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35 Gates Avenue
Chatham, New Jersey



Look no further, this is THE HOUSE! Luxurious New Construction, like no other home on the market, in sought after Chatham. It is not every day that New Construction of this caliber comes on the market. Move right in to this perfectly designed 8 Bedroom, 7 Full and 1 Half Bath home with a seamless open floor plan, high end finishes at every turn and every Smart Home bell and whistle imaginable. Simply put, this home is a model of absolute perfection.



Drive up the quiet street and prepare to be transfixed by this home. High-end Hardie siding, charming shutters and classic gables all contribute to the home's incredible curb appeal. Take the herringbone brick front walk and enter through the oversized warm, wood entry door to the spacious and sunlit Entry Foyer featuring gleaming hardwood floors and an incredible, graceful wraparound staircase. Move into the sundrenched Living Room boasting classic hardwood floors with a sumptuous bay of windows where the sunlight pours in. Dinner parties are a dream in the magnificent Dining Room featuring a coffered ceiling, exquisite wainscoting and hardwood floors laid in a herringbone pattern with a walnut inlay. The Dining Room connects easily to a fabulous Coffee/Wet Bar, equipped with custom cabinetry, a Bosch espresso/cappuccino maker and U-Line wine refrigerator. Whether it's fixing your morning joe or crafting cocktails for friends, you will get immense use out of the bar area.





Prepare to be dazzled by the outstanding Gourmet Chef's Kitchen that is truly a work of art. Custom Omega cabinetry with an enormous custom island, dreamy quartzite countertops, Dacor/Bosch/Viking professional grade (2 dishwashers!) appliances and on-trend pendant lanterns make the Kitchen extraordinary. Storage abounds with extensive upper and lower cabinetry and a nearby dry goods Pantry. Enjoy your morning coffee in the serene Breakfast Area with beautiful views through sliding doors of the picturesque yard beyond. The Kitchen opens directly to the eye-popping Family Room, with its wood burning fireplace (with a gas lighter), beautiful built ins and a wall of windows bringing the sunlight in. A state of the art Mudroom, with custom cubbies with charging stations and its own double-sized Coat Closet, will ensure that all backpacks and sports equipment are neatly tucked away. An elegant Powder Room, with chic farmhouse tile, is conveniently located off of the Mudroom. Privacy abounds in the first level Home Office (or use as a Guest Bedroom Suite). A pristine 2-car garage rounds out the First Level.





When it's time to retire for the evening, the stately wraparound staircase, with its dazzling oversized lantern light fixture, leads you to the spacious Second Level. Luxury abounds in the private and open Primary Bedroom Retreat with a soaring cathedral ceiling with rustic beams, a fireplace, light literally pouring in through the generous windows and two of the BEST custom California Closet Walk-In Closets.



Enjoy a soak in the tub in the awe-inspiring Primary Bathroom complete with imported marble tile, a custom double vanity, and a huge shower with rain showerhead and multiple jets. Four additional large-sized bedrooms (2 are ensuite) are steeped in sunlight, include generous fully custom closets and include high-end baths with chic finishes. Ensuite Bedroom 3 particularly impresses with a vaulted ceiling, 2 Walk In Closets and a spa-like bath. Laundry is a pleasure in the top of the line Second Floor Laundry Room with custom built-in cabinetry, chic brushed gold fixtures/hardware and Whirlpool commercial front loader washer and dryer. And if that all wasn't enough, take the staircase to the Third Level where the possibilities are endless. A Bedroom with a Walk In Closet, a Recreation Room/Tween Lounge and a gorgeous bath will make your house the envy of every teen around.

