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*- Welcome Home -*

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26 Fairview Avenue  
New Providence, NJ



Welcome to 26 Fairview Avenue! This picture perfect 5 Bedroom, 3 Bath expanded ranch, located in sought after New Providence (Allen W. Roberts Elementary), checks every box. This home boasts a flexible, open and airy floor plan perfect for entertaining and today's living, and an in-law suite fantastic for guests or multi-generational living. Close to NYC transportation, Murray Hill Train Station, top-notch schools and Route 78, 26 Fairview is just waiting to be called home.

A lush front lawn, a large driveway with extra parking, and a handsome covered front entry with bluestone are the perfect introduction to this impeccable home.



Enter through the welcoming front door to find the Entry Foyer featuring gleaming hardwood floors and a spacious Coat Closet. The open and airy floor plan, where every room flows easily into the next, makes this the quintessential home for entertaining. Move easily into the lovely Kitchen with tons of cabinetry, Corian countertops and plenty of prep space. The Kitchen opens up to the dreamy Dining Room. A brick fireplace offers fireside dinner parties and plenty of room for gatherings. Custom built-ins flank the fireplace and are perfect for displaying your wares.







Guests can flow from the Dining Room into the spectacular Living Room with a floor to ceiling stone fireplace, double French doors leading to the outdoors and windows overlooking the idyllic property.

Generous Bedrooms 2 through 4 are also located on the First Level with abundant sunlight and roomy closets. They share a tasteful Full Hall Bath.







A huge bonus to this home is the incredible First Level In-Law Suite featuring a spacious Family Room, Kitchenette, Laundry, Bedroom, Full Bath and Exercise Room. 2 Separate entrances lead out to the outstanding backyard. This is no ordinary in-law suite and offers beautiful backyard views and immense privacy. A spacious 2-car garage is located off of the in-law suite.



Ready to retire for the evening? The Primary Suite offers immense privacy on the Second Level. A glorious, vaulted ceiling, windows overlooking the spectacular yard, a Walk In Closet, and tasteful Bath all contribute to this luxurious retreat. Next door, you'll find a fabulous Home Office with plenty of work from home space.





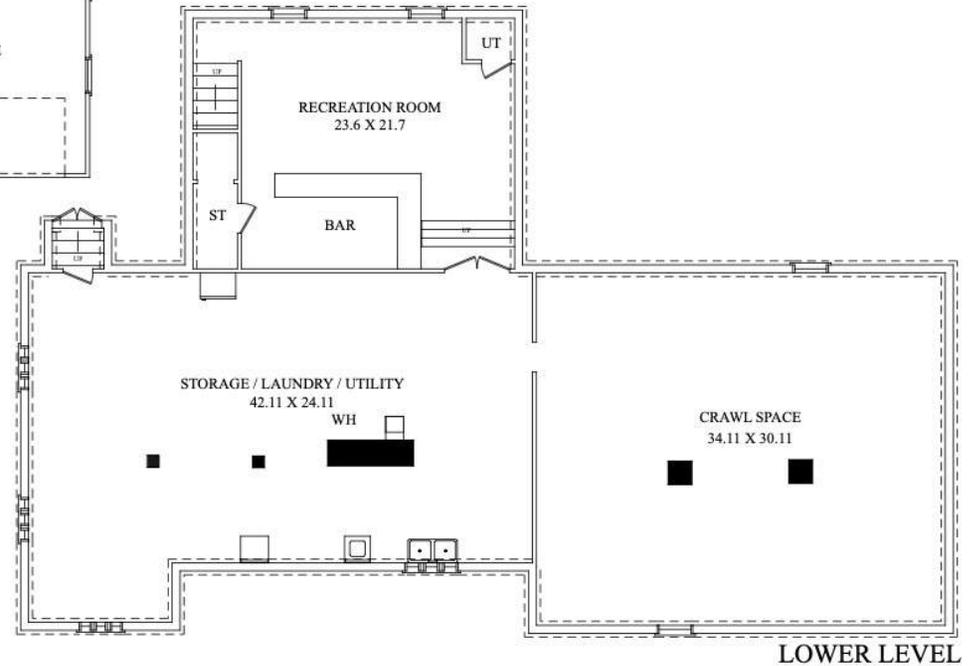
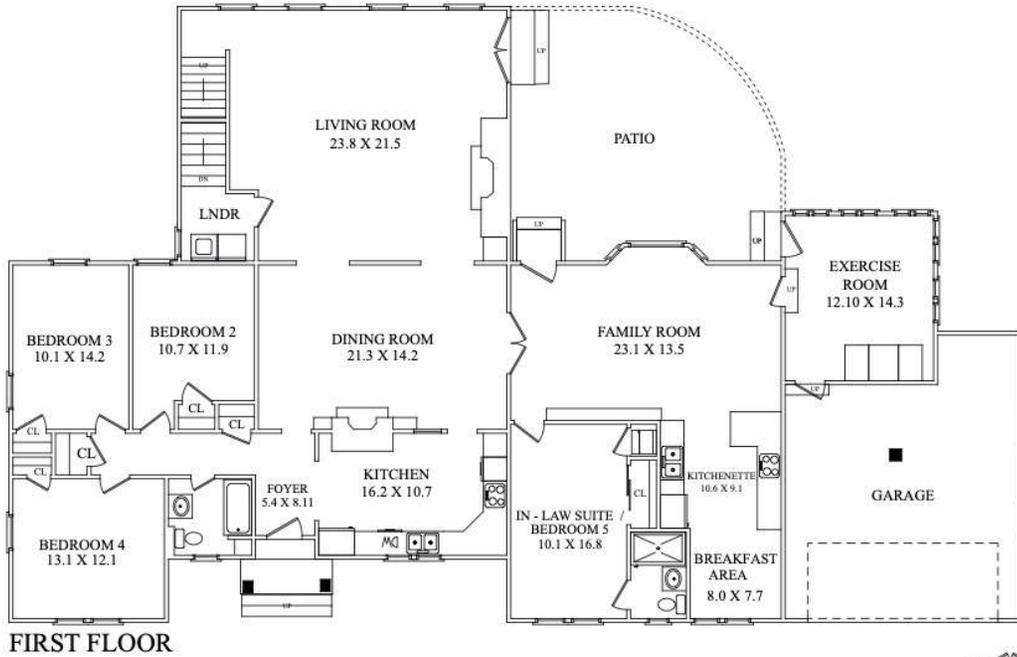
And there's more! On the Lower Level, don't miss the fabulous Recreation Room with plenty of room for movie watching and video games. There is also an enormous unfinished area with plenty of room to create a Home Gym and/or Wine Cellar. There is also an additional washer and dryer on this level.

