



11 LONGVIEW PLACE
MORRIS TOWNSHIP, NJ



It is not every day that a home and property this outstanding comes on the market. Arguably one of the prettiest properties in Morris Township, this home is an exceptional opportunity for the buyer seeking acreage, absolute privacy, historical significance and extraordinary indoor and outdoor space. Minutes to historical downtown Morristown restaurants/shopping/cultural events, Whole Foods, Midtown Direct Train and Jockey Hollow, this home aims to please.

Drive up the private driveway and enter through the electric gate to view a stunning Modern Farmhouse with a charming wraparound porch, a fabulous Carriage House and idyllic, park-like property. Meticulous landscaping, green spaces and excellent craftsmanship are apparent at every angle. As you walk up to the porch, imagine yourself sitting in rocking chairs and enjoying a cocktail with friends. Enter the elegant Entry Foyer and prepare to be overwhelmed by the sheer elegance, light and charm of this home.





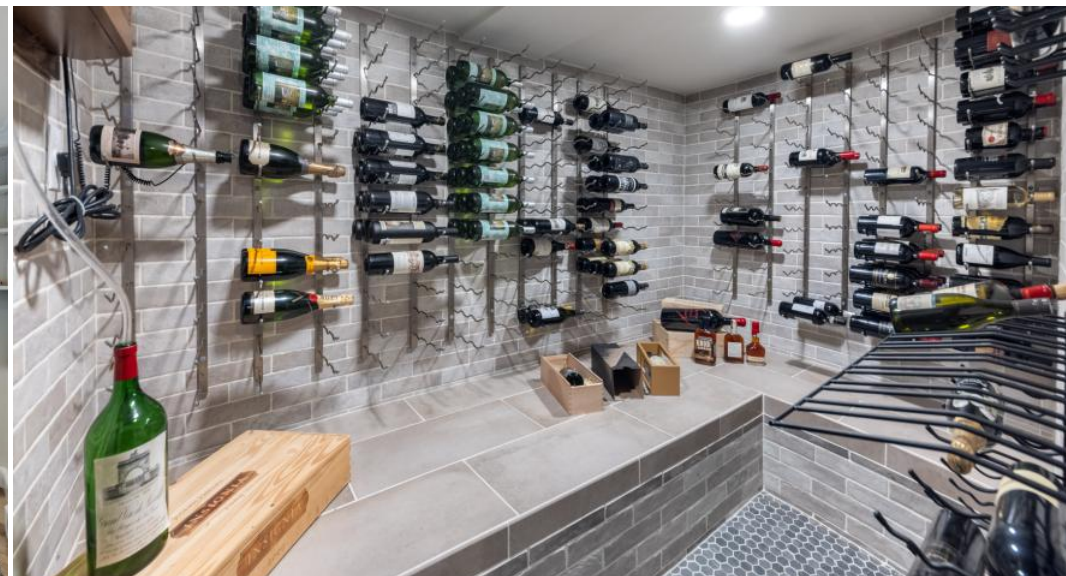
The Entry Foyer flows easily into the Living Room boasting soothing hues and a relaxed vibe. Flow easily through double French doors to the inviting Sun Room/Office where working from home is an absolute pleasure. Custom built ins and tons of sunlight all add to the warmth of this room. Dinner parties are divine in the Formal Dining Room complete with a classic chair rail, a statement chandelier and great flow to the Kitchen beyond. It doesn't get better than the picture perfect Gourmet Chef's Kitchen complete with crisp white cabinetry, a soaring ceiling, stone countertops and plenty of prep space for preparing gourmet meals. Don't miss the outstanding Family Room that really brings the wow factor. A graceful fireplace with a floor to ceiling brick surround, gleaming hardwood floors and oversized windows are just a few of the room's hallmarks. Off of the Family Room, curl up with a novel or enjoy a summer breeze on the dreamy Screened In Porch. An on trend NEW Powder Room rounds out the First Level.





When it's time to retire for the evening, the stately staircase, adorned by wainscoting and beaming with natural light, leads you to the Second Level with 4 spacious bedrooms. Luxury abounds in the completely Zen Primary Bedroom Suite with a soaring ceiling, abundant windows and the BEST Walk In Closet boasting custom drawers, shelving and hanging storage. Tranquility reigns supreme in the NEW spa-like Primary Bathroom complete with a stunning navy double vanity, marble countertops, gorgeous tile and a vaulted ceiling with skylight so that the sun pours in. Three additional large-sized bedrooms are steeped in sunlight and include generous closets. Bedrooms 2 through 4 share a NEW stunning bath boasting a crisp white vanity, marble and designer tile. A conveniently located Second Floor Laundry Closet means never having to carry laundry downstairs!

