



36 Yarmouth Drive
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New Providence, New Jersey



Welcome 36 Yarmouth Drive! This picture perfect 5 Bedroom, 3 ½ Bath home, conveniently located just minutes from the Murray Hill Train Station, Route 78, top-notch schools and a vibrant downtown area, boasts high-end renovations throughout giving the home an impeccable feel.

As you drive up, take in the over ¾ of an acre of expansive property on one of New Providence's most sought after streets. Note the covered front entry, charming shutters and brick walkway, all contributing to the home's incredible curb appeal.





Enter through the warm, wood front door into the welcoming Entry Foyer. Move easily into the bright and elegant Living Room with a set of three windows where the sun pours in. The Living Room opens to a Sitting Room (both could also be flexibly used as a Dining Room) with a stately stone fireplace and regal moldings. The renovated Gourmet Chef's Kitchen absolutely dazzles with crisp white and warm wood custom cabinetry, a massive island with seating for 5, sleek quartz countertops and top of the line stainless steel appliances. Enjoy a family dinner in the Dining Area overlooking the picturesque property. The Kitchen opens to a dramatic Great Room with a vaulted ceiling with skylights, a fireplace and 2 sets of French doors leading out to the outstanding entertaining Patio.





Ready to retire for the evening? Move down the hall to find 3 of the home's 5 bedrooms. Luxury abounds in the private and open Primary Bedroom Suite with 2 Walk In Closets and a Zen, spa-like renovated Full Bath. Bedrooms 2 and 3 are steeped in sunlight and include plenty of closet space. Bedrooms 2 and 3 share the outstanding Full Hall Bath with designer tile and a cool gray vanity. Move upstairs to find darling Bedrooms 4 and 5 and a tasteful Full Bath.







Another showstopper of 36 Yarmouth Drive is the private backyard oasis. The enormous Paver Patio is enveloped by a stone retaining wall and includes plenty of room for dining and conversation areas. There are also multiple tiered, flat spaces for play. Simply put, the backyard is the perfect spot for barbecues, roasting marshmallows or enjoying cocktails with friends.

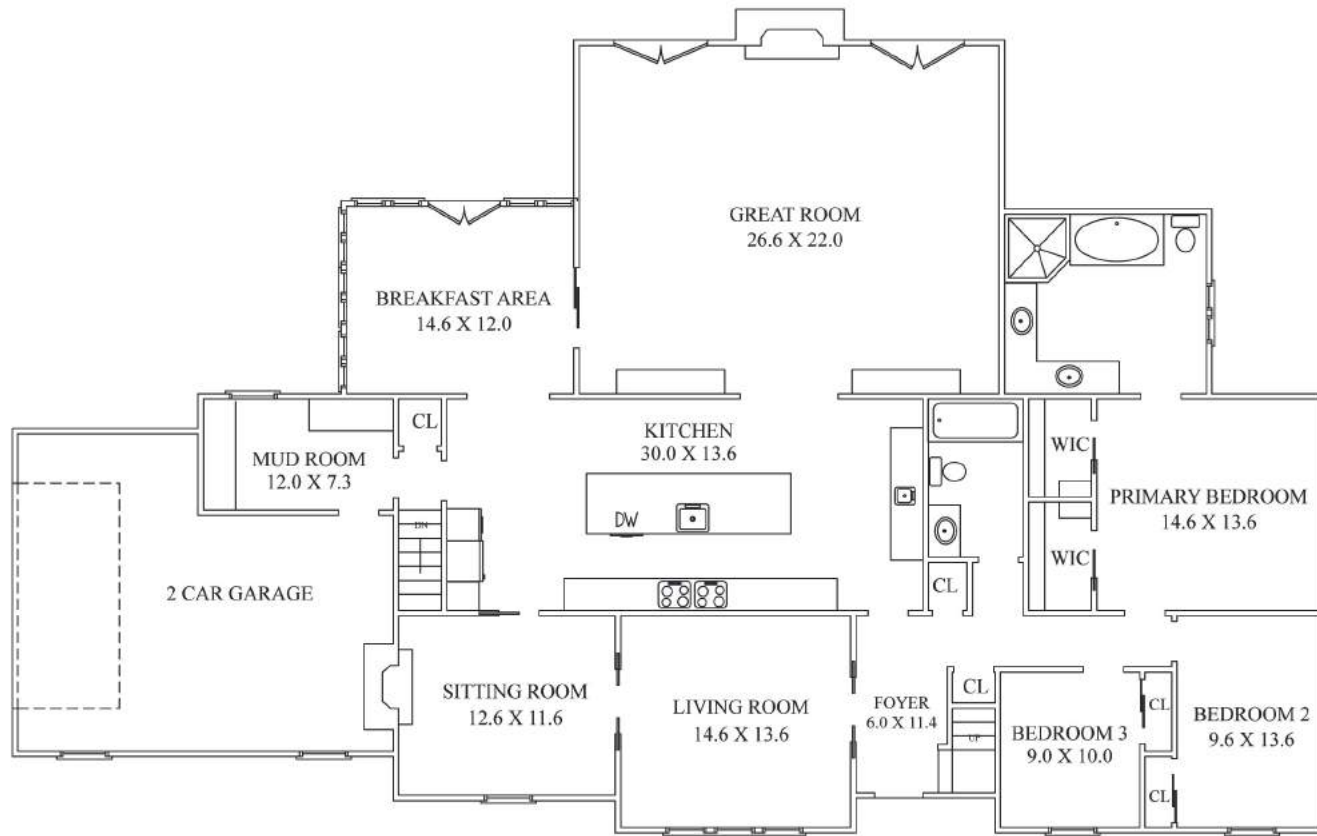
And that's not all! The Lower Level leads to a spacious and bright Recreation Room/Play Room with designated areas for movie watching, children's art studio and/or game area and tons of custom built ins for storage. A fabulous Home Gym, Office, Half Bath and tons of storage round out the Lower Level.

