



52 Harwood Avenue  
Berkeley Heights, New Jersey



*Welcome to 52 Harwood! Nestled on nearly one acre of flat, private property in one of Berkeley Heights' prettiest neighborhoods, you'll find this stunning 6 Bedroom, 3 Bath home that checks each and every box. A quiet neighborhood, an open and airy floor plan, spacious and sunny rooms, and enormous property are just a few of this home's incredible highlights. Close to Columbia Park, Columbia Middle School, and easy access to the vibrant downtown area, New York City train, and Route 78, this home is the perfect place to call home. ns.*



*Drive down the tree-lined street and take in the stone façade, regal front entry, and charming carriage-style garage door. The Entry Foyer includes a generous Coat closet and staircase to the Second Level. Entertaining is a dream in the elegant Living Room boasting a classic fireplace flanked by open built-ins. Dinner parties are a dream in the formal Dining Room with a pretty bay window and idyllic outdoor views. Prepare to be wowed by the sundrenched Family Room with gleaming hardwood floors, floor-to-ceiling windows, and double French doors leading to the outdoor entertaining space.*



*The Family Room opens directly to the Gourmet Chef's Kitchen sure to impress any chef. Tons of custom cabinetry, a spacious island, granite, and high-end stainless appliances are the best in form and function. There is even a nearby Walk In Pantry offering additional storage. A built-in Desk Area is sure to be command central. The Kitchen opens up to the sunny and bright Breakfast Room perfect for your morning coffee or family meals. Not a thing will be out of place, and dirty uniforms can go directly in the wash, when you have the BEST Laundry/Mud Room around. Down the hall, you will find two of the home's six bedrooms and a tasteful Full Bath. The location of these bedrooms allows for tremendous flexibility to use as an Office, Guest Room, or Play Room.*





*Upstairs, prepare to be impressed by the spacious Second Level that includes 4 bedrooms. The Primary Bedroom Suite dazzles with a vaulted ceiling, bay window and the BEST Walk In Closet around with its own Coffee Bar! The spa-like Primary Bath includes a built-in jetted tub, large shower, custom vanity, and separate commode. Bedrooms 2 through 4 glow with natural light and include incredible closet space. A tasteful Full Hall Bath, with a granite-topped double vanity, rounds out this level.*



*Another show stopper of this home is the extraordinarily large, flat property (just under 1 acre). Enjoy the natural views from the spacious Patio with plenty of room for al fresco dining and a firepit. And that's not all! There is a huge unfinished Lower Level ready to be finished to your liking. A Recreation Room, Exercise Room, Wine Room? You choose to fit your lifestyle! This truly is an exceptional opportunity to own a pristine home in a prestigious neighborhood in sought-after Berkeley Heights.*

*52 Harwood is an absolute must-see!*

# - INSIDE & OUT -

## FIRST LEVEL

- Entry Area featuring mahogany wood door with leaded glass window, Coat Closet, staircase to Second Level
- Living Room featuring hardwood floors, large picture window, fireplace with custom millwork mantle and brick surround, open built ins flanking fireplace, recessed lighting, crown molding, baseboard molding
- Rear Hallway featuring hardwood floors, recessed lighting, crown molding, baseboard molding, door to Walk In Pantry
- Walk In Pantry with custom storage
- Dining Room featuring hardwood floors, bay window, 2 elongated windows, chandelier with ceiling medallion, crown molding, baseboard molding
- Family Room featuring hardwood floors, floor to ceiling windows and double French doors to backyard, ceiling fan, recessed lighting, crown molding, baseboard molding, decorative pillars
- Gourmet Chef's Kitchen featuring hardwood floors, custom cabinetry, granite countertops and granite tile backsplash, island with breakfast bar seating, recessed lighting, pendant lighting, Samsung stainless refrigerator/freezer with water/ice dispenser, Kitchen Aid stainless dishwasher, Kitchen Aid stainless 6 burner oven/range (New 2022), built in Desk Area, custom hood, stainless sink, bar sink at island
- Breakfast Room with floor to ceiling windows at 2 exposures, hardwood floors, chandelier, baseboard molding
- Mud/Laundry Room featuring tile flooring, custom cubbies and hanging storage, utility sink, Whirlpool front loader washer and dryer on stands, 2 windows, staircase to Garage, baseboard molding, flush mount lighting, Closet
- Garage with storage, electric carriage style door, door to side yard

## FIRST LEVEL SLEEPING AREA

- Hallway with hardwood floors, recessed lighting, crown molding, baseboard molding, small storage cabinet
- Bedroom 5 featuring hardwood floors, windows at 2 exposures, crown molding, baseboard molding, Closet with wire shelving/storage
- Bedroom 6 (flexibly being used as Office) featuring hardwood floors, windows at 2 exposures, crown molding, baseboard molding, Closet with wire shelving/storage
- Full Hall Bath featuring tile flooring, tile wainscoting, tub/shower combination with tile surround, recessed lighting

