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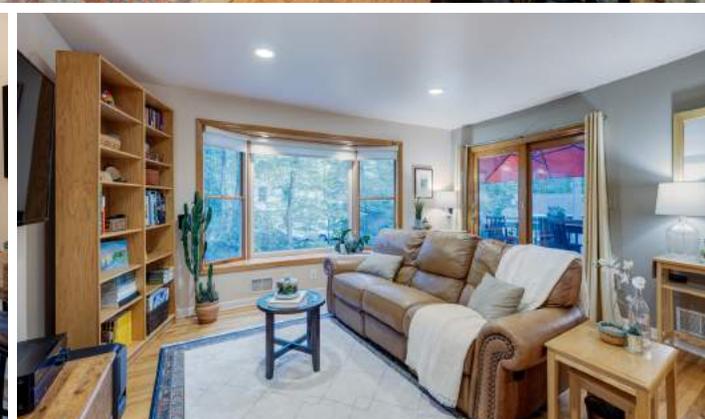
PRESENTED BY  
**sueadler**   
THE #1 KELLER WILLIAMS TEAM IN NEW JERSEY **team**

12 Elm Place  
Berkeley Heights, NJ



Welcome to 12 Elm Place, located on a quiet, private cul-de-sac in Berkeley Heights' coveted Free Acres Community, you'll find this unique treasure completely encased by nature. This is the sort of Zen home where you can feel like you are on vacation every day. This 3 Bedroom, plus an Office, and 3 Bath home boasts open spaces and a lavish use of windows that help bring the outdoors inside. Located close to New York City, Midtown Direct Train and excellent restaurants/shopping, this is an incredible opportunity to own a one-of-a-kind home in the ultimate natural setting.

As you arrive, take in the naturalistic setting with mature shade trees and low-maintenance perennials, ivy and pachysandra. As you enter, prepare to be overwhelmed by the beautiful open spaces and thoughtful use of windows so that the home literally dissolves into nature. The Entry Foyer includes a charming Dutch door and views of the fabulous Living Room beyond. Move easily into the outstanding, sunken Living Room that is certain to be the heart of the home. Soaring ceilings, a stunning floor to ceiling stone fireplace and a Dining Area will take your breath away. Tons of windows and French doors allow natural light to glow deep into the home.



Flow effortlessly into the fabulous Chef's Kitchen with custom cabinetry, a Breakfast Bar, stainless steel appliances, granite countertops and plenty of space to prepare gourmet meals. The Dining/Breakfast Area, with a bay of windows and sliding doors, makes you feel as if you are one with nature. Curl up with a novel or watch a movie in the cozy Family Room that also opens up to the outdoors.

Laundry is a pleasure in the First Level Laundry Room. A fabulous MudRoom, conveniently located off of the side entrance, is ideal to neatly tuck away wet boots and jackets. Working from home is a dream in the ethereal Office with idyllic outdoor views, an enormous Built In with two designated workspaces and plenty of room to spread out. A Full Bath rounds out this level. Downstairs, a Lower Level Work Room is the perfect spot for all your DIY projects.

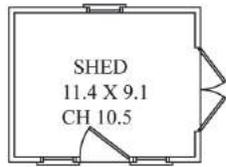


The real show stopper of 12 Elm Place is the scenic, natural property that envelopes the home, seen from every window, meaning you can leave artwork behind and just simply enjoy the views. Multiple Patios and a spacious yard with no neighbors in sight, are the perfect spots for al fresco dining, listening to birds chirp, entertaining friends or just being one with nature. Enjoy a soak in the Hot Tub and simply take in the views.