With its incredible neighborhood, top notch schools, proximity to New York City and convenience to fantastic shopping and restaurants, 36 Yarmouth Drive is an absolute must see!

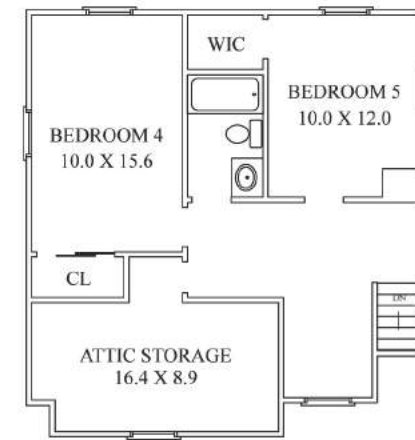




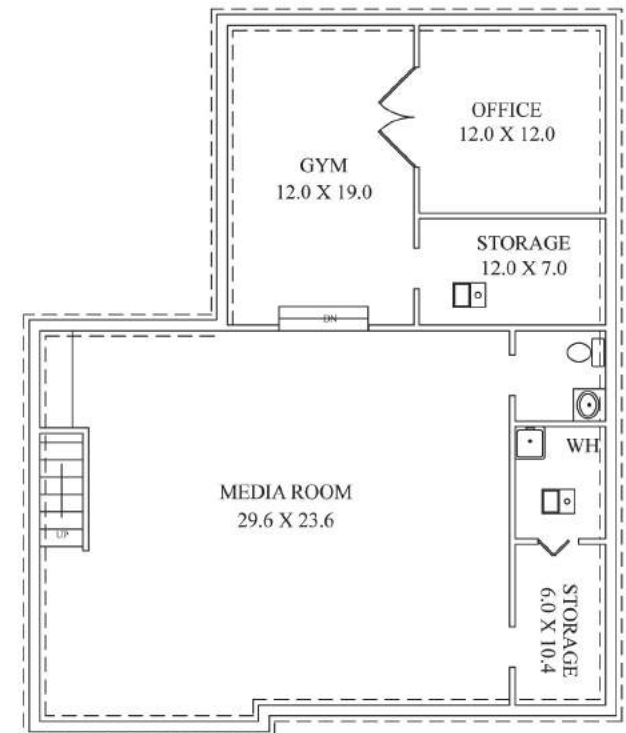
THE FLOORPLAN



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

INSIDE & OUT

FIRST LEVEL

- Entry Foyer featuring mission style front door, tile flooring, staircase to Second Level, crown molding, baseboard molding, semi-pendant light, recessed lighting, Coat Closet
- Living Room (could also be used as Dining Room) featuring hardwood floors, recessed lighting, triple windows, crown molding, baseboard molding
- Sitting Room featuring fireplace with wood mantle and stone surround, hardwood floors, semi-pendant light with drum shade, recessed lighting, crown molding, baseboard molding
- RENOVATED Gourmet Chef's Kitchen featuring hardwood floors, white exterior custom cabinetry, natural wood island with seating for 5, quartz countertops and backsplash, custom Wet Bar Area with beverage refrigerator, glass door cabinetry, bar sink and stone countertop, recessed lighting, baseboard molding, fully integrated Bosch dishwasher, stainless Viking double oven/ eight burner range, fully integrated refrigerator/freezer, Kitchen Aid stainless wall oven, Kitchen Aid stainless microwave, custom hood
- Dining/Breakfast Room featuring tile flooring, built in banquette, vaulted ceiling with skylight, ceiling fan, windows at 2 exposures, double French doors to backyard, baseboard molding
- Great Room featuring vaulted ceiling with skylights, fireplace with wood mantle and stone surround, wall to wall custom built ins with open and concealed storage, built in Desk Area, ceiling fans, hardwood floors, recessed lighting, 2 sets of double French doors to backyard, baseboard molding, oversized windows on opposite walls
- Mud Room/Laundry Room featuring heated tile flooring, built in cabinetry at 2 exposures, concealed washer/dryer, bench, window, baseboard molding, door to Garage, 2nd Closet outside Mud Room
- 2 Car Garage with additional lift for third car

FIRST LEVEL SLEEPING AREA

- Primary Bedroom Suite featuring hardwood floors, ceiling fan/light, 2 Walk In Closets, recessed lighting, crown molding, baseboard molding,