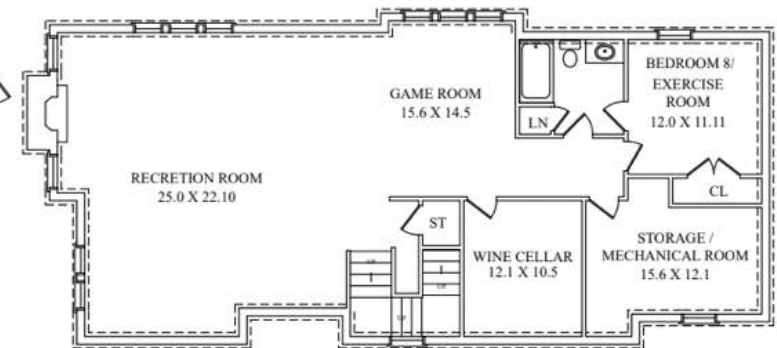
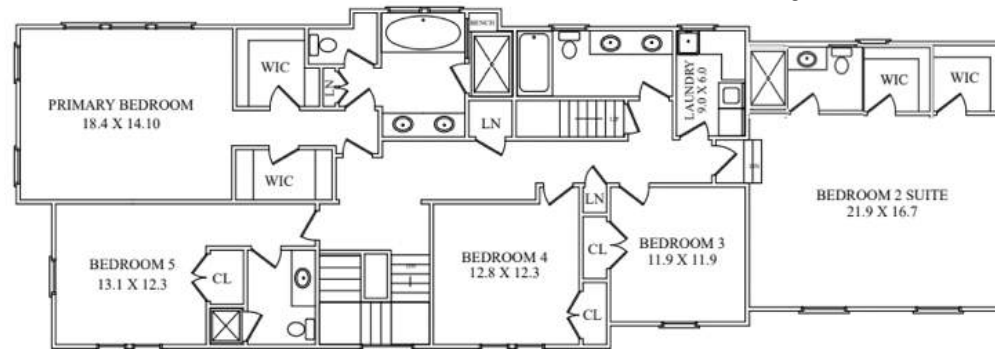
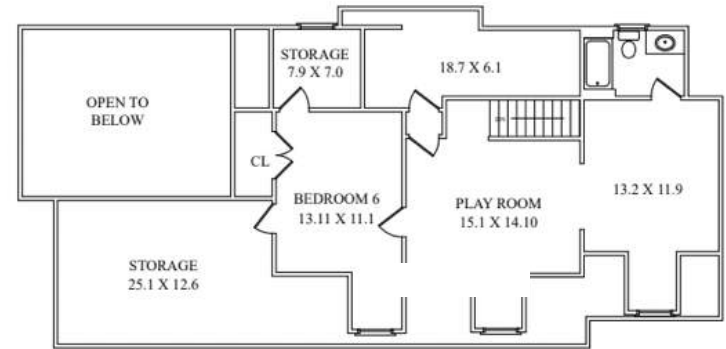


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And it doesn't end there. The home includes a flat, private yard with easy access from the Mud Room and Kitchen. An adjacent, quiet park only lends itself to more play space. Finally, this home boasts every "smart" feature imaginable (see extensive list below) meaning you can easily control cameras, thermostats, music and more from the touch of your phone. Words truly do not do this home justice. 35 Gates is a dream home in every way and cannot be compared to typical new construction. Just minutes from top-notch schools, the Great Swamp Wildlife Refuge, Fairmont Country Club, farmers markets, downtown Chatham shopping and restaurants and NYC transportation, this home must be seen to be believed!



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.

