

45 Broadview Terrace
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Chatham, New Jersey



Welcome to 45 Broadview Terrace! This bright and cheery 4 Bedroom, 2 Bath, in one of Chatham's most sought after neighborhoods (Upper Washington), boasts tons of sunlight, great flow and is perfectly located close to Chatham's top-notch schools (Washington Elementary, Lafayette School, MS and HS), Midtown Direct Train and fabulous Chatham shopping and restaurants.

Drive up the astounding winding street and stroll right up to the welcoming front door. Step inside the Entry Foyer and prepare to be impressed as you move easily into the sun drenched Living Room. A row of floor to ceiling windows, soothing gray hues and a statement fireplace all contribute to this room's appeal.



The Living Room conveniently opens up to the gracious Dining Room perfect for holiday gatherings or family meals. The well-appointed Kitchen includes plenty of storage, counter-space and stainless appliances. Use the kitchen as is or it can easily be updated and opened up to the Dining Room and Living Room creating an on-trend open floor plan.



Off of the Dining Room, don't miss the dreamy Sun Room, the perfect spot for working from home, morning yoga or curling up with a good book.



Ready to retire for the evening? This home is special because it offers tons of flexibility to have a Primary Bedroom on either the First and/or Second Level.

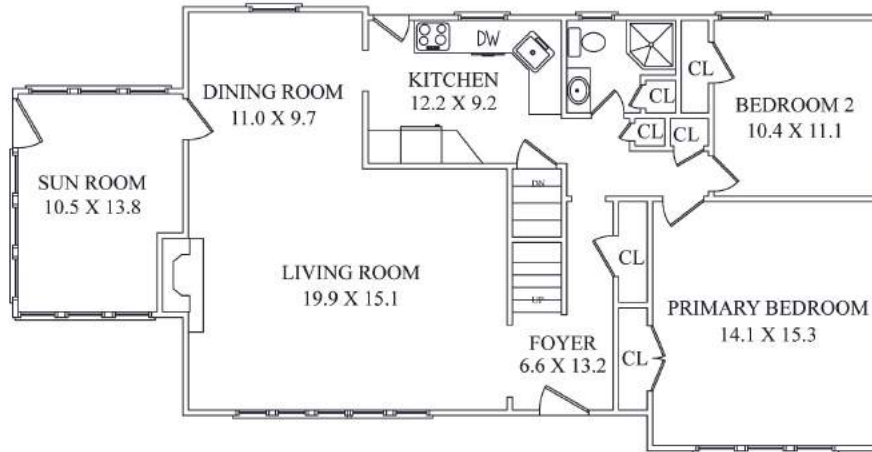
On the First Level, walk down the hallway to find 2 of the home's 4 bedrooms. Bedroom 1 boasts tons of sunlight and a spacious Double Door Closet. Next door, Bedroom 2 can suit many needs as a Bedroom, Den, Nursery or Office. A Full Bath serves Bedrooms 1 and 2.

Walk up the staircase and you will be in awe of the spacious Second Level. Bedrooms 3 and 4 feature tons of sunlight where the light pours in and either room could easily be converted to a Primary Suite. Double Door Closets in each room help to neatly tuck away your things. A Full Bath rounds out the Second Level.

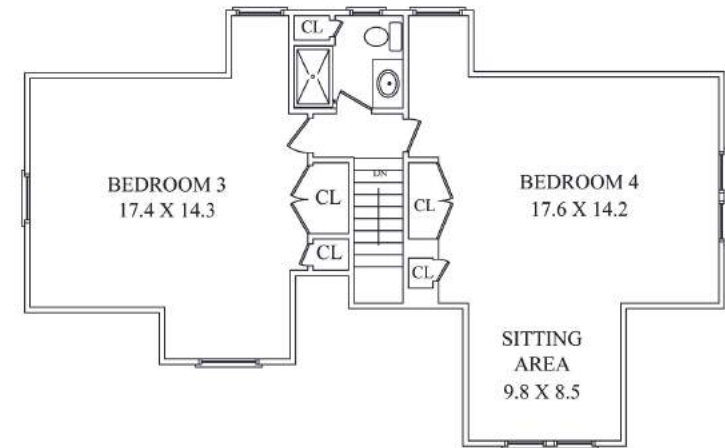
And that's not all! The unfinished Lower Level, with Laundry and tons of storage space, also offers plenty of potential as a Recreation Room/Playroom perfect for movie watching and arts and crafts. With access to the 2 Car Garage, part of this level could also be a fabulous MudRoom. With its prestigious neighborhood, close proximity to Midtown Direct train and New York City, top-notch schools and convenience to Chatham's fantastic shopping and restaurants, 45 Broadview is a great value and cannot be missed!



