

*- Welcome Home -*

*18 Sutherland Road  
Montclair, NJ*





*Nestled in Montclair's prestigious Estate Section, 18 Sutherland is a rare opportunity for the discerning buyer seeking architectural magnificence, craftsmanship and an ideal setting in New Jersey's hippest town with an easy commute to New York City (bus stop at end of the street).*

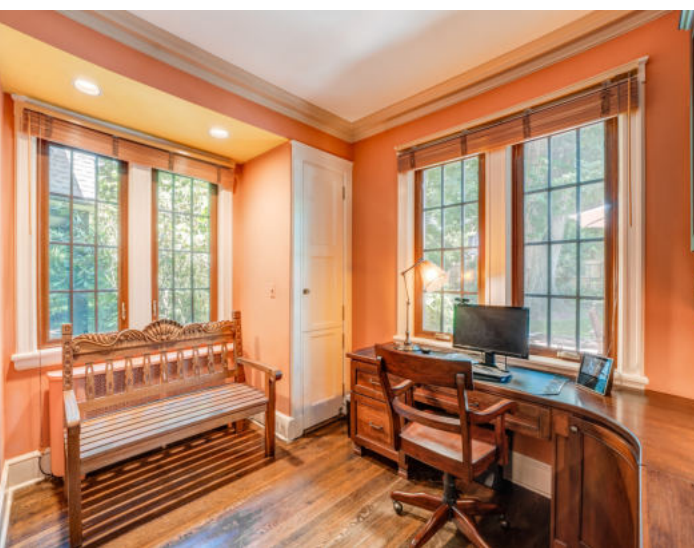




*As you drive up to 18 Sutherland, you know you have arrived somewhere special. This 7 Bedroom, 3 Full and 3 Half Bath Tudor boasts an exquisite stucco/timber exterior, stately gables and a gorgeous brick front walkway. The original Tudor Entry Door opens to an Entry Vestibule leading to the spacious and elegant Entry Foyer. Prepare to be overwhelmed by the stunning craftsmanship and timeless architectural details throughout this home. The Living Room will take your breath away with its magnificent fireplace with a wood carved mantel. Abundant windows and built in seating are outstanding in every way. Double French doors lead to a Sun Room that is the perfect spot for meditation or yoga as the room radiates with sunlight. Ready to host a dinner party? You simply cannot find a better venue than the Formal Dining Room. The ethereal fireplace is a breathtaking focal point.*







*The Dining Room flows easily to the lovely Butler's Pantry with its original cabinetry perfectly preserved providing plenty of storage so that nothing will be out of place. The Kitchen is well-appointed with white cabinetry, a Summit Ingenious refrigerator/freezer and plenty of room to prep for meals. A small porch off of the Kitchen would make for the perfect Mud Room. Working from home is a breeze when you have an Office where you can stare out at idyllic, lush gardens. A Powder Room rounds out the First Level.*









*When it's time to retire for the evening, the stately original staircase leads you to a second floor landing with a wall of original leaded stained glass windows with intermittent etchings. Privacy abound in the sundrenched Primary Bedroom Suite featuring original built-ins, an original window seat and its own Dressing Room. Spacious Bedroom 2 includes an original fireplace. Bedrooms 3 and 4 boast plenty of sunlight and roomy closets. A vintage Full Bath rounds out this level.*

*The massive Third Level includes Bedrooms 5 - 7 and 1.5 baths. This floor has tons of potential for a nanny suite, guest room and/or work from home options.*





*Equally fantastic as the architectural magnificence of the house is its splendid park-like property. Enjoy complete privacy and tranquility as you take in the exquisite landscaping, an enormous Brick Patio and the resort-like heated Pool with its own Cabana, Hot Tub and stone surround. You simply don't see property like this every day with this kind of privacy, amenities, specimen plantings and blooming perennials. No matter what direction you look, the stunning, massive and private property, provides the ultimate outdoor resort experience.*

*And if that's not enough, don't miss the finished Lower Level perfect for movie night, hangouts and Super Bowl parties. There are multiple finished spaces for lounging, serving cocktails and foosball. There is even a Media Area with surround sound! Tons of storage space means that clutter will be neatly tucked away. A large Laundry Room and Half Bath round out this level.*







