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41 Sherbrooke Drive
Florham Park, New Jersey



Welcome to 41 Sherbrooke Drive! This picture perfect 5 Bedroom, 3.1 Bath custom split level in sought after Florham Park has it all with close proximity to Florham Park shopping (Wholefoods, Kings, Trader Joes, Starbucks), top-notch schools, and Chatham/Madison restaurants/shopping/Midtown Direct Train. Stroll right up the warm and welcoming walkway where curb appeal abounds with stately stone accents, a darling covered Front Porch and charming shutters.



Step inside the large Entry Foyer beaming with sunlight and featuring a generous coat closet. This level features not one, but two Mud Rooms! One is conveniently located off of the Garage with 4 Closets and open storage so that everything is neatly tucked away. There is a second Mud Room off of the Patio Area, with cabinetry and sink, making this the perfect spot for swim towels and setting up drinks. Curl up with a novel or entertain company in the lovely Family Room with a stunning brick fireplace and sliding doors to all the outdoor fun. A Half Bath rounds out the ground level.





Move up a level into the blissful, sun-drenched Living Room with hardwood floors and a gorgeous picture window where the sunlight radiates in. Dinner parties are divine in the luminous Dining Area which flows seamlessly into the Kitchen and a second Den/Family Room. You are certain to be impressed with the renovated Chef's Kitchen featuring warm wood custom cabinetry, a Breakfast Bar, high end appliances and quartz countertops. The extensive cabinetry, with tons of custom storage and pullouts, exhibit the highest in form and function. Move easily into the light and airy Den/Family Room featuring a stunning vaulted ceiling and dazzling backyard views.



Ready to retire for the evening? Take the staircase upstairs to find 3 of the home's 5 bedrooms. The Primary Bedroom is ensuite and boasts tons of sunlight, hardwood floors, dual closets and a Dressing Room with a large vanity. Two additional large-sized bedrooms are steeped in sunlight and include generous closets. The bedrooms share the well-appointed Full Hall Bath with a double custom cabinetry and its own Linen Closet. Take the staircase to find 2 other spacious bedrooms, a fantastic Laundry Room, a huge Storage/Bonus Room and another Full Bath.



And there's more! The Lower Level boasts a fully finished Recreation Room/Play Room with plenty of room for TV watching and arts and crafts. There is also a Bonus Room that could easily be used as a Home Office or Craft Room.

The true jewel of 41 Sherbrooke is the scenic, park-like property (.58 acre) featuring immense privacy, a lovely Pool, and a fabulous Patio for entertaining. Whether it's al fresco dining or swim parties, the backyard will provide endless hours of entertainment. Moreover, the property backs up to Green Acres property, which can be accessed directly from the backyard.

With its sought after school district and convenience to fantastic shopping/restaurants in Florham Park, Chatham and Madison and easy access to Midtown Direct Train, you will undoubtedly want to call 41 Sherbrooke Drive home.

- INSIDE & OUT -

GROUND LEVEL

- Entry Foyer featuring door with frosted sidelites, tile flooring, Double Door Coat Closet, recessed light, baseboard molding, staircase to Second Level, at rear, door to Lower Level, rear staircase to kitchen area
- 2 Car Garage with Bonus Area and electric carriage-style doors
- Mud Room #1 featuring tile flooring, 4 Closets, floor to ceiling open shelving, 2 windows, recessed lighting, baseboard molding
- Family Room featuring carpeting and tile flooring, wood burning fireplace with floor to ceiling brick surround and stone mantle, sliding French door with 2 full-sized sidelites to Patio, ceiling fan, recessed lighting, baseboard molding, surround sound
- Powder Room featuring tile flooring, pedestal sink, medicine cabinet, sconce, baseboard molding, window
- Mudroom #2 featuring tile flooring, custom built in cabinetry, stainless sink, laminate countertop, sconce, hook storage, door to outdoor shower area, baseboard molding

