



1 Cathedral Avenue
Florham Park, New Jersey



Welcome to 1 Cathedral Avenue!

Sometimes a house comes on the market that is unequivocally head and shoulders above the rest. Extraordinary finishes, dazzling design, over 5,000 square feet of exquisite living space and fabulous outdoor entertaining spaces are just a few of 1 Cathedral Avenue's incredible attributes.



Simply move right in to this Better Than New 5 Bedroom, plus Home Office, and 6 Bath home where no detail has been overlooked and absolute perfection is reality.

As you drive up, a cool gray exterior, elegant gables with clean lines, and a welcoming Front Porch all contribute to the home's incredible curb appeal. Enter into the sun drenched 2-Story Entry Foyer featuring gorgeous hardwood floors with a chic herringbone pattern, custom millwork and an elegant staircase with washed classic gray balusters and iron balusters. Flow into the gorgeous Living Room with Custom Built Ins and a Desk Area.

Dinner parties are a dream in the magnificent Dining Room featuring a dazzling linear light fixture, custom wainscoting, a tray ceiling and oversized windows where the sunlight pours in.





Move easily into the outstanding Gourmet Chef's Kitchen that is truly a work of art. Crisp white custom exterior cabinetry, a gray island, quartzite countertops, and Thermador stainless steel professional grade appliances make the Kitchen extraordinary. On trend lanterns and a custom hood are magnificent focal points. Storage abounds with extensive upper and lower cabinetry and a nearby Walk In Pantry. Enjoy a cup of coffee or family meals in the dreamy Breakfast Area overlooking the exquisite property. The Kitchen opens to the absolutely dazzling 2-Story Family Room with its floor to ceiling stone fireplace, coffered ceiling and gorgeous windows where the sunlight pours in. A nearby Wet Bar is the perfect spot to fix a cocktail.



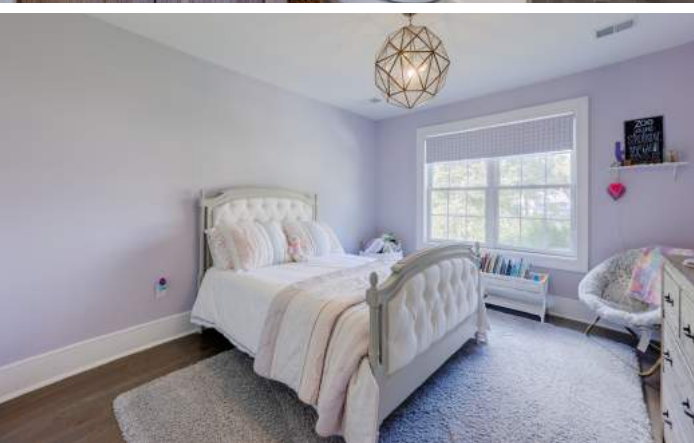
The easy flow between Kitchen and Family Room makes your home the perfect spot for holiday gatherings and Sunday football with friends. The cherry on top is the built-in ceiling speakers system throughout the first floor, this feature will surely make you have the party of the year! Not a thing will be out of place when you have a fabulous Mud Room with herringbone tile flooring and built in cabinetry. Rounding out the First Floor is a splendid Play Room (could be used as an Office), a 2-Car garage with painted flooring and a chic Full Bath with modern farmhouse tile and a washed wood vanity.





When it's time to retire for the evening, take the stately staircase that is a work of art on its own. The front wraparound staircase includes washed classic gray wood posts and handrails, iron balusters and a designer runner. Flawless luxury abounds in the private and open Primary Bedroom Retreat with a fireplace, tray ceiling and 2 Custom Walk In Closets. It simply doesn't get better than a soak in the freestanding tub in the spa-like Primary Bathroom complete with two washed oak vanities and a sensational oversized steam shower.