- INSIDE & OUT -

FIRST LEVEL

- Entry Foyer featuring hardwood floors, farmers front door with sidelites, Coat Closet, recessed lighting, crown molding, baseboard molding, wraparound staircase to Second Level, open staircase to Lower Level
- Living Room featuring hardwood floors, windows at 2 exposures including bay of windows at front, recessed lighting, in ceiling speakers, semi-flush light with drum shade, crown molding, baseboard molding, open to Foyer and Family Room
- Dining Room featuring hardwood floors in herringbone pattern with walnut border, bay of windows, coffered ceiling, wainscoting, chandelier, recessed lighting, in ceiling speakers, Sonos
- Gourmet Chef's Kitchen featuring hardwood floors, custom Omega cabinets with LED lights and hidden electric outlets including glass door cabinetry, quartzite countertops imported from Africa, elongated subway tile backsplash, oversized gray island with seating for 3 - 4, recessed lighting, 2 lantern/pendant lights over island, Shaw's Original 36" farm sink with industrial matte black fixture, in-sink waste disposal, triple windows above, Professional 48" Dacor Stainless 6 burner gas stove with 2 ovens and matching hood, built-in warming drawer, 2 professional stainless Bosch dishwashers, Viking Professional 36" stainless refrigerator/freezer, built in Bosch stainless microwave drawer, crown molding, baseboard molding, pot filler, in ceiling speakers, Built In Wet/Coffee Bar featuring custom cabinetry, quartzite countertops, additional bar sink with matte black fixture, U-Line wine refrigerator, built in Bosch espresso/cappuccino maker, Breakfast Area with sliding doors to backyard
- Family Room featuring hardwood floors, wood burning fireplace with custom millwork mantle and stone surround with gas starter and raised hearth flanked by open custom built ins, 65" Sony LED Television over family room fireplace, Sonos, windows at 2 exposures including row of 4 windows overlooking backyard, recessed lighting, in ceiling speakers
- Rear Hallway featuring custom whiteboard with farmhouse style gooseneck lights above, hardwood floors, Double Door Pantry, recessed lighting, crown molding, baseboard molding
- Ensuite Bedroom 7/Home Office featuring hardwood floors, ceiling fan/light, recessed lighting, crown molding, baseboard molding, Double Door Closet with custom storage, Bath featuring gray floor tile, vanity with quartz countertop, frameless glass shower with marble tile surround, medicine cabinet, Kohler toilet, 2-light sconce, recessed lighting, fan
- Powder Room featuring farmhouse style floor tile, vanity with quartz countertop, 3-light sconce, Kohler toilet, crown molding, baseboard molding, fan
- Mud Room featuring hardwood floors, 4 custom cubbies with 3 levels of storage and charging stations, beadboard accents, triple windows, door to Garage, Double Door Closet, recessed lighting, crown molding, baseboard molding, farmhouse style Dutch door to backyard
- 2 Car Garage with carriage style electric doors, keypad and 2 remote clickers

SECOND LEVEL

- Wraparound Staircase to Second Level with reinforced steel, window at landing with decorative arch, oversized designer lantern with matte black finish
- Second Level Gallery Landing featuring hardwood floors, recessed lighting, door to Third Level, Linen Closet, Closet (under staircase to Third Level)
- Primary Bedroom Suite featuring hardwood floors, 20' cathedral ceiling, rustic barnwood wood beams, oversized ceiling fan, gas fireplace, sconces, windows at 2 exposures, baseboard molding, 2 Walk In Closets with custom storage and built in safes, pre-wired for TV CAT5 wiring
- Primary Bath featuring oversized Italian marble floor tile, wall to wall custom double vanity with marble countertop, tray ceiling, sconces, recessed lighting, soaking tub, frameless glass shower with designer marble tile, marble seat, rain showerhead, 5 jets, spa-like anti fog mirrors with adjustable color, chandelier, 2 windows, separate commode, Kohler toilet
- Ensuite Bedroom 2 (at top of stairs) featuring hardwood floors, windows at 2 exposures, ceiling fan/light, recessed lighting, Double Door Closet with custom storage, baseboard molding, Bath featuring gray floor tile, custom vanity with quartz countertop, frameless glass shower with oversized marble tile with multi-level surface, 3-light sconce, recessed lighting, Kohler toilet, baseboard molding, window, fan
- Full Hall Bath featuring gray tile flooring, custom double vanity with quartz countertop, spa-like anti fog mirrors with adjustable color, two 3-light sconces, recessed lighting, extra-large six-foot (6') tub/shower combination with glass door and designer tile surround, Kohler toilet with integrated baby potty-training, fan, window
- Laundry Room featuring gray floor tile, custom cabinetry (upper and lower) with sink, brushed gold fixtures and hardware, Whirlpool front loader washer and dryer with pedestal bases, recessed lighting, window, baseboard molding
- Ensuite Bedroom 3 featuring vaulted ceiling, carpeting, windows at 2 exposures, oversized fan, recessed lighting, 2 Walk In Closets with custom storage, baseboard molding, Bath featuring gray tile flooring, vanity with quartz countertop, 3-light sconce, recessed lighting, tub/shower combination with designer tile surround, Kohler toilet, window, baseboard molding, fan
- Bedroom 4 featuring hardwood floors, high ceilings, oversized window, ceiling fan/light, recessed lighting, Double Door Closet with custom storage, baseboard molding
- Bedroom 5 featuring hardwood floors, high ceilings, oversized windows, ceiling fan/light, recessed lighting, Double Door Closet with custom storage, baseboard molding

