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*27 Lawrence Road  
Madison, New Jersey*





*WELCOME HOME!*





*Situated majestically on a beautiful lot at the end of a cul-de-sac in the sought after Hill section of Madison sits this spectacular 6 Bedroom, 5.1 bath regal, Stone Colonial, a vision of perfect proportion and detail. With an open floor plan and designer touches at every turn, this W.P. Lloyd built home is the consummate example of exceptional craftsmanship, high design, and function. Simply put, it is not every day that a house of this caliber comes on the market.*

*Stroll up the front walkway and enter through the impressive covered Front Entry. As you arrive in the Entry Foyer, the elegant wainscoting, deep moldings, and stunning hardwood floors are just a few of the magnificent details that grab your attention. Beauty and sunlight abound in the gracious Living Room featuring cultivated details such as stately wainscoting, a coffered ceiling, and sleek navy paint.*





*Dinner parties are divine in the magnificent Dining Room featuring high ceilings with deep crown molding, wainscoting, chic wallpaper, and a stunning chandelier. The Dining Room connects easily to the impressive Butler's Pantry complete with warm wood custom cabinetry, an ice maker, and beverage refrigerator.*







*Enter the dazzling Gourmet Chef's Kitchen that will satisfy any cook's desire. Crisp, white cabinetry, black soapstone countertops, a gorgeous custom island with seating, and top-of-the-line stainless steel appliances all lend to the Kitchen's extraordinary style. Not a thing will be out of place with the enormous Walk-In Pantry with floor-to-ceiling custom storage.*









*When it's time to entertain outdoors, flow easily through French doors from the Breakfast Area out to the sizable Bluestone Patio that includes its own stone fireplace. Whether it's al fresco dining, grilling on the BBQ, or gathering around by the stone fireplace, the alluring outdoor space adds a whole other dimension to this home.*

*Off of the bluestone patio, don't miss plenty of green space for entertaining and play. Back inside, when it comes to spending time relaxing, you can't beat the sensational Family Room featuring a coffered ceiling, fabulous fireplace, and immense windows with gorgeous views of the idyllic backyard. Rounding out the First Level is a tasteful Powder Room and a Mudroom with custom storage (with its own separate entrance) and access to the Garage.*







*When it's time to retire for the evening, the stately staircase, beaming with natural light, leads you to the second floor with 4 spacious bedrooms and 3 full baths. The immensely private and spacious Primary Bedroom Suite exudes comfort and relaxation with windows at 2 exposures, ample sunlight, outstanding craftsmanship, and the BEST Walk-In Closet/Dressing Room for 2 (fully equipped with custom drawers, shelving, and hanging storage). You won't want to leave the spa-like Primary Bathroom, complete with custom cabinetry, marble tile and countertops, a large shower, and a soaking tub. Three additional large-sized bedrooms are steeped in sunlight and include generous double closets with custom built-in shelving. Bedrooms 2 and 3 share a luxurious Jack and Jill bath. Bedroom 4 is ensuite with its own tasteful bath. Laundry is a pleasure in the cheery Second Floor Laundry Room with custom built-in cabinetry.*





*Need a spot for tween hangs, a homework room or expecting houseguests? Look no further than the tremendous Third Level. With a large Recreation Room, an Office/Bedroom (with fabulous custom built-ins), and an on-trend Full Bath, the Third Level provides tons of additional living space. And there's more... The Lower Level, with its fantastic Recreation Room means your home will be ground zero for watching sporting events and is another big draw for all. A large Landing Area, Exercise Room, Bedroom 6, and a Full Bath just add to the Lower Level's appeal. Finally, a 2 car garage (which can easily be converted to a 3 car), with a direct staircase to the First Level, rounds out the Lower Level.*

*27 Lawrence is a dream home in every way. Just minutes from Blue Ribbon schools, NYC transportation, shopping, and downtown Madison and Chatham, and less than a mile to the desirable Noe Pond Club, this home cannot be missed!*





# - *INSIDE & OUT* -

## ***FIRST LEVEL***

- Entry Foyer featuring hardwood floors, wainscoting, lantern, double Closet, door to Lower Level, crown molding, wraparound staircase with wainscoting to Second Level
- Living Room featuring hardwood floors, coffered ceiling, modern starburst style chandelier, recessed lighting, wainscoting, double French doors to Family Room, oversized windows at 2 exposures, custom window treatments, crisp navy paint
- Dining Room featuring hardwood floors, wainscoting, designer wallpaper, chandelier, windows at 2 exposures, custom window treatments, crown molding, recessed lighting
- Butler's Pantry featuring warm wood upper and lower cabinetry, Black soap stone countertop, tile backsplash, bar sink, icemaker, beverage refrigerator, Closet, in cabinet and undercabinet lighting
- Gourmet Chef's Kitchen featuring hardwood floors, crisp white custom exterior cabinetry, glass door cabinetry, oversized custom island with breakfast seating, Black soap stone countertops, marble tile backsplash, recessed lighting, pendant lighting over island, sink with reverse osmosis filtration faucet, under cabinet lighting, high-end appliance package including Wolf appliances and Sub Zero fridge, custom hood, Walk-In Pantry around corner
- Breakfast Room featuring hardwood floors, designer glass globe light fixture, double French doors with transom to backyard, crown molding, baseboard molding, open to Family Room
- Family Room featuring hardwood floors, fireplace with custom millwork mantle and black soap stone surround, coffered ceiling, floor to ceiling windows overlooking backyard, recessed lighting
- Mud Room featuring slate flooring, chandelier, 7 custom built in cubbies with beadboard accents, private entrance, baseboard molding, crown molding, custom chalkboard calendar, flush mount lighting
- Powder Room featuring tile flooring in chevron pattern, wainscoting, designer wallpaper, crown molding, pedestal sink, oval tilt mirror, sconce

