

PRESENTED BY  
**sueadler**   
THE #1 KELLER WILLIAMS TEAM IN NEW JERSEY **team**

**kw** PREMIER  
PROPERTIES  
**KELLERWILLIAMS**  
*Each Keller Williams office is  
individually owned and operated.*



44 Haggerty Drive  
West Orange, New Jersey



*Welcome to 44 Haggerty! This picture perfect 4 Bedroom, 4.1 Bath custom built home, situated in West Orange's prestigious Reserve at Bel Air neighborhood, boasts gleaming hardwood floors, soaring ceilings, an open and airy floor plan and spacious rooms for entertaining and everyday living. Close to New York transportation, fabulous restaurants, shopping and South Mountain Recreation Complex and Reservation, this home checks all the right boxes.*



*Drive up to find this extraordinary home and prepare to be impressed. Beauty abounds with the dramatic 2-story Entry Foyer featuring a statement staircase, gleaming hardwood floors and a view of the second floor landing. A graceful Living Room and 2 large Coat Closets are conveniently located off of the Entry Foyer. Flow easily into the sun-drenched Living Room with a regal gas fireplace and oversized windows so the natural light literally pours in. Dinner parties are divine in the Dining Room complete with multiple windows, outstanding views of the property beyond and easy flow to the Kitchen.*





*You are sure to be impressed with the Gourmet Chef's Kitchen with custom cabinetry, a spacious island, granite countertops, high-end stainless steel appliances and a Central Vac with kickplate. A huge Double Door Pantry ensures that all kitchen items will be neatly tucked away. Sliding doors allow the room to soak in sunlight and provide views of the backyard and Patio. Laundry is a snap when it is conveniently located just off the Kitchen. A sunny and bright Office, a 2 Car Garage with storage and a tasteful Powder Room round out the First Level.*



*Ready to retire for the evening? Walk up the elegant staircase to the magnificent Second Floor Gallery Landing overlooking the Entry Foyer. It doesn't get better than the luxurious Primary Bedroom Suite. A tray ceiling, 2 Walk In Closets with custom hanging shelf and drawer storage and tons of sunlight make the Primary Suite your own sumptuous oasis. The spacious Primary En-Suite Bathroom is tastefully appointed with a built-in Jacuzzi tub, a double vanity and a frameless glass shower. Down the hallway, you will find three more spacious and sunny bedrooms. Bedroom 2 is radiant with a custom double-sized Closet. Bedroom 3 includes 2 Double Door Custom Closets. Bedrooms 2 and 3 share a well-appointed Full Hall Bath with a double vanity and separate room for shower/toilet. Bedroom 4 with custom double-sized closet and en-suite bathroom, offering immense privacy.*



*And there's more! The finished Lower Level absolutely dazzles with a large Recreation Room, an Exercise Room, and a well-appointed Full Bath. There is also tons of storage and plenty of room to build a wine cellar, should you choose. Simply put, the Lower Level adds incredible living space and storage to the home. Also, prepare to be "wowed" by the gorgeous backyard. A Patio with a Gazebo and beautiful views are ideal for entertaining, bird watching or enjoying starry nights.*

*With fantastic schools (St. Cloud Elementary/Liberty Middle School), easy access to the New York City transportation and fabulous South Mountain Recreation Complex/Reservation nearby, 44 Haggerty is ideal in every way.*

# - INSIDE & OUT -

## FIRST LEVEL

- 2-Story Entry Foyer featuring door with sidelites, hardwood floors, staircase to Second Level, modern cascading chandelier, 2 Coat Closets, crown molding, baseboard molding, door to Lower Level
- Living Room featuring hardwood floors, gas fireplace with custom millwork mantle and stone surround, high ceilings (throughout First Level), oversized windows at 2 exposures, custom shades, recessed lighting, crown molding, baseboard molding
- Dining Room featuring hardwood floors, oversized windows at 2 exposures, custom shades, chair rail, modern pendant light fixture, crown molding, baseboard molding
- Gourmet Chef's Kitchen featuring hardwood floors, custom cabinetry, granite countertops, glass elongated subway tile backsplash, island with seating for 2, recessed lighting, 2 pendant lights over island, Samsung black stainless refrigerator/freezer with external water/ice, GE Profile black stainless 5 burner oven/range with optional griddle, built in GE Profile black stainless microwave with extractor to the outside of the house, GE black stainless dishwasher, double sink, 2 windows with custom shades, Double Door Pantry, sliding French door to backyard
- Rear Hallway featuring hardwood floors, door to Garage, door to Laundry Room, door to Powder Room, flush mount light, baseboard molding
- Laundry Room featuring tile flooring, Samsung washer and dryer, utility sink, window with custom shade, wire shelf, flush mount light, baseboard molding
- Powder Room featuring tile flooring, vanity with integrated top, window with custom shade, custom cut mirror, 2-light sconce, fan
- Office featuring hardwood floors, windows at 2 exposures, custom shades, flush mount light, baseboard molding
- 2 Car Garage with LiftMaster carriage-style electric doors, storage/bike rack, electric car charger