And the main house doesn't end there! The "walk out" Lower Level, with a fabulous Recreation Room and easy access to the Pool, is the perfect spot for movie watching, children's play or drinks with friends. Prepare to "wow" your guests when you take them down a cave-like corridor that leads to the COOLEST Wine Cellar. An auxiliary laundry area, perfect for wet pool towels, rounds out the Lower Level. Another real star of this property is the incredibly private outdoor space (1.3 acres) boasting a Saltwater Pool with its own Cabana/Changing Room and plenty of Patios and Areas for entertaining and sunbathing. You simply don't see property like this every day. Everywhere you look are meticulous stone work, profuse perennials such as purple catmints, hostas, daylilies and daisies and sprawling green spaces. Whether it's a swim party, al fresco dining or outdoor cocktails with friends, the outdoor entertaining space is unparalleled in its class. Also, take in the DAZZLING Morristown views! The property is perched on one of the highest points in Morris Township and offers spectacular views of Morristown from the Sun Room/Office, Carriage House, Pool and backyard.





Don't miss the Carriage House that in and of itself is a work of art with its extraordinary renovations. The First Level includes 3 garage bays with epoxy flooring. Plenty of storage and a small Yoga Room round out the First Level. Walk up the staircase and prepare to be impressed by the completely renovated upper Carriage House worthy of a magazine spread. A Gourmet Chef's Kitchen dazzles with chic cabinetry, a huge Breakfast Bar, high-end appliances and quartz countertops. Fixing drinks is a snap with a Dry Bar featuring plenty of storage and both a beverage and wine refrigerator. There is plenty of flexible space that can be used as a Recreation Room, Game Room, Exercise Room and/or Guest Room. A NEW Full Bath, with exquisite designer touches, rounds out the second level. Should you choose to rent out the Carriage House, it conveniently has separate utilities. Also, one garage bay is entirely separate for a potential renter.



11 Longview Place is a dream home in every way. Just minutes from Blue Ribbon schools, NYC transportation, shopping/restaurants in downtown Morristown, this home is one of Morris Township's greatest treasures.

INSIDE & OUT

FIRST LEVEL

- Wraparound front mahogany Front Porch
- Entry Foyer featuring French door at entry, Coat Closet, tile flooring, wainscoting, crown molding, oversized windows, flush mount light fixture, staircase with wainscoting to Second Level
- Living Room featuring hardwood floors, crown molding, recessed lighting, double French doors to Sun Room/Office, French door to Kitchen/Dining Area, door to Lower Level
- NEW (2021) Powder Room featuring decorative floor tile, vanity with marble countertop, baseboard molding, crown molding, oversized window with wood blind
- Dining Room featuring hardwood floors, exposed brick, linear crystal chandelier, chair rail, baseboard molding, crown molding, Closet, double French doors to Sun Room/Office
- Gourmet Chef's Kitchen featuring custom wood white cabinetry including glass door cabinetry, stone countertops, vaulted ceiling, mosaic tile backsplash, Pantry, Rear French Door, track lighting, recessed lighting, under cabinet lighting, GE Profile electric cooktop, GE double wall ovens, Sub Zero stainless refrigerator/freezer, Samsung stainless dishwasher
- Sun Room/Office featuring tumbled floor tile, Custom Built in Desk Area with storage, open upper shelving, Custom Built In with seat, lower storage and open upper shelving, huge bay window, flush mount light fixture, crown molding, baseboard molding, double French doors to rear deck
- Family Room featuring hardwood floors, fireplace with floor to ceiling brick surround and wood mantle, oversized windows, sliding French doors to screened in porch, recessed lighting, crown molding, baseboard molding
- Screened in Porch featuring screens at 2 exposures, painted floors, vaulted beadboard ceiling, screen door to yard

