

**kw** PREMIER  
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THE #1 KELLER WILLIAMS TEAM IN NEW JERSEY **team**



340 Tillou Road  
South Orange, New Jersey



*Welcome to 340 Tillou Road in the heart of South Orange just minutes to Midtown Direct Train, Blue Ribbon schools, excellent restaurants, shopping and all downtown South Orange has to offer. This stunning 6 Bedroom, 3 Full and 2 Half Bath home, extensively renovated from top to bottom, boasts incredible details, property and magazine-worthy spaces. Simply put, this is the kind of home where all you'll need to do is pack your bags and move in.*



*As you arrive, take in the meticulous landscaping (bursting with blooming perennials) and the home's stone façade and charming gambrel roof. A regal covered front entry leads to the graceful front door flanked by original stained glass sidelites. Enter into the Entry Foyer and take in the high ceilings, period moldings, stunning hardwood floors and the gracious original staircase. Curl up by the fire or enjoy a cup of tea in the luminous Living Room with an enormous, dramatic picture window that allows sunlight to glow deep into the room. Dining is divine in the Formal Dining Room with windows at two exposures, soothing hues and a gorgeous, silver leaf chandelier.*



*Flow easily from the Dining Room into the completely renovated Gourmet Kitchen that could be straight out of a magazine. This room is a chef's dream with its crisp white shaker style cabinetry, quartz countertops, an enormous island with tons of storage and a high-end Thermador appliance package. A dreamy Breakfast Room and Built in Beverage Station only add to the kitchen's appeal. Take in the view of the deep, lush backyard oasis and note that indoor/outdoor entertaining is seamless with easy access to two fabulous Bluestone Patios with outdoor speakers and custom lighting. A Mudroom Area, with its own convenient side entrance, and tasteful Powder Room round out the First Level.*



EAT





*When it's time to retire for the evening, it doesn't get better than the First Level Primary Suite. Luxury abounds in this private and sundrenched room with a sleek fireplace, killer views of the tranquil backyard and 2 Walk In Closets. Prepare to totally relax in the spa-like Primary Bath complete with marble basketweave tile, a fireplace, a large frameless glass shower, and an elegant custom double vanity with marble countertop. Moving upstairs, the stately staircase leads you to three bedrooms (1 is ensuite) steeped in sunlight, with generous closets and lovely period details. Each bath is renovated to perfection with on-trend finishes. Convenient Second Floor Laundry rounds out the Second Level. The immense Third Level comprises a Loft/Office and Bedrooms 5 and 6. These spaces are entirely flexible and can be used for crafting, more work from home space or even an au pair.*

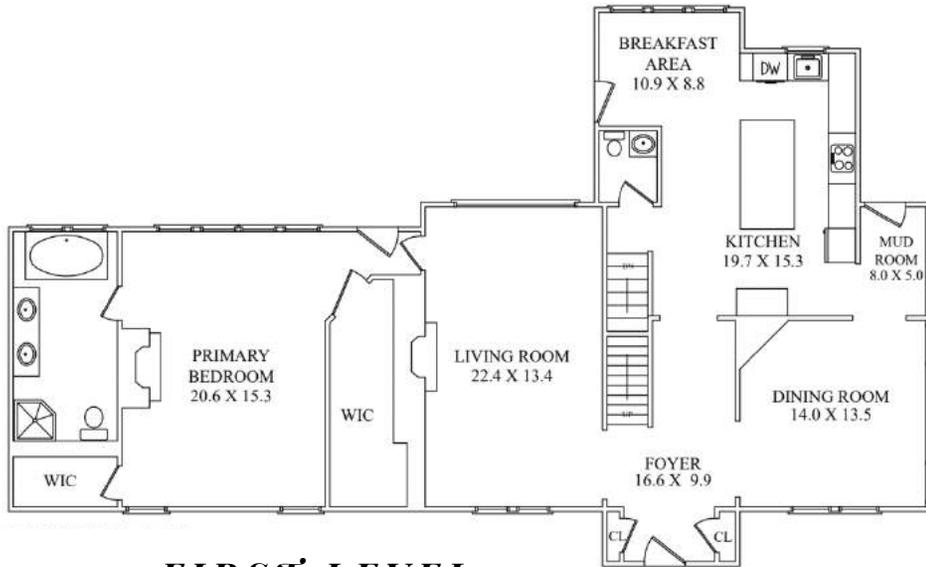


*And there's more...The Lower Level simply dazzles with the BEST Recreation Room around. This "walk out" room boasts a modern fireplace and a stunning stone accent wall. This room also delivers stellar backyard views and opens up to a magical Bluestone Patio perfect for warm summer nights. Staying in shape is a breeze when you have a spacious Bonus/Exercise Room with custom mirrors and soft flooring. Rounding out this level is a beautifully renovated Half Bathroom. Whether it's movie watching, card games or working out, the Lower Level provides all the space you need for any entertainment pursuit.*