## SECOND LEVEL

- Second Floor Gallery Landing overlooking Entry Foyer, hardwood floors, Linen Closet, flush mount lights, crown molding, baseboard molding, drop down attic access
- Primary Bedroom Suite featuring hardwood floors, tray ceiling, recessed lighting, oversized windows at 2 exposures, custom shades, 2 Walk In Closets with custom shelving, hanging and drawer storage, Bath featuring tile flooring, double vanity with integrated top, custom cut mirror, two 2-light sconces, built in jetted tub, frameless glass door shower with tile surround, Linen Closet, baseboard molding, fan, flush mount light, window with custom shade
- Full Hall Bath featuring tile flooring, double vanity with integrated top, custom cut mirror, 3-light sconce, baseboard molding, separate room with toilet and shower, tub/shower combination with tile surround, fan, flush mount light, window with custom shade
- Bedroom 2 featuring hardwood floors, 2 oversized windows, custom shades, Double Door Closet with custom storage, flush mount light, baseboard molding
- Bedroom 3 featuring hardwood floors, 2 oversized windows, custom shades, 2 Double Door Closets with custom storage, flush mount light, baseboard molding, window with custom shade
- Ensuite Bedroom 4 featuring hardwood floors, 2 oversized windows, custom shades, Double Door Closet with custom storage, flush mount light, baseboard molding, Bath featuring tile flooring, vanity with integrated top, custom cut mirror, 2-light sconce, fan, tub/shower combination with tile surround

## LOWER LEVEL

- Carpeted staircase to Lower Level
- Recreation Room featuring high ceilings, carpeting, recessed lighting, baseboard molding, Double Door Utility Closet, under stairs Closet
- Exercise Room featuring high ceilings, carpeting, flush mount lights, baseboard molding
- Double Door Walk In Storage Closet
- Full Bath featuring tile flooring, vanity with integrated top, custom cut mirror, 2-light sconce, flush mount light, fan, tub/shower combination with tile surround
- Utility/Storage Room
- Storage Closet below staircase

## FRONT YARD / BACKYARD

- Approximately 1 acre (about 2/3 are part of the basin maintained by the HOA)
- Covered front entry
- Paver front walkway
- Irrigation system
- Rear grassy area overlooking scenic natural reserve
- Covered Rear Patio with Gazebo and Pavers including walkway

# INSIDE & OUT CONT...

## ADDITIONAL FEATURES / UPGRADES

- Solar and Powerwall
- Tesla solar panels and battery ownership transferable
- Solar panel covers 100% of home's electric needs (approximately \$1300/year savings on average)
- No power outages due to battery
- 7 years remaining on NJ Solar Credits benefit (The system generates about 8 credits (1 credit = 1 MW of electricity) per year. Each credit is about \$200 so it will generate about \$1600 / year.)
- There are nearly \$200,000 in upgrades in this custom home including, but not limited to, exterior stucco, hardwood floors, outdoor Patio, finished Lower Level, upgraded fixtures, sprinklers, gazebo, Hunter Douglas blinds, high-end light fixtures and custom closets
- Central Vacuum with kickplate
- Guardian Alarm System
- West Orange Jitney stop 500' from house (to S Orange Train Station)
- HOA of \$200/year - paid for 2023
- Approximately 3+ years left of builder warranty
- Passive radon remediation system
- Garage door openers Wi-Fi capable
- Ecobee thermostats
- Playground down the street

## THE FLOORPLAN



PRESENTED BY  
**sueadler**   
THE #1 KELLER WILLIAMS TEAM IN NEW JERSEY **team**

**kw** PREMIER  
PROPERTIES  
KELLERWILLIAMS.

Each Keller Williams office is individually owned and operated.



**Terry Orr**  
Listing Specialist

Cell: 973.936.9129

Office: 973.376.0033 ext.101

E-mail: [info@sueadler.com](mailto:info@sueadler.com)

[sueadler.com/44Haggerty](http://sueadler.com/44Haggerty)