## ***SECOND LEVEL***

- Primary Bedroom Suite featuring hardwood floors, wainscoting, chandelier with drum shade, recessed lighting, crown molding, windows at 2 exposures, custom window treatments, hallway to Bath and Primary Closet, Dressing Room/Custom Primary Closet (with a smaller closet within) with custom built-in drawers, shelves and hanging storage
- Primary Bath featuring marble floor tile, marble tile wainscoting, custom built in double vanity with marble countertop, sconces, chandelier with drum shade, recessed lighting, soaking tub, frameless glass door shower with designer marble tile surround, rain showerhead, separate room for toilet
- Bedroom 2 featuring hardwood floors, windows at 2 exposures, ceiling fan/light, recessed lighting, crown molding, baseboard molding, double Closet with custom built-in shelving
- Jack and Jill Bath featuring tile flooring, tile wainscoting, custom vanity with 2 individual sinks, marble countertop and window seat with storage, window, sconces, crown molding, separate room for toilet and tub/shower combination with designer subway tile surround, doors to Bedrooms 2 and 3
- Bedroom 3 featuring hardwood floors, 2 windows, ceiling fan/light, recessed lighting, crown molding, baseboard molding, double Closet with custom built-in shelving
- Ensuite Bedroom 4 featuring hardwood floors, vaulted ceiling, windows at 2 exposures, chandelier, recessed lighting, crown molding, baseboard molding, double Closet with custom built-in shelving, Bath featuring tile flooring, vaulted ceiling, tile wainscoting, glass door shower with tile surround, vanity with marble countertop, fan/light, recessed light in shower
- Second Floor Laundry Room featuring slate flooring, custom built-in cabinetry with granite countertop, Electrolux washer and dryer on pedestals, crown molding, baseboard molding, window

## ***THIRD LEVEL***

- *Staircase to Third Level*
- *Recreation/Tween Room featuring hardwood floors, vaulted ceiling, recessed lighting, crown molding, baseboard molding*
- *Office/Bedroom 5 featuring hardwood floors, recessed lighting, flush mount light with drum shade, oversized windows, custom built ins with open and concealed storage, baseboard molding, double Closet with custom built-in shelving*
- *Full Bath featuring tile flooring, vaulted ceiling, vanity with granite countertop, tile wainscoting, window, glass door shower with tile surround*
- *Attic storage space*

## ***LOWER LEVEL***

- *2 staircases to Lower Level (1 to Garage)*
- *Landing Area*
- *Recreation Room featuring wood-look tile floors, wainscoting, recessed lighting, closets, door to Garage*
- *2 Car Garage (bay 3 currently being used for exercise room but could easily be converted back), door to side yard, carriage style doors*
- *Exercise Room featuring wood-look tile floors, recessed lighting, baseboard molding*
- *Full Bath featuring tile flooring, vanity with marble countertop, tile wainscoting, tub/shower combination with tile surround*
- *Bedroom 6 featuring wood-look tile floors, crown molding, baseboard molding, window, double Closet with custom built-in shelving*



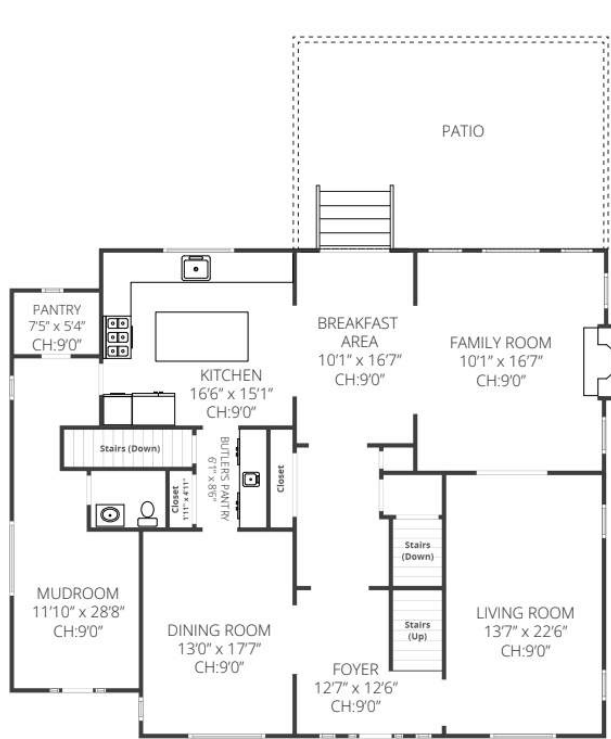
**FRONT/BACK YARD**

- Stone exterior
- Front walkway flanked by professional landscaping, lush front lawn
- Covered front entry
- 2nd Front Entry with Porch to Mud Room
- Paver driveway, basketball hoop, stone retaining walls
- Fenced-in, flat yard
- Wolf Built In BBQ and beverage fridge
- Expansive Rear Bluestone Patio with custom Stone Fireplace, stone knee walls with bluestone caps
- Professional landscaping with foundation plantings and blooming perennials
- Flat, grassy areas for play, privacy plantings
- Play Set

**ADDITIONAL FEATURES/UPGRADES**

- Built by W.P. Lloyd Builders (Chatham, Nj)
- Incredible tech upgrades (intercom, home audio)
- Whole house generator
- Water filtration system
- Instant hot water heater
- Built-in Sonos speaker system
- Irrigation system
- Alarm system with 5 outdoor video cameras
- Sump pump

# THE FLOORPLAN



**FIRST LEVEL**



**SECOND LEVEL**



**THIRD LEVEL**



**LOWER 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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