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152 Fairmount Avenue
Chatham, New Jersey



Welcome to extraordinary 152 Fairmount! Arguably the most prestigious location Chatham has to offer, this 6 Bedroom, 4 Full and 1 Half Bath home is situated amongst Chatham's historic mansions on marvelous Fairmount Avenue and presents an exceptional opportunity to own one of Chatham's most coveted homes. It is not every day that a home of this distinction, with intact timeless elegance (high ceilings, original moldings, stained glass, original fireplaces) also includes every modern amenity/upgrade imaginable. Simply put, this home is a model of absolute perfection.



As you arrive, take in the decorative driveway, impeccable landscaping, and regal architectural details. The stunning front entrance is graced with architectural columns, a magnificent stone floor, and stained glass sidelites and transom. Enter the spacious and courtly Entry Foyer and prepare to be overwhelmed by the sheer elegance, light, and scale of this home. The Entry Foyer includes exceptionally high ceilings, a stately staircase, and glorious views to the back of the home. The Conservatory, with oversized windows at 2 exposures, is the perfect place to practice your scales. The adjacent Living Room includes gracious cove ceilings and a fabulous fireplace making it a serene and ideal spot to entertain or curl up with your favorite novel. You will fall in love with the formal Dining Room with a glorious, coffered ceiling, gorgeous built-in China cabinets, and another original fireplace.







The Dining Room connects easily to the stunning Gourmet Chef's Kitchen. A variety of warm wood and cream cabinetry, an oversized custom island with seating for 4, honed marble and granite countertops and top-of-the-line stainless steel appliances (Wolf/Sub-Zero/Miele) exhibit the best in style and function. Breakfast is served in the dreamy Breakfast Room with windows galore, a built-in window seat, and stunning backyard views. Mixing cocktails for friends is a snap in the nearby Wet Bar with its own wine refrigerator, custom cabinetry, and marble countertops. Just outside the Kitchen, don't miss the oversized Desk Area, with ample storage and workspace, sure to be "command central" for any busy family.





Move into the sun-drenched Family Room and soak in the magical backyard views through 3 sets of French doors with arched transoms. This impressive room is nothing less than a work of art with its coffered ceiling, lavish use of windows, built-ins, and lovely fireplace. This room exudes relaxation and is well suited for family game night, movie watching, or cozy nights by the fire. This room flows directly out to the home's unbelievable focal point, its property. A large Bluestone Patio with a flawless fireplace and built-in BBQ, blooming perennials, and a lush lawn, all cascading down to a resort-like Pool with a Pool House, are just a few of the property's highlights. Kick back on the bluestone patio where you can enjoy dazzling natural views while you sip cocktails, cuddle by the fire, or dine al fresco. Back inside, rounding out the First Level are a chic Powder Room, a Mudroom/Laundry Room (with slate tile flooring, custom built-in lockers, and a fabulous farm sink), and a spacious 2-Car Garage.



When it's time to retire for the evening, the stately original staircase leads you to the elegant second-floor landing. Luxury abounds in the spacious Primary Bedroom Suite which is unlike any bedroom we've seen. A sun-drenched bedroom with its own fireplace, a fully custom Dressing Room, a fabulous Home Office with tons of built-ins and storage (and a "secret" door) and a spa-like Bath with its own Sun Deck make this room extraordinary. Bedroom 2 includes its own separate Office area with 2 custom workspaces. Sunny and bright Bedroom 3 boasts a bay of windows, a built-in window seat, and a gorgeous, original fireplace. A dazzling Full Hall Bath and a fantastic (2nd!) Laundry Room rounds out the Second Level. Take the staircase, with a chic designer runner, to the Third Level where there are 3 fabulous bedrooms with tons of charm, built-ins, and fabulous original details. An on-trend Full Hall Bath rounds out the Third Level.





