

# 35 GATES AVENUE

## CHATHAM TOWNSHIP, NEW JERSEY 07928

### Overview

Thoughtfully designed new construction chic center hall colonial farmhouse Smarthome with open layout featuring imported marble, custom millwork, professional appliances, 8 bed/ 7.1 baths (5 ensuites), controlled from your smartphone with keyless entry, 6 cameras, Nest thermostats & fire detectors. Combining the best of traditional stately fine construction with all of the amenities of being a Smart home while situated on a quiet lane next to a serene park and the Great Swamp Wildlife Refuge, yet within walking distance to the coveted Blue-Ribbon schools, Fairmont Country Club and near area shopping, farmers markets and the Short Hills Mall.

### Our Approach

We have taken our time to design and build an efficient layout, that can be versatile and cater to your changing and growing lifestyle. Our design approach is contemporary and forward-looking, yet timeless in its style and stylish elegance, with the ability to grow with your family's needs. The home is excellent for entertaining, hosting a large family, providing separate and dedicated living and working spaces for multiple family members. It can easily cater to multiple work from home situations and has been attentively loaded with creature comforts and able to accommodate the latest technology.

We have organized all of the mechanical components of the home in one utility room to minimize disruptions and maximize living space. In addition to the large central electric panel, we have two additional sub panels to accommodate the electrical needs of the home. An electric car charging station could easily be added, as could a hot tub.

There is an oversize upper bonus room which is secluded from the rest of the home with vaulted ceilings, dedicated full bathroom, two walk-in closets, built-in safe and a deep pile carpet. The bonus room can be used as a game room, exercise room, additional lounge or den, bedroom, or a nanny suite.

The entire attic is finished with its own bathroom, bedroom, sitting room and walk-in closet. It is accessible from a private rear stairwell and can provide an excellent retreat away from the main living spaces. An ideal space for a lucky teenager.

We are including a whole-home Generac backup gas generator to assure your enjoyment of the home can continue seamlessly in the face of any natural storm.

We left the backyard to be completed by the homeowner as they see fit given that everyone's lifestyle needs and wants vary.

The location of the property is also an attribute. It is at the end of a quiet street that makes an oval, so only residents and delivery people will pass by. There is a town park adjacent to the property that is rarely used, and can serve as an extended yard to the house. The Great Swamp National Wildlife Refuge is adjacent to the property and assures only wildlife neighbors will ever appear. Given the environmental requirements, the property also boasts a rain garden for water gathering and naturally returning water to the aquifers.

### **Kitchen Specifications**

The large open kitchen has a timeless layout that allows for intimate family gatherings around the large stone island, or can accommodate a large festive party with its cooking, cooling and cleaning capabilities.

- Custom Omega→ Cabinets with LED lights and hidden electric outlets
- Quartzite Stone Countertops imported from Africa
- Professional 48" Dacor Stainless six burner gas stove with 2 ovens and matching hood
- Bosch→ Built-In Espresso & Cappuccino maker
- Viking Professional→ 36" Built-In Refrigerator and Freezer
- Shaw's Original→ 36" Farmers sink imported from the United Kingdom
- Built-in Food Warming Drawer in Island
- Pot filler water faucet over stove
- In-Sink waste disposal in main sink
- Two (2) Bosch professional stainless dishwashers around the main kitchen sink
- Bosch→ Drawer Microwave in Island
- Under Cabinet Wine Refrigeration
- Kitchen Island with wrap around eating space
- Additional prep sink

### **General Home Specifications**

- Six thousand four hundred fifty two (6,452) square feet (approx.) of heated & cooled living space
- Hardie→ lap siding with shake accents and two flowerboxes
- Architectural roof shingles
- Tin Roofing accents
- Three zones of heating and cooling (3 units and 3 Nest thermostats)
- Nine (9) foot high ceilings throughout
- Extra tall base moldings, and elegant cove crown molding
- Formal dining room with coiffured ceilings, herringbone floors, and shadowbox molding
- Wide Plank white oak wood floors (3/4" deep) throughout most of the living space
- Partially floating open stairs with reinforced steel
- Main Floor Office/ Bedroom ensuite