FIRST LEVEL

- Living Room featuring hardwood floors, large picture window, recessed lighting, crown molding, baseboard molding, staircase to Third Level
- Gourmet Chef's Kitchen featuring hardwood floors, custom cabinetry with custom storage/pullouts, Pantry with pullouts, Breakfast Bar, quartz countertops, tile backsplash, custom hood, Kitchen Aid stainless 6 burner oven/range, Kitchen Aid refrigerator/freezer with panels, Miele dishwasher with panel, recessed lighting, 2 pendant lights, Dry Bar Area with open wine storage, stainless sink with gooseneck fixture, appliance nook, closed cabinet for microwave
- Dining Area featuring hardwood floors, recessed lighting, baseboard molding
- Den/Family Room featuring hardwood floors, vaulted ceiling, ceiling fan, recessed lighting, windows at 2 exposures, full glass door to backyard, baseboard molding

SECOND LEVEL

- Second Level Landing featuring hardwood floors, recessed lighting, Double Door Linen Closet, baseboard molding, staircase to Fourth Level
- Primary Bedroom Suite featuring hardwood floors, windows at 2 exposures, recessed lighting, crown molding, baseboard molding, Dressing Room with 2 double-sized closets and custom Vanity with granite countertop, sconce, Primary Bath featuring pocket door, tile flooring, pedestal sink, shower with tile surround and glass sliding door, window, medicine cabinet, baseboard molding, 2-light sconce, fan
- Bedroom 2 featuring hardwood floors, double door Closet, windows at 2 exposures, recessed lighting, baseboard molding
- Bedroom 3 featuring hardwood floors, Closet, 2 windows, recessed lighting, baseboard molding
- Full Hall Bath featuring tile flooring, double vanity with Corian countertop, half wall divider by toilet area, window, tub/shower combination with tile surround, Linen Closet, 2 sconces, baseboard molding, fan

THIRD LEVEL

- Third Level Landing featuring hardwood floors, recessed lighting, baseboard molding
- Storage/Bonus Room featuring vaulted ceiling, hardwood floors, wall and ceiling mount lights, baseboard molding
- Laundry Room featuring hardwood floors, Maytag washer and dryer, built in cabinetry with laminate countertop, utility sink, folding counter, window, flush mount light
- Full Hall Bath featuring hardwood floors, vanity with laminate countertop, tub/shower combination with tile surround, skylight, baseboard molding, medicine cabinet, sconce, fan/light
- Bedroom 4 featuring hardwood floors, double door Closet, windows at 2 exposures, recessed lighting, baseboard molding
- Bedroom 5 featuring vaulted ceiling, hardwood floors, framed for door to Storage/Bonus Room, 2 windows, recessed lighting, 2 built in bookcases, baseboard molding

LOWER LEVEL

- Staircase lower level
- Recreation Room featuring carpeting, baseboard molding, recessed lighting, utility closets, double doors to utility room
- Utility Room with sink
- Bonus Room featuring carpeting, baseboard molding, recessed lighting, flush mount lighting, door to Utility Room

FRONT YARD / BACKYARD

- .58 acre
- Large driveway with additional parking
- Paver front walkway
- Covered front entry
- Covered front porch
- Paver Patio, stone retaining wall
- In ground liner Pool (liner replaced 2021) with concrete surround
- Outdoor shower
- Fenced in, expansive yard with mature privacy trees
- Shed with poured concrete floor (12x12)
- Backs up to Green Acres property - accessed directly from the backyard
- Irrigation system

ADDITIONAL FEATURES / UPGRADES

- Freshly painted soothing hues throughout
- Maintenance free Hardie Plank siding
- Sump pump, French drains and exterior drains
- Heat/AC - basement has own system; living level (2 levels) has a split zone (2 separate thermostats), bedrooms 1 zone
- Generator hookup
- Lorex security camera system
- Water heater (2021)