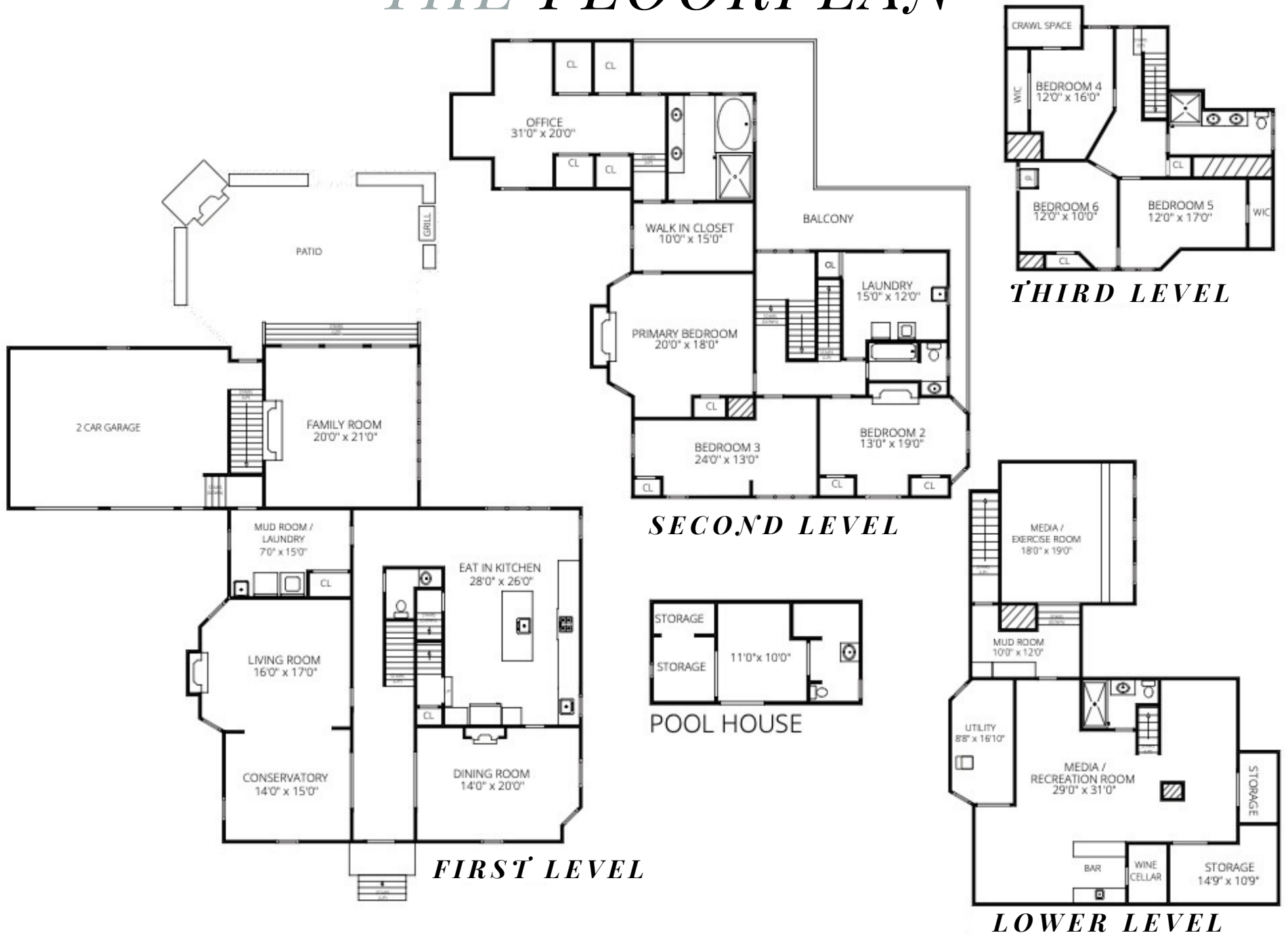
And there's more ... The Lower Level, with its Recreation Room, Built In Bar, Wine Cellar, Game Area, Exercise Room, Full Bath, and a 2nd Mud Room (also accessed from the Garage) provides endless space for entertaining, hangouts, working out, and storing sports equipment. Whether it's movie watching, a super bowl party, children's art projects or wine tastings, the Lower Level provides incredible functional space!





This is a rare opportunity for the discerning buyer seeking to own one of Chatham's most revered homes. Close to top-notch schools, Midtown Direct Train, and restaurants/shopping in downtown Chatham/Madison, this home truly is in a league of its own.