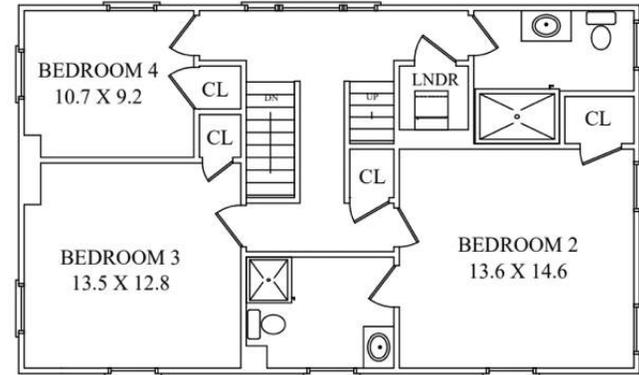
*Words truly can't describe the perfection of this home and the outstanding restoration this house has undergone. Once you see all of the tasteful and luxurious upgrades, you are sure to fall in love.*



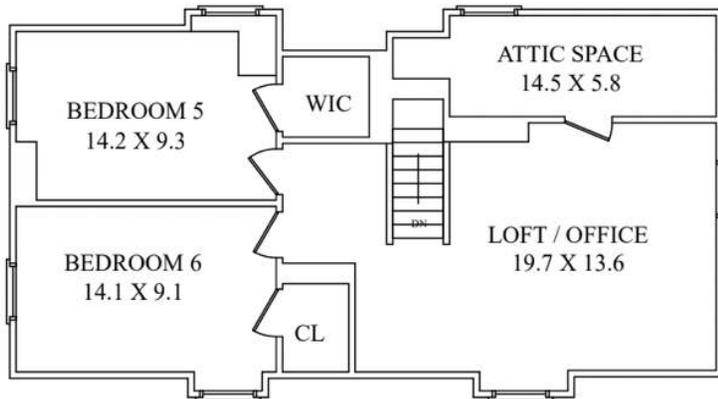
# THE FLOORPLAN



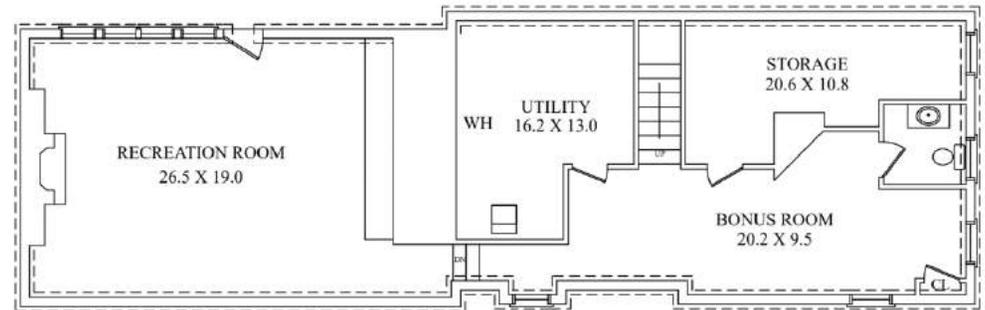
**FIRST LEVEL**



**SECOND LEVEL**



**THIRD 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 original door with stained glass sidelites, hardwood floors, 2 Closets, crown molding, baseboard molding, flush mount light, 2 sconces, staircase with runner to Second Level
- Living Room featuring hardwood floors, gas fireplace with marble surround and custom millwork mantle, new double windows at front, huge picture window at rear, recessed lighting, crown molding, baseboard molding, open wood shelves
- Dining Room featuring hardwood floors, oversized windows at 2 exposures, chandelier with silver leaf finish, crown molding, baseboard molding
- Side Entrance/Mud Room featuring hardwood floors, French door, hook storage, recessed lighting, crown molding, baseboard molding
- Gourmet Chef's Kitchen featuring hardwood floors, custom shaker style crisp white cabinetry, oversized island with seating for 5, quartz countertops, subway tile backsplash, recessed lighting, pendant lighting over island, Thermador stainless refrigerator/freezer, Thermador stainless 6 burner oven/range, Thermador stainless built in microwave, Thermador stainless dishwasher, Bar Area with wine refrigerator, Breakfast Room overlooking backyard, French door to Bluestone Patio, stainless sink with garbage disposal and reverse osmosis filtration system
- Powder Room featuring hardwood floors, pedestal sink, hanging shelf, baseboard molding, crown molding, recessed lighting
- First Level Primary Suite featuring hardwood floors, dual-sided gas fireplace with marble surround, ceiling fan, recessed lightings, crown molding, baseboard molding, 2 Walk In Closets with custom storage, 2 windows at front, large windows at back overlooking backyard, French door to Rear Bluestone Patio
- Primary Bath featuring marble basketweave floor tile, dual-sided gas fireplace, double vanity with quartz countertop, marble tile wainscoting with basketweave border, soaking tub, 2 medicine cabinets, frameless glass door shower with marble tile surround, recessed lighting, crown molding, recessed lighting, large windows overlooking backyard and open shelving