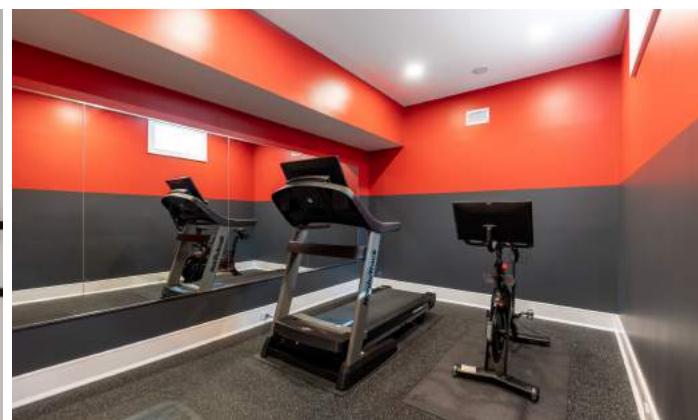




Three additional roomy bedrooms (1 is ensuite) include incredible craftsmanship and huge closets. All the baths impress with brilliant tile and gorgeous, inventive vanities. A conveniently located Laundry Room rounds out this level. And that's not all! Travel up the staircase to find a great Bonus Room /Bedroom 5 complete with its own Full Bath. The room can easily be used as an Office, Guest Bedroom, or as a Tween Lounge.



Just when you thought this home couldn't get better, there's the incredible Lower Level recently completed with every bell and whistle imaginable. It doesn't get better than the magazine-worthy Built In Kitchenette/Bar Area that ensures your house will be ground zero for entertaining.



Seating for 8, custom cabinetry and sleek floating shelves aim to impress. The ultra-chic Recreation Room/Theater means that all Oscar parties and sports watching will be at YOUR house. A fantastic Exercise Room, Play Area, a chic Full Bath and all the storage you'll ever need add tons of additional functional space.