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 marble floor tile with inlay, tall ceilings (throughout 1st level), wainscoting, chandelier with ceiling medallion, crown molding, wallpaper, staircase with runner and wainscoting to Second Level
- Dining Room featuring pocket doors, hardwood floors, coffered ceiling, original fireplace with custom mantle and tile surround, wainscoting, windows at 2 exposures with custom designer window treatments, 2 built in China cabinets with glass shelves and lower cabinet, grass cloth wallpaper, chandelier, swinging door to Kitchen
- Conservatory featuring hardwood floors, windows at 2 exposures with dentil detail moldings, cove ceilings, crown molding, baseboard molding, dividing wall and decorative columns between the Conservatory and Living Room
- Living Room featuring hardwood floors, original fireplace with custom millwork mantle and stone surround, cove ceilings, 2 oversized windows with dentil detail moldings, crown molding, baseboard molding, recessed lighting
- Gourmet Chef's Kitchen featuring hardwood floors, custom cabinetry, oversized island with seating for 4 and honed marble countertop, honed granite countertop for exterior cabinets, marble tile backsplash, custom hood, Sub-Zero refrigerator/freezer, Wolf stainless 6 burner double oven with griddle, Miele dishwasher, Miele stainless steam oven, Shaws farm sink, decorative floral patterned ceiling, recessed lighting, 2 industrial style pendant lights over island, open shelving, Built In Hutch with TV area, stand-alone furniture style warm wood pantry, Wet Bar Area with warm wood cabinetry, upper leaded glass door cabinetry, honed marble countertop, mosaic marble tile backsplash, bar sink, Sub-Zero wine refrigerator, oval architectural window, in ceiling speakers, opening to Rear Staircase, door to Lower Level staircase
- Breakfast Room featuring hardwood floors, chandelier, 3 large windows (and window at other exposure) with leaded glass, custom window treatments, built in window seat with headboard detail
- Rear Hallway off Breakfast Room featuring hardwood floors, built in Desk Area with open and concealed storage, file drawers and open shelving, chandelier, baseboard molding
- Family Room featuring windows/3 sets of French doors at 2 exposures, custom window treatments, hardwood floors, coffered ceiling, in ceiling speakers, recessed lighting, semi-pendant light with drum shade, gas fireplace with custom millwork mantle and stone surround, wall to wall built ins with open and concealed storage flanking fireplace
- Powder Room featuring basketweave marble floor tile, designer wallpaper, furniture style wood vanity with stone countertop and copper/tiled vessel sink, chandelier, sconce, baseboard molding
- Laundry/Mud Room featuring slate tile flooring in herringbone pattern, custom built in cabinetry, marble countertops, farm sink, Bosch front loader washer and dryer, custom built in lockers with seat, door to Garage, french pocket doors to the main hall, 2 lanterns, baseboard molding, crown molding
- 2 Car Garage with electric carriage style doors, custom storage, door to backyard, door to driveway, staircase to Lower Level Mud Room, epoxy flooring
- Rear Staircases with designer runner, double door Broom Closet

SECOND LEVEL

- Original staircase to Second Level, runner, landing area with built in window seat, architectural arched and leaded windows, wainscoting, opening to Rear Staircase
- Second Level Landing featuring hardwood floors, chandelier, decorative moldings, crown molding, baseboard molding, staircase to Third Level
- Primary Bedroom Suite featuring high ceilings, hardwood floors, original fireplace with original mantle and stone surround, 2 oversized windows with custom window treatments, recessed lighting, nook area for dresser, crown molding, baseboard molding, Linen Closet
- Primary Dressing Room/Walk-In Closet featuring carpeting, custom built in closet system with hanging, shelf and drawer storage, lantern, recessed lighting, window, crown molding, baseboard molding, sconce
- "Hidden" Primary Bedroom Office/Sitting Room featuring vaulted ceiling, designer carpeting, wainscoting, oversized windows, wallpaper, 4 Double Door Closets with custom storage, lantern, chandelier, in ceiling speakers, custom built ins at desk area with open and concealed storage, nook with architectural arched window, custom built in with bookshelves and concealed storage
- Primary Bath featuring stone floor tile, custom double vanity with honed granite countertop, built in jetted tub, door to Sun Deck, oversized frameless glass door shower with designer tile surround, rain showerhead, plantation shutters, crown molding, tile wainscoting
- Private Sun Deck
- Bedroom 2 featuring hardwood floors, entry way with built in Double Desk Area with open and concealed storage, lantern, architectural arched window, bedroom area with wallpaper, windows at 2 exposures, custom window treatments, chandelier
- Bedroom 3 featuring hardwood floors, original fireplace with original mantle and mosaic tile surround, chandelier, 2 Closets, bay of windows, baseboard molding
- Full Hall Bath featuring hexagonal floor tile, wallpaper, custom wall to wall vanity with stone countertop, custom cut mirror, tub/shower combination with subway tile surround, window, chandelier, 2 sconces
- Second Floor Laundry Room featuring tile flooring, custom built in upper and lower cabinetry, stone countertops, island for folding, stainless sink, LG front loader washer and dryer, recessed lighting, Closet, baseboard molding, windows at 2 exposures, custom window treatments, display nook with beadboard surround