- INSIDE & OUT -

LOWER LEVEL

- Recreation Room featuring oversized gray tile flooring, recessed lighting, oversized windows at 2 exposures, baseboard molding, in ceiling speakers, under stairs storage, closet with sump pump
- Area for TV Watching with 84" Sony Bravia® Television in the basement theatre space
- Area for Game Room/Ping Pong
- Wine Cellar featuring hexagonal brick floor tile, custom built in mahogany wine storage for 200+ bottles, recessed lighting
- Bonus Room/Potential Gym featuring tile flooring, tray ceiling, recessed lighting, in ceiling speakers, Double Door Closet, baseboard molding, door to Full Bath, Sonos
- Full Bath featuring tile flooring, vanity with quartz countertop, Kohler toilet, medicine cabinet, 3-light sconce, recessed lighting, Linen Closet, frameless glass door shower with designer tile surround, door to hallway and Bonus Room, fan
- Utility/Media Control Room, 42" LED Television for monitoring security cameras

ADDITIONAL FEATURES/UPGRADES

- 6,452 sq. ft. (approx.) of living space
- Andersen sliding doors and windows throughout
- Hardie siding with shake accents
- 2 flowerboxes
- Architectural roof shingles
- Tin roofing accents
- Three zones of heating and cooling (3 units and 3 Nest thermostats)
- 9' ceilings throughout
- Extra tall base moldings, and elegant cove crown molding
- Whole house water filter and water pressure control
- Kohler Comfort Height toilets, elongated bowls and slow-close seats/lids throughout
- Two 75-gallon gas water heaters with recirculation pumps
- Generac whole-home backup generator
- Budd Central Vacuum System
- Kohler Bathroom fixtures throughout
- 3 built-in safes
- Schlage keyless front door entry
- Built in electric night lights throughout home
- California Closets throughout
- 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
- USB built-in charging stations throughout

THIRD LEVEL

- Staircase to Third Level
- Recreation Room/Tween Lounge featuring deep pile carpeting, 2 deep window seats in dormers, vaulted ceiling, recessed lighting, access to eave storage, baseboard molding
- Full Bath featuring gray floor tile, vanity with quartz countertop, medicine cabinet, frameless glass door shower with designer tile surround, 2-light sconce, recessed lighting, fan, Kohler toilet
- Bedroom 6 featuring carpeting, deep window seat in dormer, vaulted ceiling, recessed lighting, Double Door Closet, Walk In Closet with custom storage, door to attic utilities/storage, baseboard molding
- Separate heating and cooling for this level

SMART HOME 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
- Prewired for expansion
- Internet range extenders throughout home

FRONT/BACKYARD

- Custom engraved oversized mailbox
- Professionally landscaped
- Located next to quiet park for extra play space
- Herringbone pattern brick front walkway
- Covered front entry, bluestone steps and landing, brick risers
- 2 car wide driveway with pavers at entry, Belgian block
- Rear Bluestone staircase off Kitchen
- Flat yard with privacy
- Irrigation system



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