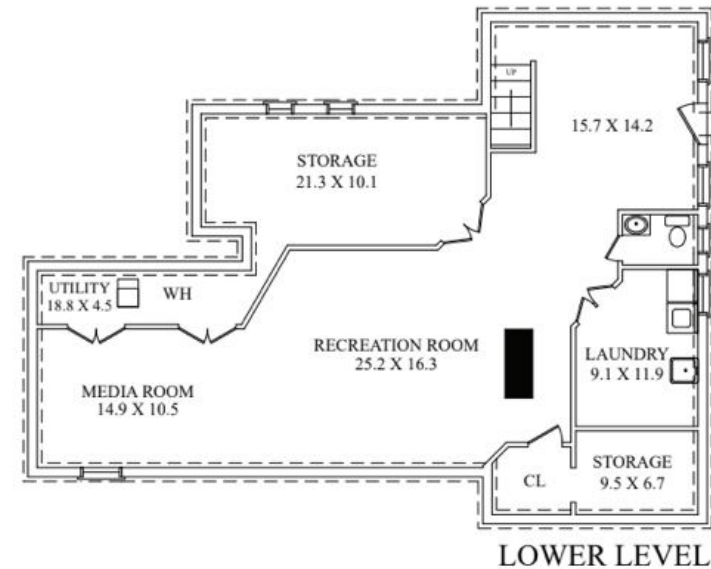
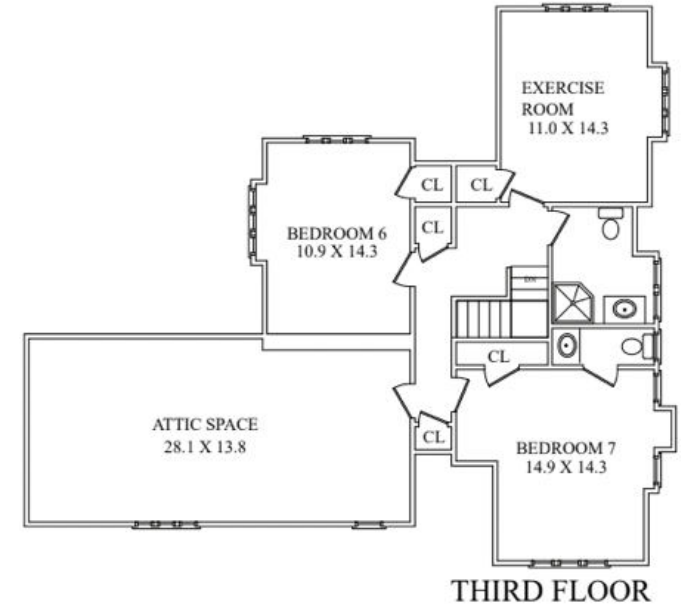
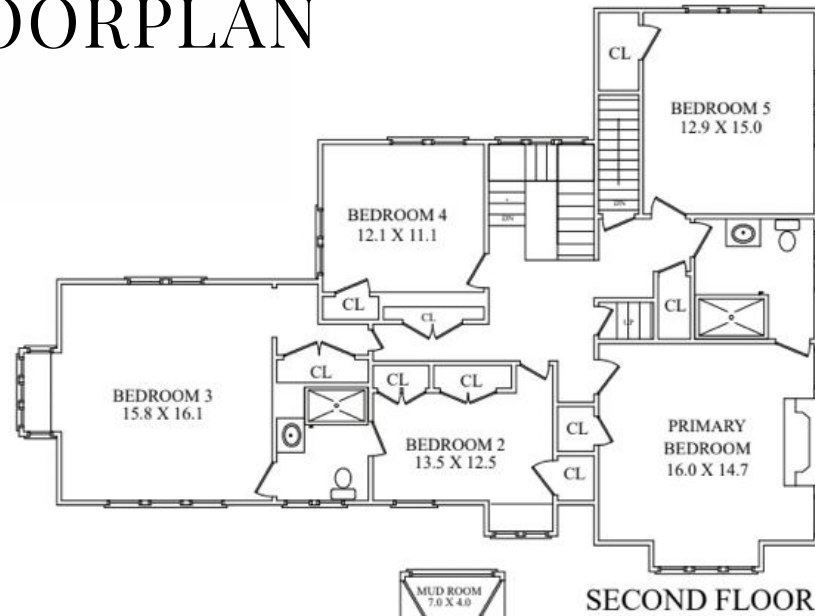
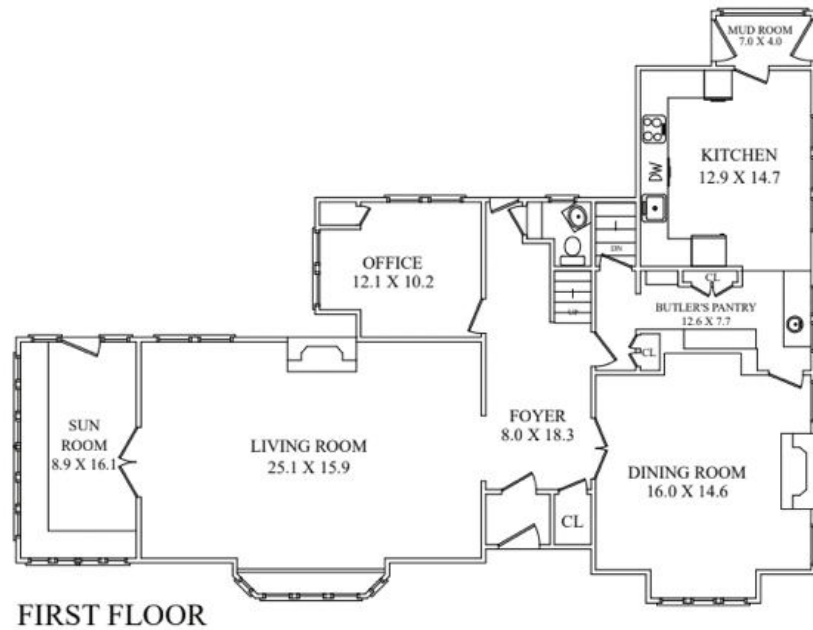