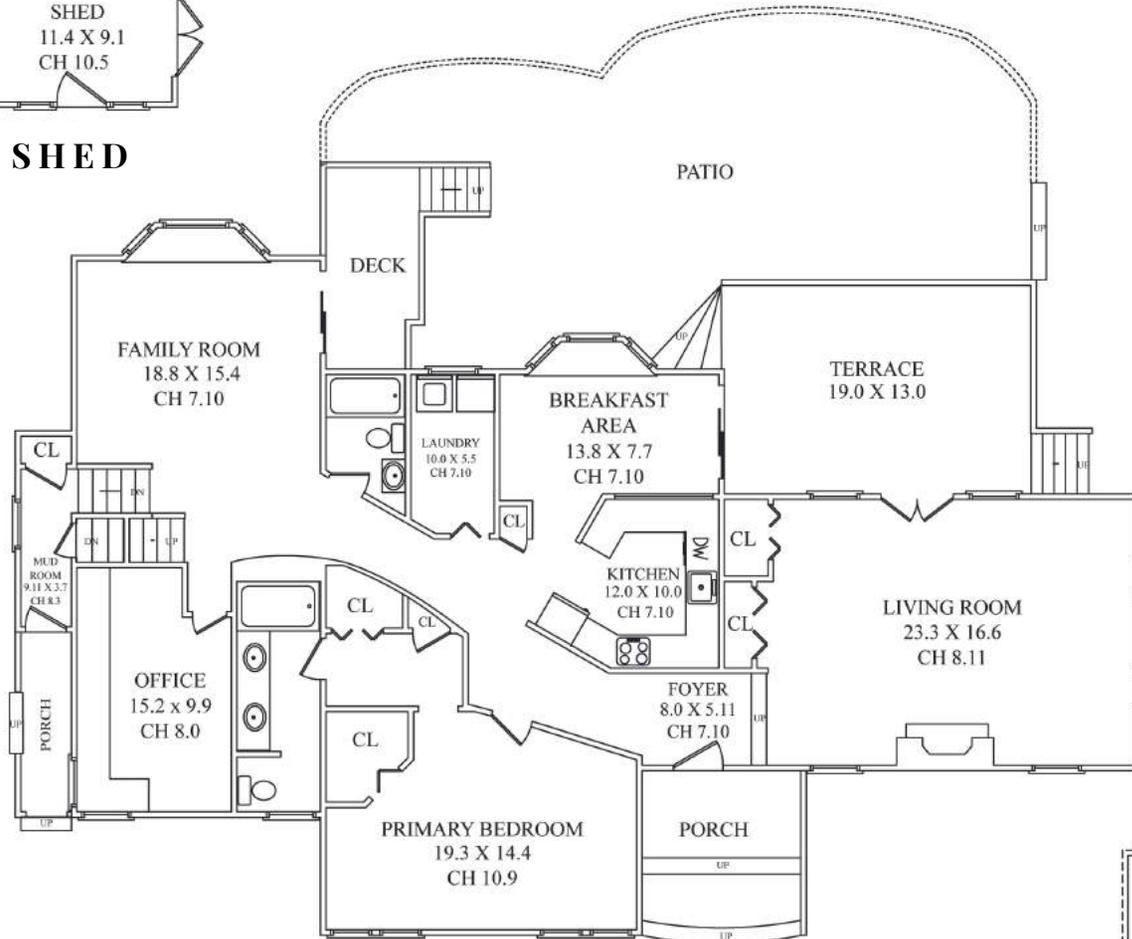
Ready to retire for the evening? The First Level boasts the open and airy Primary Bedroom Suite offering immense privacy, gorgeous sunlight and those killer natural views! High ceilings, an abundance of windows overlooking nature, a well-appointed Bath and a Walk In Closet make this room exceptional. Sundrenched Bedrooms 2 and 3 are located on the Second Level and include spacious closets and plenty of windows so you feel as if you are floating in the treetops. A tasteful Full Hall Bath rounds out the Second Level. With its prestigious location in Free Acres, easy commute to New York City, sought after school district and convenience to fantastic shopping and restaurants, you will undoubtedly want to be the next owner of this fabulous home!



