding French doors to Deck, door to Lower Level
- Family Room featuring gas fireplace with brick surround (NEW 2019), picture window at front, hardwood floors, Built in Dry Bar with upper and lower cabinetry, paneled walls, recessed lighting, baseboard molding, crown molding, door to Garage, pocket door to Laundry Room, open to Breakfast Room, picture ledges, sconces
- Laundry Room featuring tile flooring, beadboard wainscoting, upper cabinetry, door to Deck, flush mount light fixture
- Powder Room featuring beadboard wainscoting, tile flooring, washed gray wood vanity, 2-light sconce
- 2.5 Car Garage featuring tons of storage, electric doors, keyless entry

SECOND LEVEL

- Second Floor Landing featuring wainscoting, hardwood floors, Double Door Linen Closet with floor to ceiling shelving, flush mount light fixtures
- Primary Bedroom Suite featuring vaulted ceiling, ceiling fan/light fixture, windows at 2 exposures, hardwood floors, Walk In Closet with custom shelving and hanging storage, Double Door Closet, baseboard molding, Bathroom featuring tile flooring, double wood vanity with quartz countertop, frameless glass door shower with rain showerhead, handheld shower and designer tile surround, recessed lighting, fan
- Full Hall Bath featuring chic gray tile, oversized vanity with porcelain countertop, 3-light sconce, bath/shower combination with oversized subway tile surround, fan, detachable showerhead
- Bedroom 2 featuring hardwood floors, ceiling fan/light fixture, Double Door Closet, windows at 2 exposures, baseboard molding
- Bedroom 3 featuring hardwood floors, ceiling fan/light fixture, Double Door Closet, windows at 2 exposures, baseboard molding
- Bedroom 4 featuring hardwood floors, ceiling fan/light fixture, Double Door Closet, 2 oversized windows, baseboard molding

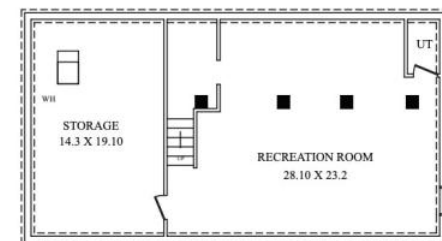
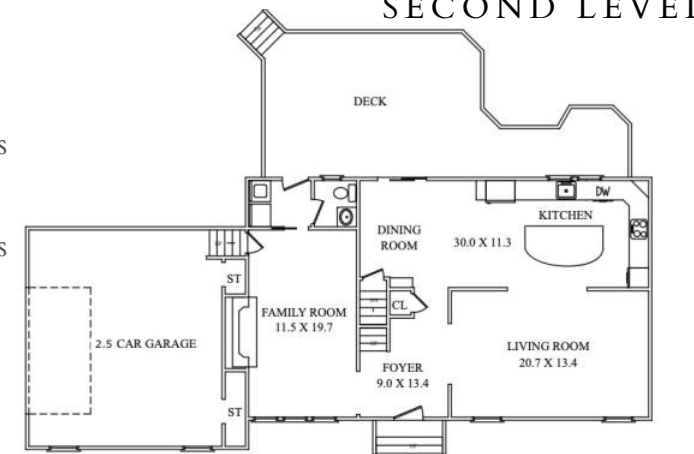
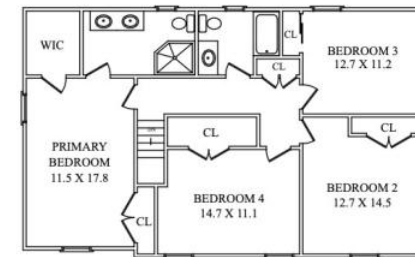
LOWER LEVEL

- Carpeted staircase to Lower Level
- Recreation Room featuring carpeting, recessed lighting, areas for exercise, lounging and play
- Utility/Storage Room

FRONT & BACK YARD

- Winding front brick paver walkway
- Covered front entry with bluestone landing

- Oversized Driveway with parking for 4-5 cars
- Deck with areas for barbecuing, dining and lounging
- Flat backyard with mature plantings, blooming perennials, tons of privacy
- Lush grassy areas for play
- Winding paver walkway from driveway to Deck
- Designated area for Playset





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