And that's not all. The real show stopper of 26 Fairview is the enormous and tranquil backyard. Enjoy al fresco dining or entertain friends and family on the Patio or gather around the rustic brick fireplace. This is the kind of yard that could easily accommodate a pool and multiple play and entertaining spaces.

With its incredible property, top-notch schools, and proximity to downtown New Providence and Murray Hill Train Station, 26 Fairview is an absolute must see!

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# 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 Foyer featuring hardwood floors, flush mount light, Coat Closet, baseboard molding
- Kitchen featuring tile flooring with decorative border, custom cabinetry, Corian countertop, tile backsplash, KitchenAid dishwasher, KitchenAid stainless double wall ovens, Whirlpool refrigerator/freezer, built in KitchenAid stainless microwave, brick accent wall, recessed lighting
- Dining Room featuring hardwood floors, fireplace with stone surround and open shelving, chair rail, chandelier, crown molding, baseboard molding
- Family Room featuring hardwood floors, windows and Double French doors at 2 exposures, fireplace with floor to ceiling stone surround, 2 ceiling fans/light fixtures, recessed lighting, baseboard molding, staircase to Second Level, door to Lower Level, Double Doors to in-law suite

## FIRST LEVEL SLEEPING AREA

- Hallway with Linen Closet
- Full Hall Bath featuring tile flooring, built in cabinetry, vanity with Corian countertop, window, tub/shower combination, recessed lighting
- Bedroom 2 featuring hardwood floors, windows at 2 exposures, ceiling fan/light fixture, Closet, baseboard molding
- Bedroom 3 featuring hardwood floors, windows at 2 exposures, ceiling fan/light fixture, Closet, baseboard molding
- Bedroom 4 featuring hardwood floors, window, ceiling fan/light fixture, 2 Closets, baseboard molding

## FIRST LEVEL IN-LAW SUITE AREA

- Family Room featuring hardwood floors, built ins with concealed storage, entrance to backyard, warm wood paneling, recessed lighting, sconces, bay window, wall mural
- Kitchen featuring hardwood floors, custom cabinetry, laminate countertops, panel and tin backsplash, breakfast area, ceiling fan/light fixture, refrigerator, microwave, sink, recessed lighting
- Bedroom 5 featuring hardwood floors, Closet with stackable washer/dryer, Double Door Closet, ceiling fan/light fixture
- Full Bath featuring tile flooring and wainscoting, vanity, shower with tile surround, medicine cabinet with sconces, window, recessed lighting
- Exercise Room (or flexibly use as another Bedroom) featuring Dutch door at entry, hardwood floors, paneling, windows at 2 exposures, door to driveway, wood plank ceiling, light fixture, door to Garage
- 2 Car Garage

## SECOND LEVEL

- Office featuring hardwood floors, vaulted ceiling, window, recessed lighting, ceiling fan/light fixture, baseboard molding
- Primary Bedroom Suite featuring double doors at entry, hardwood floors, vaulted ceiling, ceiling fan, recessed lighting, windows at 2 exposures, Walk In Closet for 2 with hanging, drawers and shoe storage, baseboard molding
- Primary Bath featuring tile flooring and wainscoting, oversized vanity with Corian countertop, window, recessed lighting, tub/shower combination with tile surround

## LOWER LEVEL

- Whirlpool front loader washer and dryer at top of stairs
- Wood staircase to Lower Level
- Recreation Room featuring wood look flooring, recessed lighting, built in bench (Bar Not Included), Utility Closets
- Double Doors to unfinished part of basement, plenty of room to add bonus rooms, Laundry Area with utility sink, Kenmore washer, Whirlpool dryer

## FRONT/BACKYARD

- Over ½ Acre
- Large driveway with parking nook
- Brick front walkway
- Beds with professional plantings
- Covered front entry with bluestone steps and landing, brick risers
- Huge, flat backyard with immense privacy, plenty of room for pool
- Brick Walkway and Patio
- Standalone outdoor brick fireplace
- Storage shed

## ADDITIONAL FEATURES/UPGRADES

- Central vac
- 4 zone heat/AC
- 2 panel boxes
- 3 sump pumps



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