18 Sutherland's architectural integrity and magnificence make it a dream home in every way. Be the next lucky owner of this extraordinary residence.

*Let's Get You Home...*



# THE FLOORPLAN



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



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# INSIDE & OUT

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## FIRST LEVEL

- Entry Vestibule featuring original Tudor style arched door, tile flooring, crown molding, baseboard molding, recessed light, French door to Entry Foyer
- Entry Foyer featuring original hardwood floors (throughout First Level), Coat Closet, original staircase to Second Level, semi-flush light, crown and baseboard molding, French door to backyard at rear
- Living Room featuring hardwood floors, original fireplace with Tudor style custom millwork mantle and stone surround and hearth, original built in window seat with storage under bay of windows, recessed lighting, crown molding with dentil detail, baseboard molding
- Sun Room featuring original double French doors at entry, windows at 3 exposures, custom built in benches with storage, French door to backyard
- Dining Room featuring original double French doors at entry, original fireplace with wood mantle and decorative tile surround, original built in window seat with storage, nook with glass shelf for buffet, windows at 2 exposures, sconces, chandelier, recessed lighting at buffet, chair rail with raised paneled moldings below, swinging door to Butler's Pantry
- Original Butler's Pantry featuring hardwood floors, 1 wall with floor to ceiling cabinetry including glass door cabinetry and open wine storage, 2nd wall with upper class door cabinetry and lower concealed cabinetry, wood top, 3rd wall with original cabinetry, granite countertop and bar wink, 2 windows
- Kitchen featuring tile flooring, laminate upper and lower cabinetry, laminate countertop, tile backsplash, recessed lighting, track lighting, Summit Ingenious refrigerator/freezer, Kitchen Aid double wall ovens, Viking cooktop, Thermador hood, open shelving, triple windows, door to back entrance
- Back Entrance (potential Mud Room) featuring tiled floor, 2 entrances, lantern, stucco walls
- Office featuring French door at entry, hardwood floors, wall to wall built in bookshelves, built in desk area and upper cabinetry, windows at 2 exposures, crown molding, baseboard molding, original built in storage
- Powder Room featuring stone floor tile, corner wink with granite countertop, window, mirrored wall, flush mount light