SECOND LEVEL

- Second Floor Landing featuring hardwood floors, wainscoting, Laundry Closet with stackable LG front loader washer and dryer, built in shelving
- Primary Bedroom Suite featuring hardwood floors, soaring ceiling, pendant crystal chandelier, oversized windows at 2 exposures, NEW (2016) Walk In Closet with custom drawers, shelving and hanging storage
- NEW (2020) Primary Bathroom featuring marble floor tile, soaring ceiling with skylight, navy double vanity with marble countertop, glass door shower with designer tile surround, recessed lighting, sconces over sink
- Bedroom #2 featuring carpeting, 2 oversized windows, Double Door Closet, baseboard molding
- NEW (2020) Full Hall Bath featuring decorative floor tile, vanity with marble countertop, shower over tub with hexagonal designer tile surround, medicine cabinet, sconce over sink, recessed light, baseboard molding
- Bedroom #3 featuring carpeting, 2 oversized windows, Double Door Closet, baseboard molding
- Bedroom #4 featuring hardwood floors, ceiling fan/light fixture, Walk In Closet, oversized windows at 2 exposures, baseboard molding

LOWER LEVEL

- Wood staircase to Lower Level, built in storage
- Recreation Room featuring tile flooring, Double French doors to pool area, recessed lighting, built in upper and lower cabinetry, open shelving, crown molding, baseboard molding, Closet, door to Laundry Area
- 2nd Laundry Area with stackable LG washer and dryer, utility sink
- Pathway to Wine Cellar
- NEW (2017) Custom built Temperature controlled Wine Cellar with custom wine racks, designer tile, recessed lighting

CARRIAGE HOUSE FIRST LEVEL

- 3 Car Garage with carriage style electric doors, NEW epoxy flooring (2018), built in storage
- 1 bay is entirely separate, a plus for potential renters
- Exercise/Yoga Room with French door at entry, oversized windows at 2 exposures
- Entrance outside of Carriage House to Lower Level Utility Room with furnace, oil tank, French drain and sump pump
- Transfer switch for optional portable generator

CARRIAGE HOUSE SECOND LEVEL

- Hardwood floors, vaulted ceiling, skylights, recessed lighting, built in speakers throughout
- Oversized windows at 3 exposures
- Double French doors to Juliet balcony
- Set up for separate utilities
- NEW (2018) Gourmet Chef's Kitchen featuring custom wood cabinetry, quartz countertops, Breakfast Bar with seating for 4, open shelving, tile backsplash, Samsung stainless electric oven/range, Samsung stainless refrigerator/freezer, stainless sink
- NEW (2018) Dry Bar featuring custom upper and lower cabinetry, quartz countertops, tile backsplash, Kalamora wine refrigerator, Kalamora beverage refrigerator
- Recreation Area
- Sleeping Area
- Game Area with linear pendant light
- NEW (2018) Full Bath featuring marble look floor tile, vanity with marble countertop, vaulted ceiling with skylight, corner glass door shower, recessed lighting, 3 light sconce
- Radiant heat throughout 1st and 2nd Carriage House floors

EXTERIOR

- Automatic driveway gate
- Oversized circular driveway with plenty of parking
- Pea gravel parking area
- NEW meticulous, professional landscaping with blooming perennials (2021)
- Irrigation System

- Large grassy area for play
- Swing set
- Red brick front walkways to front and rear doors
- Stockade fencing
- Rear Deck off Sun Room
- Flagstone pathway off of Lower Level Recreation Room
- Flagstone Patio
- Bluestone staircase to pool area
- Tiered built in beds with stacked stone and blooming perennials
- Fenced in Saltwater Pool
- RENOVATED (2021) Pool Cabana, Bar and Changing Room

ADDITIONAL FEATURES & UPGRADES

- Whole house automatic generator with noise dampening box (2019); includes power for pool equipment
- Painted kitchen cabinets (2021)
- First Level freshly painted soothing hues (2017)
- Bedrooms freshly painted soothing hues (2020)
- Exterior freshly painted (2020)
- NEW patio doors (2021)
- NEW Leaf Filter gutter system (2020)
- Pool converted to saltwater (2018)
- NEW pool lines (2020)
- NEW AC unit in attic (heat pump & AC) (2017) (entire house has baseboard heat, so this is just a second heat source)
- Ductless AC added to main floor (2017)
- NEW Pool Fence (2017)
- NEW Automatic Driveway Gate with Intercom (2017)
- Paved driveway (2017)
- Added recessed lighting to family room & living room (2016)
- Carpeting added to 2 of bedrooms (2016)
- Routine maintenance and/or maintenance contracts on the Central AC, Natural Gas furnace, oil furnace, sprinkler system, pool equipment, Ductless AC, Generac Generator, Automatic Driveway Gate, Gutters, Chimney Flue Cleaning and Inspection, Pest Control.



CELL: 973.936.9129

OFFICE: 973.376.0033 x101

EMAIL: info@sueadler.com

sueadler.com/11Longview

sueadler 
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