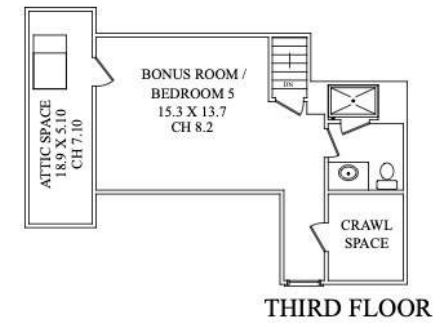
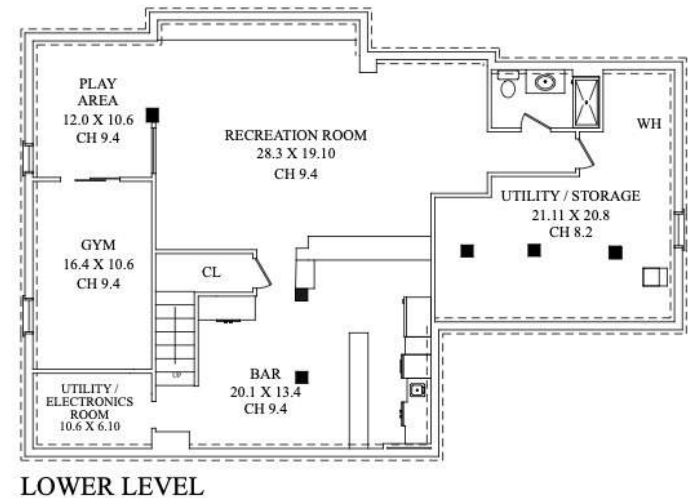
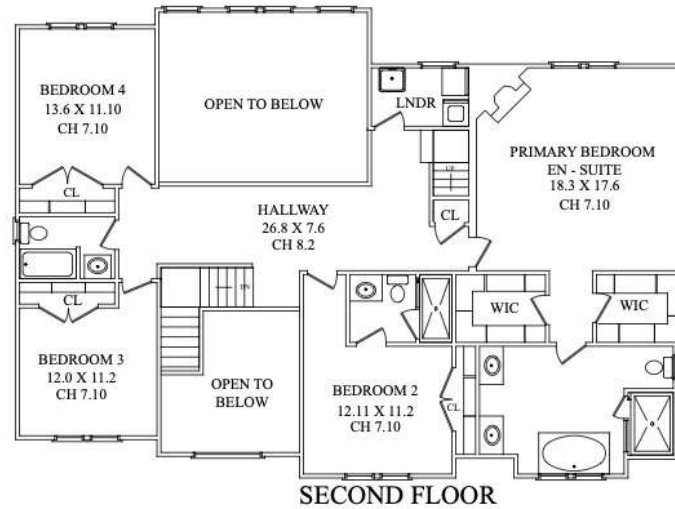
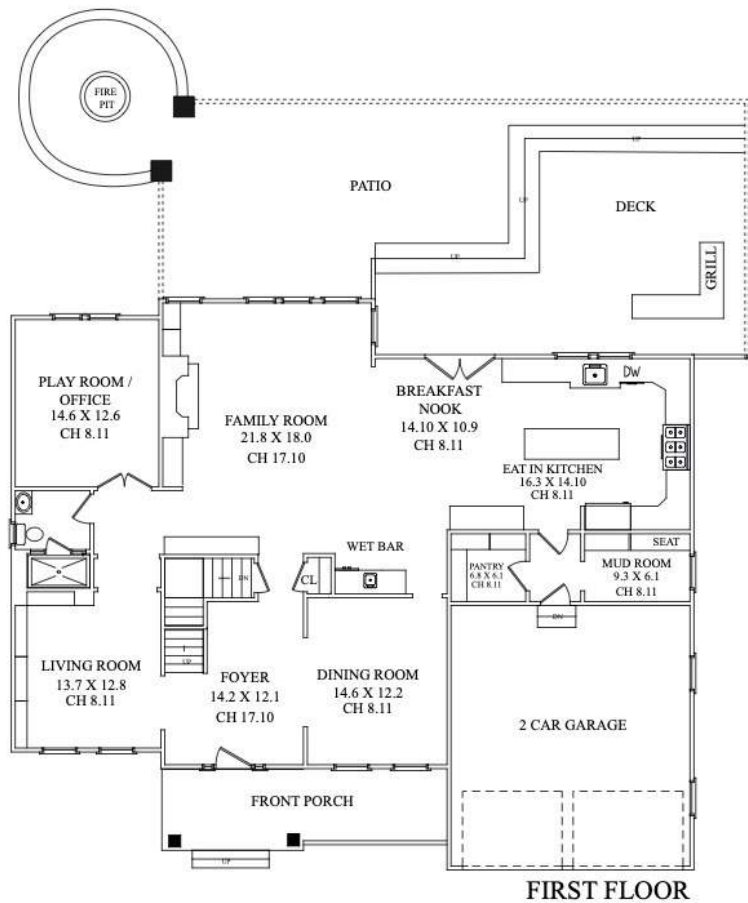
And there's more...Another key star of this property is the glorious private outdoor space easily accessed from the Kitchen and Family Room. You simply don't see property like this every day.





Multiple entertaining spaces, an Outdoor Kitchen with a Built In DCS BBQ, a Custom Fire Pit, and an enormous, lush yard make this property unparalleled in its class. There is plenty of room for a pool and the current owners have plans to share. No matter what direction you look, the stunning, massive and private property provides the ultimate outdoor experience. This home simply cannot be compared to even typical new construction and is a special opportunity to own a lifestyle home ideally located in sought after Florham Park near NYC direct train, fantastic schools and fabulous shopping.

