



23 Old Brook Lane  
New Providence, New Jersey



Welcome to 23 Old Brook Lane! This impeccably maintained 4 Bedroom, 3 Full Bath gem with an incredible floor plan is the perfect home for both entertaining and everyday living. Enjoy all this home has to offer with top-notch schools (Allen W. Roberts Elementary) and a convenient location just minutes from Summit, New Providence, and Berkeley Heights with easy access to Route 78 and New York City train.

As you arrive on what feels like a welcoming country road, take in the spacious Front Porch perfect for unwinding and relaxation. Enter through the charming dutch front door to find the Entry Foyer featuring gleaming hardwood floors and a generous Coat Closet. Prepare to be overwhelmed by the delightful, sun-drenched Living Room with a stately fireplace and a large picture window where the sunlight pours in.





Get ready to host dinner parties in the formal Dining Room featuring regal wainscoting and a gorgeous linear chandelier. The Dining Room opens directly to an adorable Country Kitchen with its original vintage cabinetry and a charming banquette. The kitchen provides direct access to the heated sunroom/breezeway for year-round sunlight and use! Back through the kitchen and down the hallway, don't miss the spacious Family Room perfect for tv watching and family game night. This room exudes relaxation and is the perfect spot to wind down. A tasteful Full Hall Bath and a spacious Garage round out the First Level living area.



Outside, enjoy cocktails and al fresco dining as you overlook the idyllic backyard with tons of space for activities and play. Whether it's relaxing on a warm summer night or hosting family and friends, you will love spending time in this backyard oasis.

Ready to retire for the evening? You will find a spacious ensuite Bedroom on the First Level that can serve as the primary or a guest suite. Take the staircase to find 3 other terrific bedrooms. Bedroom 1 would make a fantastic Primary Bedroom with 2 Closets, tons of sunlight, and a charming window seat. Bedroom 2 boasts a vaulted ceiling with a skylight where the sunlight pours in. Bedroom 3 is spacious and also includes 2 Closets. Finally, a well-appointed Full Hall Bath with a double vanity and its own Linen Closet rounds out the Second Level.



And there's more! The unfinished Lower Level offers the potential for a large Recreation Room with tons of room for play and movie watching. There is even room for an exercise area and wine cellar should you desire. As is, the Lower Level currently offers tons of storage and a laundry area with its own utility sink.

With its incredible location, great floorplan, proximity to New York City, and convenience to fantastic shopping and restaurants, 23 Old Brook Lane is an absolute must-see!

# - INSIDE & OUT -

## **FIRST LEVEL**

- Charming Dutch front door to Entry Foyer featuring hardwood floors, Coat Closet, baseboard molding, staircase to Second Level
- Living Room featuring hardwood floors, fireplace with dentil detailed mantle and stone surround, crown molding, baseboard molding, large picture window
- Dining Room featuring hardwood floors, wainscoting, linear chandelier, crown and baseboard molding, double windows
- Heated Sunroom/Breezeway between Kitchen and Garage, floor to ceiling windows/natural light, beadboard ceiling, ceiling fan, door to backyard, door to Front Porch
- Kitchen featuring tile flooring, original white cabinetry, wood look countertops, built-in banquette, GE wall oven, cooktop, refrigerator/freezer, dishwasher, stainless steel hood, flush mount light
- Family Room featuring double doors at entry, hardwood floors, recessed lighting, baseboard molding
- Rear Hallway featuring hardwood floors, Linen Closet
- Ensuite Bedroom 4 featuring hardwood floors, windows at 2 exposures, baseboard molding, ceiling fan, crown molding, Closet, original vintage Bath featuring wall mount sink, shower, glass shelf, medicine cabinet, 3 light sconce, tile wainscoting, window
- Full Bath featuring tile flooring vanity with vessel sink, tub/shower combination with tile surround, tile walls, window, crown molding
- Repainted and heated Semi-finished garage (currently used as a gym)

## **SECOND LEVEL**

- Carpeted staircase to Second Level
- Primary Bedroom featuring carpeting, flush mount light, baseboard molding, 2 Closets, windows at 2 exposures, nook with built in window seat
- Bedroom 2 featuring carpeting, vaulted ceiling, skylight, baseboard molding, Closet
- Bedroom 3 featuring carpeting, baseboard molding, flush mount light, double windows, 2 Closets
- Full Hall Bath featuring tile flooring, tiled walls, tub/shower combination, double vanity, window, flush mount light, Linen Closet

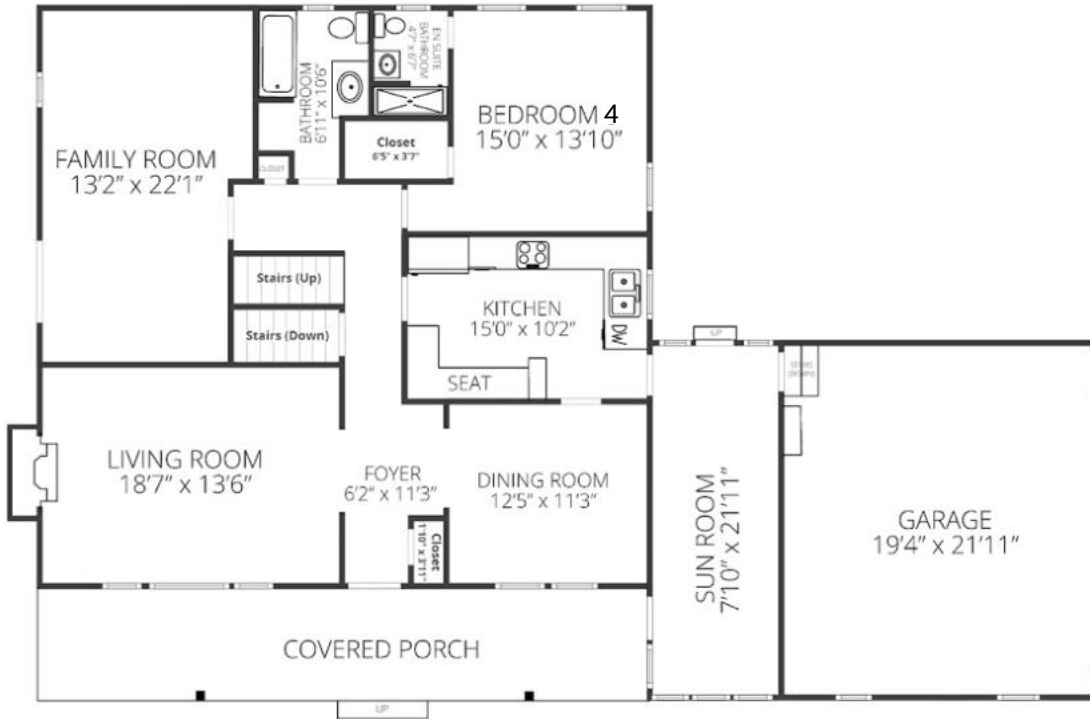
## **LOWER LEVEL**

- Expansive, unfinished Lower Level with tons of potential for Recreation Room, Arts and Crafts, Wine Cellar
- Laundry Area, washer, dryer, utility sink
- Utilities/Storage
- Storage Room, peg storage

## **FRONT & BACK YARD**

- Lush front lawn, professional plantings, mature specimen trees
- Front Porch
- Flat, lush yard with mature specimen trees, privacy
- Rear brick walkway, bluestone walkway to driveway
- Wood split rail fencing

# THE FLOORPLAN



FIRST LEVEL



SECOND LEVEL



THIRD LEVEL

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.



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