## **SECOND LEVEL**

- Second Level Landing featuring hardwood floors with runner, large picture window overlooking backyard, recessed lighting, crown molding, baseboard molding, open staircase to Third Level, Linen Closet
- Full Hall Bath featuring marble floor tile, vanity with marble countertop, tub/shower combination with marble tile surround, crown molding, baseboard molding, recessed lighting, window
- Laundry Closet with stackable LG front loader washer and dryer
- Linen Closet
- Ensuite Bedroom 2 featuring hardwood floors, windows at 2 exposures, Closet, recessed lighting, crown molding, baseboard molding, Bath featuring marble floor tile, vanity with marble countertop, shower with marble tile surround, crown molding, baseboard molding, recessed lighting, window
- Bedroom 3 featuring hardwood floors, windows at 2 exposures, Closet, recessed lighting, crown molding, baseboard molding
- Bedroom 4 (to the left at top of stairs) featuring hardwood floors, windows at 2 exposures, Closet, recessed lighting, crown molding, baseboard molding

## **THIRD LEVEL**

- Open staircase with runner to Third Level
- Loft/Office featuring hardwood floors, exposed brick, windows at 2 exposures, recessed lighting, baseboard molding, door to Attic Storage
- Bedroom 5 featuring hardwood floors, windows at 2 exposures, Closet, recessed lighting, baseboard molding
- Bedroom 6 featuring hardwood floors, windows at 2 exposures, Closet, recessed lighting, baseboard molding

## **LOWER LEVEL**

- Open, carpeted staircase to Lower Level
- Half Bath featuring tile flooring, pedestal sink, recessed lighting, baseboard molding
- Bonus/Exercise Room featuring soft flooring, baseboard moldings, custom cut mirror, recessed lighting, Utility Closet
- Utility Room, Storage Room featuring additional refrigerator / freezer
- "Walk Out" Recreation Room featuring carpeting, fireplace, stone accent wall, recessed lighting, French door to Lower Level Bluestone Patio, row of windows overlooking backyard, ledge with recessed lighting above, baseboard molding

# - INSIDE & OUT -

## **FRONT / BACKYARD**

- Meticulous landscaping with foundation plantings, blooming perennials and mature specimen trees
- Stone front walkway
- Original covered Front Entry
- Driveway with stone curbs
- Picket fence with arbor at driveway, stepping stones from driveway to backyard
- Side entrance with stone steps, iron railing
- Detached 2 Car Garage
- Upper Level Bluestone Patio, stone wall and iron fencing, framed by blooming honeysuckle, outdoor speakers
- Bluestone path/staircase to Lower Bluestone Patio
- Lower Bluestone Patio with outdoor string lights
- Deep, lush backyard with mature specimen trees
- Irrigation system (see below)
- Professional outdoor lighting (see below)

## **INTERIOR UPGRADES**

- Pendant lighting installed in kitchen over island (April 2018)
- New dining room chandelier (Oct 2017)
- Custom workout room in finished basement, including full length wall mirror and rubber flooring (Jan 2017)
- Fully carpeted basement completed Feb 2020
- Fireplace screen and doors added to basement fireplace (Jan 2017)
- Gas fireplace installed in living room (Apr 2017)
- 1st floor primary bedroom fireplace re-faced (Feb 2020)
- Ceiling fan installed in 1st floor primary bedroom (July 2019)
- All primary bedroom shower fixtures changed from modern to traditional aesthetic (including freestanding bath faucet)
- 1st floor primary bathroom vanity completely replaced January 2022
- Installed runner on main stairway continuing into 2nd floor landing and hallway and up on attic stairway May 2021
- Brand new Andersen wood Wright windows installed in dining room and living room May 2021
- Entire living room 9 lite picture window replaced with insulated tempered glass (essentially a glass wall in living room looking out to backyard) - May 2020
- Storm door installed in basement door (May 2020)
- Upstairs landing window replaced with picture window and 2 x Andersen wood Wright windows (May 2020)
- Custom window treatments throughout

## **EXTERIOR UPGRADES**

- Outdoor speakers installed on upper patio. Also installed on lower patio (but not yet wired)
- Upper and lower patio stone was completely re-done; drain installed on upper patio (June 2017); outdoor steps re-done and re-graded same time; bluestone stepping stones laid down
- Professionally landscaped beds on entire property and 15 arbor vitae planted at back of property line (June 2017)
- Arbor vitae and skip laurels planted along entire perimeter of backyard; climbing limelight hydrangeas planted 2020-2021
- Entire property installed with irrigation (Hydrawise Wi-Fi controller) by Morris & Bergen with drip, spray and sprinklers to cover all beds and lawn areas (2020-2021)
- Property up & spot lighting installed March 2021 (back and front of home) by Morris & Bergen
- New outdoor lighting on upper and lower patio (June 2020)
- Cedar fencing, arbor and gates installed in backyard (not along entire property line, just to neighbor's fences)



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