## THIRD LEVEL

- Third Level Hallway/Landing featuring hardwood floors, skylight, 2 Closets, recessed lighting, door to Attic
- Full Bath featuring tile flooring, vanity, corner shower with glass door, vaulted ceiling, window, recessed light, 2 light sconce
- Exercise Room/Bedroom 5 featuring hardwood floors, vaulted ceiling, windows at 2 exposures, recessed lighting, sconce, baseboard molding, Closet
- Bedroom 6 featuring hardwood floors, vaulted ceiling, windows at 2 exposures, recessed lighting, baseboard molding, Closet
- Ensuite Bedroom 7 (Half Bath) featuring hardwood floors, vaulted ceiling, windows at 2 exposures, recessed lighting, baseboard molding, Closet, Bath featuring tile flooring, vanity, window, recessed light, sconce

## LOWER LEVEL

- 1st entertaining area featuring wood look tile flooring, drop ceiling with recessed lighting, door to driveway
- Half Bath featuring marble floor tile, pedestal sink, bead board wainscoting, drop ceiling, 2 light farmhouse style sconce
- Laundry Room featuring floor tile, folding table, wire shelving, utility sink, built in Whirlpool Duet washer and dryer
- Recreation Room featuring wood look tile flooring, drop ceiling with recessed lighting, Utility Closet/Storage Room
- Media Area featuring wood look tile flooring, drop ceiling with recessed lighting, surround sound, 2 sets of louvered doors to utility access
- Unfinished Area/Storage Room

## SECOND LEVEL

- Original wraparound staircase to Second Level, original stained glass windows
- Second Floor Landing overlooking stained glass, hardwood floors, original built ins for linen storage, semi-flush light, crown molding, baseboard molding
- Primary Bedroom Suite featuring hardwood floors, Entry Area with original Built Ins, Bedroom featuring vaulted ceiling, windows at 3 exposures, recessed lighting, baseboard molding, Original Built In Window Seat with storage, Bath featuring tile flooring, vanity with marble countertop, tile wainscoting, tub/shower combination with tile surround, doors to both Bedroom and Dressing Room
- Primary Bedroom Dressing Room featuring hardwood floors, Built In Storage with mirrored doors, Original Built In Window Seat, Closet, recessed lighting, baseboard molding, crown molding
- Bedroom 2 featuring hardwood floors, original fireplace with custom mantle and brick surround, windows at 2 exposures, recessed lighting
- Full Bath featuring original hexagonal floor tile, original pedestal sink, original subway tile wainscoting, original medicine cabinet, tub/shower combination with tile surround, 2 light sconce, window, door to rear hallway, door to Bedroom 2
- Bedroom 3 featuring hardwood floors, windows at 2 exposures, Closet, vaulted ceiling, recessed lighting, crown molding, baseboard molding
- Rear Hallway featuring staircase to Third Level, 2 Closets, recessed light, hardwood floors
- Bedroom 4 (off of Rear Hallway) featuring hardwood floors, windows at 2 exposures, recessed lighting, crown molding, baseboard molding, Closet

## FRONT/BACKYARD

- Driveway with pavers at entry
- Sprawling front lawn with shade trees, foundation plantings and pachysandra
- Brick and wood front walkway
- Oversized, wraparound Brick Patio with areas for dining, conversation areas and entertaining, accessed from Kitchen, rear Foyer and Sun Room
- Detached 2 Car Garage with storage
- Pool Area featuring irregular cut Arizona flagstone surround, Open Cabana with vaulted ceiling, ceiling fan, star light fixture, outdoor TV, gunite pool with decorative tile border, hot tub, plenty of room for dining, lounging and entertaining, meticulously landscaped with blooming perennials and privacy trees/shrubs
- Side Yard with bluestone stepping stones, flat grassy area
- LiftMaster Electric gate to rear driveway
- Rachio "Smart" sprinkler system

## ADDITIONAL FEATURES/UPGRADES

- New Roof (2018)
- New Boiler (2020)
- New Hot Water Heater (2022)
- Original doors and hardware throughout
- Ecobee "Smart" thermostats throughout
- Ring cameras throughout property
- Alarm system
- Fully fenced in yard with LiftMaster driveway gate
- Heat (1 zone), AC (2 zones)
- Generator hookup with transfer switch
- All windows (except Sunroom) replaced (2014)
- Bus stop for NYC bus at bottom of street
- 3 sump pumps and dehumidifier





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**Larry Chiger**  
**Listing Specialist**

**CELL: 973.936.9129**

**OFFICE: 973.376.0033 X101**

**EMAIL: [info@sueadler.com](mailto:info@sueadler.com)**

**[sueadler.com/18Sutherland](http://sueadler.com/18Sutherland)**