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16 Woodland Road  
Chatham, New Jersey



*Welcome to 16 Woodland Road!*

*This picture perfect 4 Bedroom, 2 Bath Cape has it all. On a sought after block close to everything with incredible charm, an open and airy floor plan and on trend design/renovations, 16 Woodland is an absolute dream.*



*Stroll up the charming, curved walkway and take in the home's beautiful brick and shake exterior with a covered Front Porch perfect for rest and relaxation. Enter through the warm, front door and become transfixed by all this house has to offer. The spacious welcoming Entry Area leads to the sun-drenched Living Room featuring soothing hues, hardwood floors and three windows where the sunlight radiates in. Dinner parties are divine in the elegant Dining Room flowing seamlessly between the Kitchen and Living Room. Regal wainscoting and a French door slider make this the perfect spot for holiday gatherings or family meals. The Dining Room opens to the RENOVATED Chef's Kitchen that really dazzles. Crisp white cabinetry, quartz countertops, an island with seating for two and gleaming stainless appliances are the best in design and function.*



*Take a step down into the glorious Family Room perfect for TV watching, game night or just curling up with a good book. A 1 Car Garage rounds out the First Level living space.*

*Ready to retire for the evening? On the other side of the First Level, you will find 2 of the home's 4 bedrooms. Hardwood floors, windows at 2 exposures and plenty of room to spread out make Bedrooms 3 and 4 extraordinary. A lovely, tastefully renovated Full Hall Bath, with beadboard wainscoting, a sleek white vanity and wood look tile, rounds out the First Level sleeping area.*



*Take the elegant steps upstairs to find Bedrooms 1(Primary) and 2. The Primary Bedroom impresses with a cool gray hue, vaulted ceiling and plenty of sunlight. Bedroom 2 radiates with sunlight and soothing blue paint. A well-appointed Full Hall Bath rounds out the Second Level.*





*And that's not all. The Lower Level boasts a fantastic Recreation Room with 2 distinct entertaining areas, so there is room for tv/movie watching, gaming and/or arts and crafts. A spacious Laundry/Storage Room provides great space and functionality.*

*Love to entertain outside? No problem! Don't miss the Paver Patio, Fire Pit and lush, flat fenced-in backyard perfect for al fresco dining, playdates and entertaining friends.*

*With its prestigious neighborhood, close proximity to Midtown Direct Train (path close to Woodland Rd, off Lafayette, runs parallel to tracks for a 10 min stroll directly to the Train Station), top-notch schools and convenience to Chatham's fantastic shopping and restaurants, 16 Woodland Road is a tremendous value and cannot be missed!*

# - INSIDE & OUT -

## FIRST LEVEL

- Entry Area featuring original front door, hardwood floors, staircase to Second Level
- Living Room featuring hardwood floors, recessed lighting, crown molding, baseboard molding, painted neutral hue
- Dining Room featuring wainscoting, hardwood floors, sliding French doors to backyard, recessed lighting, crown molding, baseboard molding
- RENOVATED Chef's Kitchen (2019) featuring hardwood floors, crisp white custom cabinetry, quartz countertops, large subway tile backsplash, recessed lighting, light with glass shade over sink, stainless sink with gooseneck fixture, Kenmore stainless refrigerator/freezer, Kenmore stainless oven/range, Kenmore stainless dishwasher, Kenmore stainless built in microwave, crown molding, wainscoting, painted neutral hue
- Family Room (step down) featuring hardwood floors, windows at 2 exposures, recessed lighting, baseboard molding, door to Garage
- 1 Car Garage with carriage style door
- Rear Hallway with Coat Closet and Linen Closet, French door (new 2017) to Lower Level

## FIRST LEVEL SLEEPING AREA

- Bedroom 4 featuring hardwood floors, baseboard molding, flush mount light, windows with blinds at 2 exposures, Closet, painted soothing gray
- Office/Bedroom 3 featuring hardwood floors, baseboard molding, flush mount light, windows with shades at 2 exposures, Closet, painted soothing blue
- RENOVATED (2021) Full Hall Bath featuring wood look tile flooring, beadboard wainscoting, vanity with quartz countertop, shower with sliding glass door and tile surround, 3-light sconce, recessed lighting, fan/light

## SECOND LEVEL

- Primary Bedroom/Bedroom 1 featuring hardwood floors, vaulted ceiling, windows at 2 exposures with blinds, baseboard molding, Closet, painted soothing grey
- Bedroom 2 featuring hardwood floors, vaulted ceiling, windows at 2 exposures with blinds, baseboard molding, Closet, painted soothing blue
- Full Hall Bath featuring tile flooring, tile wainscoting, medicine cabinet, vanity, tub/shower with tile surround (refinished 2022), 2 light sconce, fan/light

## LOWER LEVEL

- Carpeted staircase to Lower Level
- RENOVATED Recreation Room Area featuring carpeting, recessed lighting, crown molding, baseboard molding
- RENOVATED Game Area featuring carpeting, recessed lighting, crown molding, baseboard molding, Double Door Closet, bookshelf under staircase
- Utility/Storage/Laundry Room featuring Kenmore washer and dryer, utility sink

## FRONT YARD / BACKYARD

- .21 acres
- 2 car wide driveway, parking for total of 5 cars
- Curved front walkway
- Front Porch
- Fenced in, flat yard
- Paver Patio with built in Fire Pit

## ADDITIONAL FEATURES / UPGRADES

- Newer Heat/AC (2015)
- Exterior house painted (2017)
- Newer gutters (2017)
- Newer sump pump (2018)
- Newer recessed lighting throughout First Level living areas (2017)
- Living Room, Dining Room, Kitchen and Family Room painted 2019
- Newer Patio Door, stairs to Patio and exterior patio lights (2019)
- Newer crown and baseboard moldings in LR, DR and Kitchen (2019)
- Newer wainscoting in Kitchen and DR (2019)
- Refinished hardwood floors on First Level plus stairs to Second Level and installed hardwood in Kitchen (2019)
- Newer recessed lighting, drywall and crown molding in basement (2021)
- Newer main water valve (2021)

## THE FLOORPLAN





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