THE FLOOR PLAN



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

- 2-Story Entry Foyer featuring herringbone washed classic gray hardwood floors, wainscoting, lantern with lift (switch in coat closet), wood door with full sidelites, architectural arched window, staircase to Second Level, French door to Lower Level, Coat Closet
- Living Room/Study featuring hardwood floors, 2 windows, 2 walls of custom Built Ins and Desk Area with open and concealed storage, wainscoting, recessed lighting
- Dining Room featuring large arched entry, hardwood floors, linear chandelier, wainscoting, tray ceiling, recessed lighting, in ceiling speakers, 2 windows, hardwired for cove lighting
- Gourmet Chef's Kitchen featuring hardwood floors, custom cabinetry (in gray and white) including glass door cabinetry (wired for lighting), island with seating for 4, quartzite countertops, subway tile backsplash, Thermador stainless refrigerator/freezer with exterior water/ice, Sharp stainless built in microwave, Thermador stainless 6 burner stove plus griddle/double ovens, pot filler, Kohler farm sink, commercial style faucet, hot water faucet, custom commercial style hood, under cabinet lighting, recessed lighting, pendant light over sink, pendant lanterns over island, in-ceiling speakers
- Breakfast Area featuring Built In Buffet Area with upper (glass) and lower cabinetry, eating area with lantern, double French doors to backyard
- Family Room featuring double height ceiling, hardwood floors, gas fireplace with floor to ceiling stone surround, rustic wood mantle and bluestone hearth, coffered ceiling, ceiling fan/light, recessed lighting, windows at 2 stories, in-ceiling surround sound speakers, Custom Built Ins with open and concealed storage, gallery above overlooking room
- Built In Bar off Family Room featuring custom cabinetry including glass door cabinetry, Marvel wine refrigerator, hammered texture bar sink, quartzite countertop, subway tile backsplash
- Rear Hallway with Walk In Pantry, door to Garage
- 2 Car Garage with painted flooring, storage, carriage style wifi compatible electric doors
- Mud Room featuring slate look tile flooring laid in herringbone pattern, Custom Built In Cabinetry and Open Storage, bench, beadboard accents, recessed lighting, window, baseboard molding
- Play Room (potential Office) featuring Double French Doors at entry, hardwood floors, modern brushed gold light fixture with glass shades, 2 windows, baseboard molding
- Full Bath featuring farmhouse style tile flooring, furniture style washed wood vanity with quartz top, window, 2 light sconce, frameless glass door shower with oversized subway tile surround, baseboard molding, recessed light in shower

SECOND LEVEL

- Second Level Landing, gallery overlooking Family Room, washed classic gray wood posts and handrails, iron balusters, hardwood floors and designer herringbone wool/cotton carpeting, recessed lighting, Closet, staircase to Third Level
- Primary Bedroom featuring hardwood floors, gas fireplace with custom mantle and stone surround, windows at 2 exposures, tray ceiling wired for lighting, in ceiling speakers, pendant light with glass shade, baseboard molding, 2 Custom Walk In Closets, Bath featuring tile flooring, 2 furniture style washed wood vanities and center cabinet with quartz countertops, oak cabinet, tile accent wall, 2 tilt mirrors, two 3-light sconces, frameless glass door steam shower with designer tile surround, soaking tub with quick fill and spray, window, in ceiling speakers, recessed lighting, baseboard molding
- Ensuite Bedroom 2 featuring hardwood floors, double window, Double Closet, baseboard molding, flush mount light with glass drum shade, Bath featuring tile flooring, washed wood vanity with quartz top, frameless glass door shower with designer tile surround, 3 light sconce, baseboard molding
- Bedroom 3 featuring hardwood floors, double window, Double Closet, baseboard molding, chandelier
- Full Hall Bath featuring tile flooring, washed wood vanity with quartz top, tub/shower combination with designer tile surround, window, baseboard molding, 3-light sconce
- Bedroom 4 featuring hardwood floors, double window, Double Closet, baseboard molding, brushed gold and glass chandelier
- Laundry Room