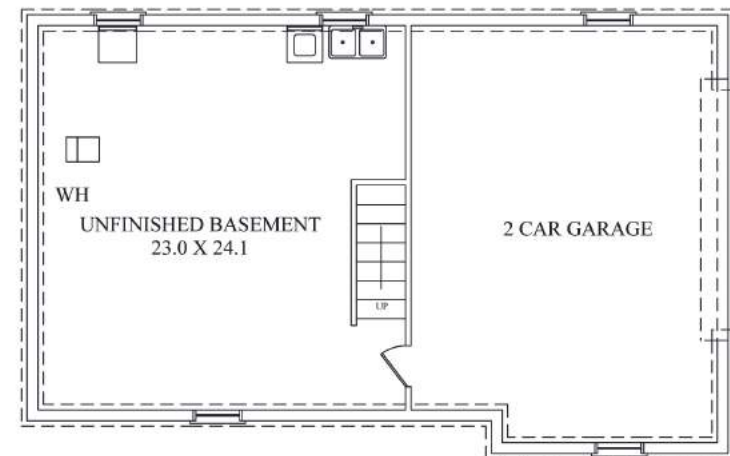
THE FLOORPLAN



FIRST FLOOR



SECOND FLOOR



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

INSIDE & OUT

FIRST LEVEL

- Entry Foyer featuring original front door, hardwood floors, crown molding with dentil detail, baseboard molding, Coat Closet
- Living Room featuring hardwood floors, 5 elongated windows at front, fireplace with custom millwork mantle and brick surround and stone hearth, crown molding with dentil detail, baseboard molding, open to Dining Room
- Dining Room featuring hardwood floors, door to Sun Porch, oversized window, chandelier, crown molding with dentil detail, baseboard molding
- 3 Season Sun Porch featuring concrete flooring, windows at 3 exposures, door to side yard, brick accent area, ceiling fan/light fixture
- Kitchen featuring tile flooring, wood cabinetry, Corian countertops, tile backsplash, bay window over sink, recessed lighting, Maytag stainless refrigerator/freezer, Kenmore stainless dishwasher, Kenmore stainless oven/range, door to backyard
- Powder Room featuring hexagonal floor tile, pedestal sink, enclosed glass shower with subway tile surround, medicine cabinet, 3 light sconce, glass shelf
- Rear Hallway featuring hardwood floors, Linen Closet
- Bedroom 1 featuring hardwood floors, oversized windows at 2 exposures, crown molding, baseboard molding, Double Door Closet
- Bedroom 2 (potential Den/Office/Nursery) featuring hardwood floors, windows at 2 exposures, baseboard molding, Closet

SECOND LEVEL

- Wood staircase to Second Level, flush mount light fixture
- Bedroom 3 (potential Primary Suite) featuring vaulted ceiling, windows at 3 exposures, carpeting, Double Door Closet, smaller closet with shelving, flush mount light fixture, Fujitsu ductless Heat/AC
- Full Hall Bath featuring tile flooring, vanity with Corian countertop, custom cut mirror, 3 light sconce, tub/shower combination with sliding glass doors, window, built in cabinet, wallpaper, medicine cabinet
- Bedroom 4 (potential Primary Suite) featuring vaulted ceiling, windows at 3 exposures, carpeting, Double Door Closet, smaller closet with shelving, eave storage, Fujitsu ductless Heat/AC

LOWER LEVEL

- Unfinished with plenty of room for Recreation Room
- Laundry Area with Whirlpool front loader washer and dryer, utility sink
- 2 Car Garage with storage
- Dry basement

ADDITIONAL FEATURES

- Painted soothing hues throughout
- Newer water heater
- Newer windows throughout
- Roof (15 years old), Siding (6-7 years old)
- CAC with 2 ductless ACs on 2nd Level