- Finished attic space with deep pile carpets and separate heating & cooling unit
- Bonus space/ upper den over the garages with vaulted ceilings, walk in closets & carpets
- Andersen→ Sliding Doors & Windows throughout
- Bluestone landings throughout and brick walkway entrance
- Whole house water filter and water pressure control
- All toilets are Kohler Comfort Height→, elongated bowls and slow-close seats/lids
- Two (2) 75-gallon gas water heaters with recirculation pumps
- Two car open bay finished garage with keypad and 2 remote clickers
- Generac→ whole-home backup generator 24kW
- Budd→ Central Vacuum System throughout
- Kohler→ Bathroom fixtures throughout
- Three (3) built-in safes with keypads and keys
- Keyless front door entry by Schlage→
- Ceiling fans throughout some with adjustable colors
- Ceiling fans throughout most of the bedrooms
- Farmhouse Dutch Back Door
- Whirlpool Washer and Dryer w/ pedestal bases included
- Woodburning fireplace with gas starter and raised hearth
- Custom cabinets in laundry room with deep sink and gold pulls/shutoff valves
- Built in electric night lights throughout home
- SMART→ home system
- Nest→ smoke and carbon monoxide detectors
- Nest→ thermostats
- Ring→ doorbell with camera
- California Closets→ throughout
- Lawn Sprinklers
- 65" Sony LED Television over family room fireplace
- 42" LED Television in the basement utility room for monitoring security cameras
- 84" Sony Bravia→ Television in the basement theatre space
- Integrated baby potty-training seat in hallway bath
- Four (4) custom millwork cubby areas with hooks, chargers and storage space
- Spa like anti fog mirrors with adjustable color in primary bath and upper hall bath
- Two sump pumps each with emergency battery backups
- Custom stone top vanities throughout
- Extra large six-foot (6') bathroom tub in upper hallway bathroom
- Glass surround on all showers
- Open finished basement with versatile space layout
- Wine cellar with brick floor and custom mahogany wine racks for up to 200 bottles
- Light fixtures included throughout
- White board with gooseneck lights in mud room
- Dry-goods pantry in mud room
- USB built-in charging stations throughout
- Worry-free farmers front door with sidelights
- Custom engraved oversized mailbox

## **Smarthome Features**

- SMART→ home hub with a Sonos→ system
- Network category 6 wiring throughout the home
- Google Hub control
- Eero 6 dual-bank mesh WiFi 6 system with built-in Zigbee smart home hub
- Smart home Google Nest thermostats (3)
- Nest protect fire and carbon monoxide detectors (12)
- Full control rack in basement utility room
- Five (5) outdoor security cameras through Reolink→ protect the perimeter
- Integrated Ring→ doorbell and camera for the front door
- Camera monitoring station in utility room in the basement
- Main floor family room has Sony TV with Sonos sound system
- Basement bedroom/Gym has Sonos sound system
- Dining Room has Sonos sound system
- Prewired for expansion
- Internet range extenders throughout home

## **Primary Bedroom (Second Floor)**

Primary bedroom features a secluded retreat in the back corner of the home with 20' vaulted ceilings, barnwood beams, extra-large ceiling fan, tall light sconces and a gas burning fireplace. There are also two walk-in California style closets each with a built-in safe for valuables.

The primary bathroom features a complete spa-like experience with Italian marble floors, freestanding soaking tub, separate WC, chandelier, sconce lights, spa-like mirror with anti-fog control and adjustable color. The walk-in marble shower has an oversized rain head, Kohler showerhead, 2 body jets, and separate hand-held spray with built-in marble seat and glass surrounds.

- Vaulted ceiling with barnwood beams and oversized ceiling fan
- Marble master spa bath with walk in shower with 5 jets
- Separate WC toilet
- Gas Fireplace
- Pre-wired for television CAT5 wiring
- Two walk-in closets
- Two built-in safes