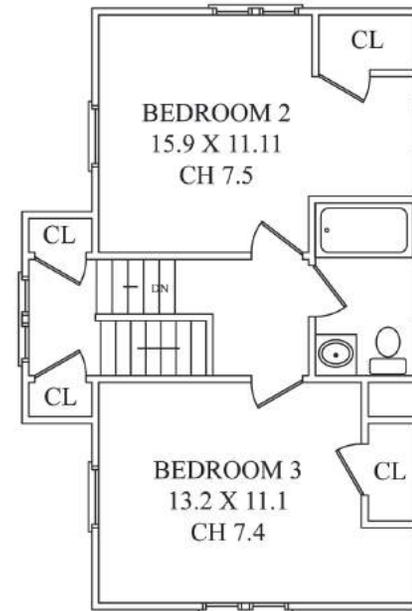
# THE FLOORPLAN



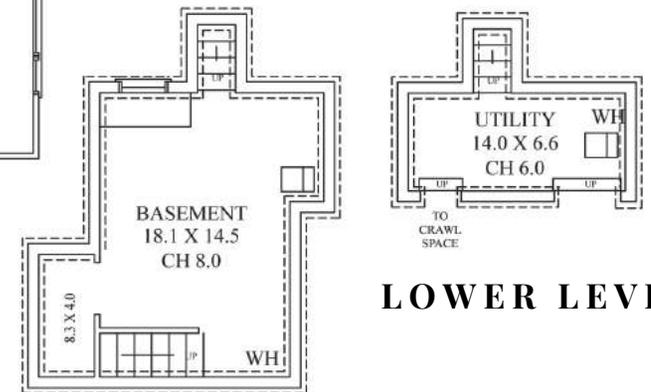
**SHED**



**FIRST LEVEL**



**SECOND LEVEL**



**LOWER 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 Dutch door, tile flooring, recessed lighting, vaulted ceiling
- Living Room (sunken) featuring hardwood floors, vaulted ceiling, wood burning floor to ceiling stone fireplace with natural wood mantle, double French doors with full sidelites out to Rear Patio, Dining Area with pendant light, decorative windows, 2 oversized closets, recessed lighting, baseboard molding, 2 leaded glass windows, custom Hunter shades
- Chef's Kitchen featuring tile flooring, custom cabinetry, granite countertops, stacked stone tile backsplash, recessed lighting, Breakfast Bar with seating on both sides, copper sink, LG stainless refrigerator/freezer with exterior ice/water, Kitchen Aid stainless dishwasher, Kenmore stainless oven/range, Kenmore stainless built in microwave, stacked stone accent wall, Pantry Closet, custom features such as soft close hinges, hidden spice rack
- Breakfast/Dining Room featuring tile flooring, glass door cabinetry (included) with concealed cabinets below, bay window, track lighting, sliding door to Rear Patio, baseboard molding, custom Hunter shades
- Laundry Room featuring tile flooring, window, wire shelving, built in cabinetry, LG washer and dryer, hanging racks, folding table
- Full Hall bath featuring tile flooring, vanity with solid surface countertop and glass vessel sink, tub/shower combination with tile surround, light/fan
- Family Room featuring hardwood floors, recessed lighting, bay window, custom Hunter shades, sliding door to Patio/Outdoor Bar Area, baseboard molding, staircase with runner to Second Level, staircase to Lower Level
- Office featuring carpeting, ceiling fan/light, custom built in with 2 workspaces, open and concealed storage, recessed lighting, baseboard molding
- Side Entrance/Mud Room featuring outdoor covered entry, Dutch door, tile flooring, window, flush mount light, Coat Closet, door to Lower Level
- Primary Bedroom Suite featuring vaulted ceiling, Walk In Closet, windows at 2 exposures, ceiling fan/light, baseboard molding, recessed lighting, Rear Hallway with Linen Closet and double-sized Closet, Bath featuring tile flooring, double vanity with Corian countertop, jetted tub with tile surround, quick fill for tub, tile wainscoting, wallpaper, crown molding, custom mirrors/medicine cabinets, 5 light sconce, recessed lighting, floor mounted heater

## SECOND LEVEL

- Staircase to Second Level
- Second Level Landing featuring carpeting, 2 Closets with floor to ceiling shelving, windows with arched window above, vaulted ceiling, recessed lighting, sconces
- Bedroom 2 featuring carpeting, windows at 3 exposures, Closet, ceiling fan, baseboard molding
- Full Hall Bath featuring tile flooring, tile wainscoting, vanity, medicine cabinet, skylight, window, tub/shower combination with tile surround
- Bedroom 3 featuring carpeting, windows at 2 exposures, skylight, Closet, ceiling fan, baseboard molding

## **LOWER LEVEL**

- Storage/Work Room
- Bilco doors

## **FRONT & BACK YARD**

- Low maintenance, natural landscaping, mature specimen trees, immense privacy
- Paver front walkway and walkway to side entrance
- Large pea gravel driveway with parking for multiple cars
- Stone walkway at front with sitting area with bench
- Covered Side Entrance
- Side walkway with bluestone stepping stones leading to bluestone landing area
- Gravel side area with Shed #1 attached to the home
- Top Level Patio Area with area for Grilling and Dining, accessed from Living Room and Kitchen, stone retaining wall
- Lower Patio Area with area for lounging
- Concrete Patio with Hot Tub (included)
- Wood entertaining area, open Shed #2 (for wood)
- Standalone Shed # 3 (12x10)
- Rear gravel area
- Upper Level Area with Bar Area overlooking Lower Patio

## **ADDITIONAL FEATURES & UPGRADES**

- Freshly painted throughout
- Hunter blinds throughout
- 2 New furnaces (2022)
- 2 Newer water heaters
- Nest thermostats
- Sump pumps, battery back ups
- Generator hookup

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*Free Acres was established in 1910 by Bolton Hall who deeded 68 acres of land to the Free Acres Association. It was founded on the philosophy that land should be owned by the community rather than by individuals. Residents receive a lease which runs for 99 years and is automatically renewed for another 99 years each time the property is "sold." Residents pay tax associated with the house and land rent directly to the Free Acres Association and the Free Acres Treasurer then pays the town. The maintenance fee includes annual budget operating costs including garbage collection, sewer, use of pool, and basketball court. You can also rent the Farmhouse for entertaining.*



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