- INSIDE & OUT -

THIRD LEVEL

- Original staircase with designer runner to Third Level
- Third Level Landing featuring hardwood floors, runner, 2 lanterns, window, decorative moldings, baseboard molding
- Bedroom 4 featuring hardwood floors, vaulted ceiling, window, Double Door Closet flanked by open shelving, eave storage, baseboard molding, star/glass light fixture, recessed light
- Bedroom 5 featuring door with transom, hardwood floors, vaulted ceiling, beadboard wainscoting, windows at 2 exposures, built in window seat, built in drawers, Closet, flush mount light fixture
- Bedroom 6 featuring hardwood floors, vaulted ceiling, built in window seat, 2 windows, flush mount light, recessed lighting, built in drawers, Closet, baseboard molding
- Full Hall Bath featuring basketweave marble floor tile, double vanity with marble countertop, glass door steam shower, built in drawers, 2 windows, two 2-light sconces, recessed lighting, subway tile wainscoting, Linen Closet

LOWER LEVEL

- Carpeted staircase with runner to Lower Level
- Recreation Room featuring designer carpeting, beadboard wainscoting, recessed lighting, multiple entertaining zones
- Custom Built In Bar featuring custom cabinetry/bar area, honed granite countertops, seating for 4, copper bar sink, Summit beverage refrigerator, tile flooring, recessed lighting, open shelving
- Temperature controlled Wine Cellar with custom wine storage
- Double Door Walk In Storage Closet
- Double Door Utility Closet
- Utility Room
- Full Bath featuring tile flooring, wash basin sink with marble countertop, tile backsplash, oversized steam shower with designer tile surround, recessed lighting, fan, 2 sconces, baseboard molding
- 2nd Mud Room featuring tile flooring, custom built in cubbies and seats, GE refrigerator, beadboard wainscoting, door to Garage, crown molding, baseboard molding, recessed lighting
- Exercise Room featuring custom cut mirrors, egress windows, Double Door Closet, carpeting, area for weights storage, recessed lighting, baseboard molding

FRONT / BACKYARD

- .79 acres
- U-shaped driveway with decorative pavers, landing/parking area at front
- Meticulously landscaped flat property with crisp foundation plantings, blooming perennials and specimen trees
- Covered front entry with stone staircase, natural cut stone landing area, beadboard ceiling, original door with stained glass sidelites and transom, decorative storm door, decorative pillars, 2 lanterns
- Side Area with driveway with paver border, basketball hoop
- Bluestone stepping stone pathway from garage area to backyard
- Fully fenced in yard
- Bluestone Patio with full masonry stone fireplace, built in BBQ area with built in Weber BBQ, stone knee walls
- Courtyard garden with boxwoods, fountain
- Deep and flat backyard
- 2 sheds
- Lower Level Pool Area featuring freeform gunitite pool, planting beds blooming with hydrangea, decorative paver surround
- Pool House with Half Bath, storage, Frigidaire refrigerator, brick flooring, recessed lighting
- Irrigation system

- INSIDE & OUT -

ADDITIONAL FEATURES/UPGRADES

Impeccable renovation in 2009

Extensive Improvements over last 2 years include:

New "Smart" home and built in entertainment system**

Pool remodel and equipment: new tile, new bluestone coping,
resurfaced interior with granite ansylbrite, new drain SVRS,
new lighting inside spa and pool, all new pool equipment and gas heater,
remote control access to pool system
New Pool landscaping and sod

New 60kW natural gas whole house generator and service upgrade

Updated exterior siding, trim, rebuilt dormers, new asphalt roof

New heating/FAU's on Lower Level

New Second Shed

Tree removal and pruning

New 2nd and 3rd floor runners

New Exercise Room mirror

3 new Wi-Fi-enabled sump pumps, ejector pump in basement

New reverse osmosis water purifier, instant hot water, new disposal in kitchen

New Wi-Fi hotspot at pool

New Water conditioner

New Washer and dryer

New Primary Dressing Room carpet

Upgraded Honeywell security system and external security cameras

New boiler expansion tanks

New garage door openers

New Tesla charger

New AC in wine room

Refinished master bathroom shower tile and new shower head

New refrigerator in pool house

**The smart home and built-in entertainment system upgrade was proposed and completed by Woodbridge Stereo and Video and consisted of an extensive upgrade to the Control4 Entertainment and Automation System. The System is used to provide a wide range of functions throughout the home including: access to some of the most popular streaming music services; touch-screen access and control of audio and video with built-in microphones, speakers, and cameras; full video/intercom communications throughout the house, at the front and garage doors, and when using portable devices; 6 smart TVs (and access to up to ten TV locations). Each TV audio can play through the speaker system in each speaker-equipped room. Shared video sources connected to a switcher include a 4K Blu-ray/DVD Player and 6 4K Apple TVs so any user can select their own Apple TV on any TV in the house. Each TV has a Verizon FiOS TV One cable box connection which enables live and on-demand TV viewing.



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