- RENOVATED Primary Bathroom featuring vaulted ceiling with skylight, marble flooring, frameless glass door shower with designer tile surround, rain and handheld showerhead, soaking tub, custom double vanity with quartz countertop, pendant light with drum shade, recessed lighting, sconces
- Bedroom 2 featuring carpeting, ceiling fan, recessed lighting, crown molding, baseboard molding, windows at 2 exposures, Closet
- Bedroom 3 featuring hardwood floors, window, recessed lighting, crown molding, baseboard molding, Closet
- RENOVATED Full Hall Bath featuring herringbone floor tile, cool gray vanity with quartz countertop and backsplash, tub/shower combination with subway tile surround and sliding glass door, recessed lighting, recessed shelving

SECOND LEVEL

- Second Level Landing featuring carpeting, nook with window seat, vaulted ceiling, baseboard molding, recessed lighting
- Bedroom 4 featuring carpeting, windows at 2 exposures, recessed lighting, crown molding, baseboard molding, Closet
- Bedroom 5 featuring carpeting, windows at 2 exposures, recessed lighting, crown molding, baseboard molding, Walk In Closet
- Full Hall Bath featuring tile flooring, vanity with granite countertop, tub/shower combination with tile surround, vaulted ceiling with skylight, sconce over sink
- Attic storage Walk in storage

LOWER LEVEL

- Media/Recreation Room featuring wood look flooring, recessed lighting, linear pendant light over pool table, area for TV watching with built in surround sound speakers, Pool Area (pool table included), Ping Pong Area, built in cabinetry, built ins with open and concealed storage
- Exercise Room featuring gym flooring, in ceiling speakers, recessed lighting, double French doors to Office, baseboard molding
- Office featuring wood look flooring, wall to wall built ins with open and concealed storage, ceiling fan, recessed lighting, baseboard molding
- Storage Room
- Half Bath featuring vanity with marble countertop and mosaic border, tile flooring, recessed lighting, baseboard molding
- 2nd Storage Room

FRONT & BACKYARD

- 0.81 acre lot
- Lush front lawn, professional landscaping
- Brick front walkway
- Covered front entry
- Expansive, wrap around rear Paver Patio with plenty of room for dining and conversation areas, curved stone retaining wall
- Flat grassy area
- Lattice fencing with arbor
- Designated area with playset

ADDITIONAL FEATURES

- Intercom system
- Central vac system
- Windows/doors with interior blinds
- Alarm system



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