## LOWER LEVEL

- Unfinished Lower Level ready to be finished to your liking
- French drains, sump pump
- Utilities

## FRONT YARD / BACKYARD

- Just under 1 acre
- Driveway with extra parking niche
- Paver front walkway
- Stone front steps, covered front entry, lantern
- Flat, incredibly deep yard
- Large Paver Patio
- Side paver walkway from garage
- Storage shed

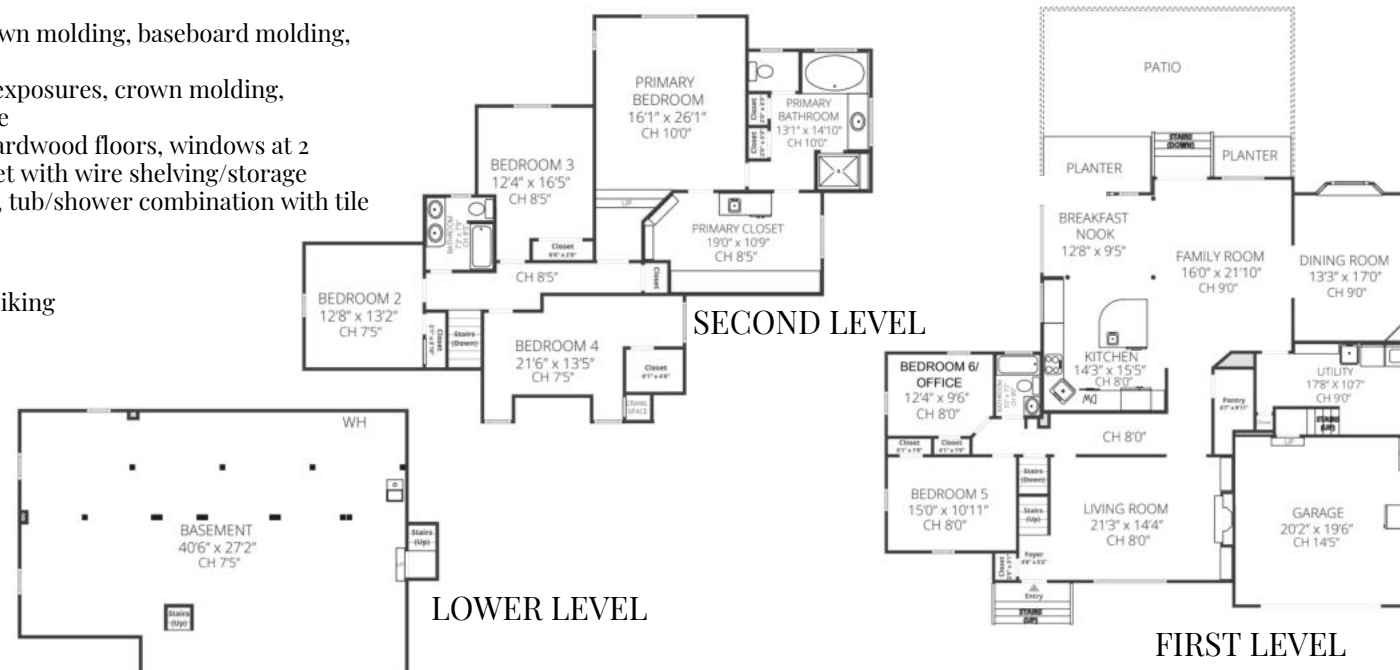
## SECOND LEVEL

- Second Level Landing featuring hardwood floors, flush mount lighting, baseboard molding, Linen Closet
- Primary Bedroom Suite featuring hardwood floors, vaulted ceiling, bay window, ceiling fan, recessed lighting, baseboard molding, Walk In Closet (with custom storage, built in cabinetry with bar sink, refrigerator and coffee bar), drop down attic access, shelf, 3 windows, door to Bath from Bedroom and Walk In Closet
- Primary Bath featuring tile flooring, vaulted ceiling, architectural arched window, pendant light, recessed lighting, 2 Linen Closets, wall to wall custom vanity with granite countertop, separate room for toilet, sconces, baseboard molding, built in jetted tub, shower with tile surround and glass door
- Bedroom 2 featuring hardwood floors, Double Door Closet, double windows, recessed lighting, baseboard molding
- Full Hall Bath featuring tile flooring, double vanity with granite countertop, tub/shower combination with tile surround, 2 sconces, recessed light, window, baseboard molding
- Bedroom 3 featuring hardwood floors, vaulted ceiling, window, baseboard recessed lighting, baseboard molding, built in dresser, Closet
- Bedroom 4 featuring hardwood floors, vaulted ceiling, 3 windows, Walk In Closet, recessed lighting, baseboard molding, eave storage

## ADDITIONAL FEATURES / UPGRADES

- Heat/AC, 2 zones

## THE FLOORPLAN





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