THIRD LEVEL

- Staircase with washed classic gray wood post and handrail and iron balusters, designer herringbone wool/cotton runner
- Bonus Room / Bedroom 5 featuring vaulted ceiling, hardwood floors, door to attic storage, baseboard molding, dormer window, light with glass drum shade
- Full Bath featuring vaulted ceiling, vanity with quartz countertop, frameless glass door shower with marble look shower tile, sconces with glass globe shades

LOWER LEVEL

- Underwent \$150,000 renovation in 2021, 1,400 square feet, 10' ceilings
- Wood staircase with plush runner to Lower Level
- Landing Area featuring wood look tile flooring, Built In Bookshelf (leads to Media/IT Tech Room, Circuit Breakers, Water Softener), recessed lighting, crown molding, baseboard molding
- Wine Bar featuring custom lower cabinetry, floating wood shelves, farmhouse style tile backsplash, butcher block countertop, Frigidaire wine refrigerator, recessed lights
- Kitchenette/Built In Bar featuring custom cabinetry, quartz countertops, oversized rectangular tile backsplash, floating maple wood shelves, built in stainless sharp microwave, stainless workstation sink with commercial style fixture, Beverage Refrigerator, wainscoting, Bar with seating for 4, LG stainless refrigerator/freezer, in-ceiling speakers with in-ceiling Alexa Echo
- 2nd Bar Area with seating for 4 overlooking Recreation Room, 3 pendant lights
- Recreation/Theater featuring plush carpeting, Custom Built In Area with Screen, Open Shelving and Concealed Storage (with barn doors), recessed lighting, cove lighting, TV lighting, projector, surround sound speakers, tray ceiling
- Arts and Crafts (Gymnastics) Area featuring plush carpeting, recessed lighting, flush mount lighting, baseboard molding
- Exercise Room featuring double barn doors at entry, soft rubber flooring, custom full wall mirrors, baseboard molding, recessed lighting, in-ceiling Alexa Echo
- Full Bath featuring geometric designer floor tile, vanity with marble countertop, shower with designer tile surround, glass door, 3 light sconce, recessed lighting, baseboard molding
- Abundance of storage areas
- Utility Room
- In-ceiling Alexa Echo and Alexa compatible Lutron light switches throughout the Basement

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FRONT/BACK YARD

- .68 Acres
- Spacious corner lot with immense privacy, meticulous landscaping
- Winding stone front walkway
- Covered Front Entry
- Bluestone Front Porch
- Immense backyard with room for Pool (one gate has not been cemented in for easy access for pool building equipment); owner has plans for pool that they will share
- Rear Hardscaping done 2019
- Maintenance-free Deck with multiple entertaining spaces
- Outdoor Built In BBQ/Kitchen and Bar (DCS line-in gas grill, storage cabinets, sink, pull out trash, refrigerator, stone countertop, Bar with seating for 4, stacked stone, custom lighting)
- Lower Level Patio
- Custom Gas Fire Pit/Patio Area with under lighting, circular retaining wall, pillars with lighting
- Deep, green fenced in yard with tall privacy arborvitae plantings at 2 sides
- Extensive drainage system
- Low voltage lighting on steps at all 3 tiers and lighting on railings (on timers)
- Outdoor Speakers
- Play Set with designated area (included)
- Bluestone stepping stone side lighted pathway
- 7 Zone irrigation system + 3 Drip lines (wi-fi compatible)

ADDITIONAL FEATURES/UPGRADES

- Built 2017
- Whole house Spray Insulation
- Whole house Generator
- Whole house built-in Humidifier
- Basement built-in Dehumidifier
- 2 built-in air purifiers
- Alarm system
- Pre-wired for electric car charger
- Sonos throughout
- Classic gray stain on floors and railings throughout
- Oversized (7 1/2") baseboard molding throughout home
- Custom window treatments throughout
- Painted soothing hues throughout
- Radon venting pipe added for basement
- Hardie Plank siding
- House hardwired for cameras
- Sump pump with backup hydro pump



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