

**kw** PREMIER  
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THE #1 KELLER WILLIAMS TEAM IN NEW JERSEY **team**

18 Sheepfield Farms Drive  
New Vernon, New Jersey



*Welcome to 18 Sheepfield Farms! This unique and sundrenched 5 Bedroom, 4.1 Bath contemporary stunner is fabulous on so many levels. Over 3 acres of park-like property with fabulous outdoor entertaining spaces? Check. An open and airy floor plan with high ceilings, fabulous use of windows and 4 floors of gorgeous living and entertaining spaces? Check. This home simply must be seen to be believed.*



*Drive up the quiet, tree-lined cul-de-sac to find this extremely private home nestled in a park-like oasis (over 3 acres!). Stately stone walls framed by regal stone columns, on each side of the driveway, make for a stunning entry. A bluestone walkway leads to double wood doors opening up to the Entry Foyer. As you enter the Main Level, be prepared to be impressed by this absolutely luminous home. Entertain in the sunken Living Room with a high, beamed ceiling, a gorgeous stone fireplace, and windows overlooking the backyard oasis.*



*Dinner parties are divine in the elegant Dining Room with a custom lit tray ceiling, rustic chandelier and a custom built-in.*



*Any chef will be impressed with the enormous Gourmet Kitchen with custom wood cabinetry, marble countertops, Viking appliances, an oversized island, and a Built In Bar Area. Enjoy a cup of coffee or a casual meal in the dreamy Breakfast Room as you soak in the beautiful, vaulted ceiling.*



*The spacious Family Room flows directly from the Chef's Kitchen. This impressive room, bathed in sunlight, is nothing less than a work of art with its dramatic soaring planked ceiling, a magnificent stone fireplace and sliding doors opening directly to the Deck. This room makes you feel as if you are literally floating in the treetops. A well-appointed Powder Room, a Laundry/Mud Room, and 3 Car Garage round out the Main Level.*



*Ready to retire for the evening? Take the sophisticated staircase, with custom iron railings, to the magnificent Primary Bedroom Suite on the Second Level.*



*The Primary Suite includes a Sitting Room/Office/Potential Bedroom, 2 custom Walk-In Closets, windows with idyllic views of the backyard oasis, and a spa-like Bath. Make your way to the First Level where you will find spacious and sunny Bedrooms 2 – 4 with tremendous closet space and plenty of room to spread out. Bedroom 2 is ensuite and Bedrooms 3 and 4/ Office share a well-appointed Full Hall Bath with a double vanity and large linen closet.*

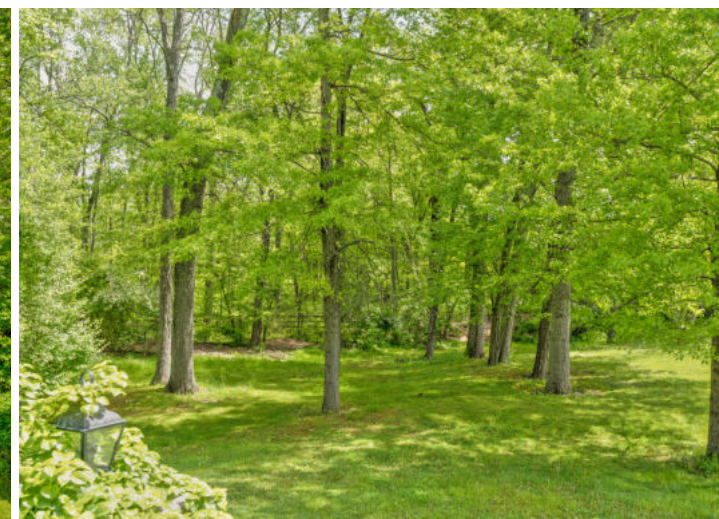
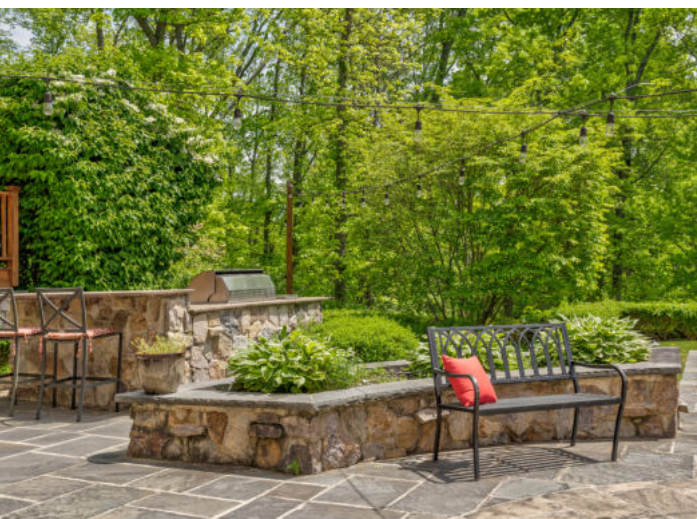




*And there's more! Get ready for endless hours of entertainment on the Ground Level with a Recreation Room, a fireplace, a Dining Room, a full Kitchen, and an Exercise Room! There is also a private Bedroom 5 and Full Bath perfect as a nanny or guest suite. Additionally, there's Unfinished/Storage space that could easily be used to create a Wine Room should you desire. Simply put, this spacious Level adds tons of living space and functionality to the home.*



*Part of what makes this property really “wow” is the incomparable outdoor space. Meticulous stonework, an enormous wraparound Deck, a massive Patio with an Outdoor Kitchen and Bar, a Custom Fire Pit, and your own Turf Practice Area are just a few of the highlights of this outstanding property. There are endless park-like views and plenty of room to install a pool should you desire. Whether it’s an intimate al fresco dinner party, roasting marshmallows with friends, hosting a fundraiser, or an office outing, there is no better backyard for entertaining.*



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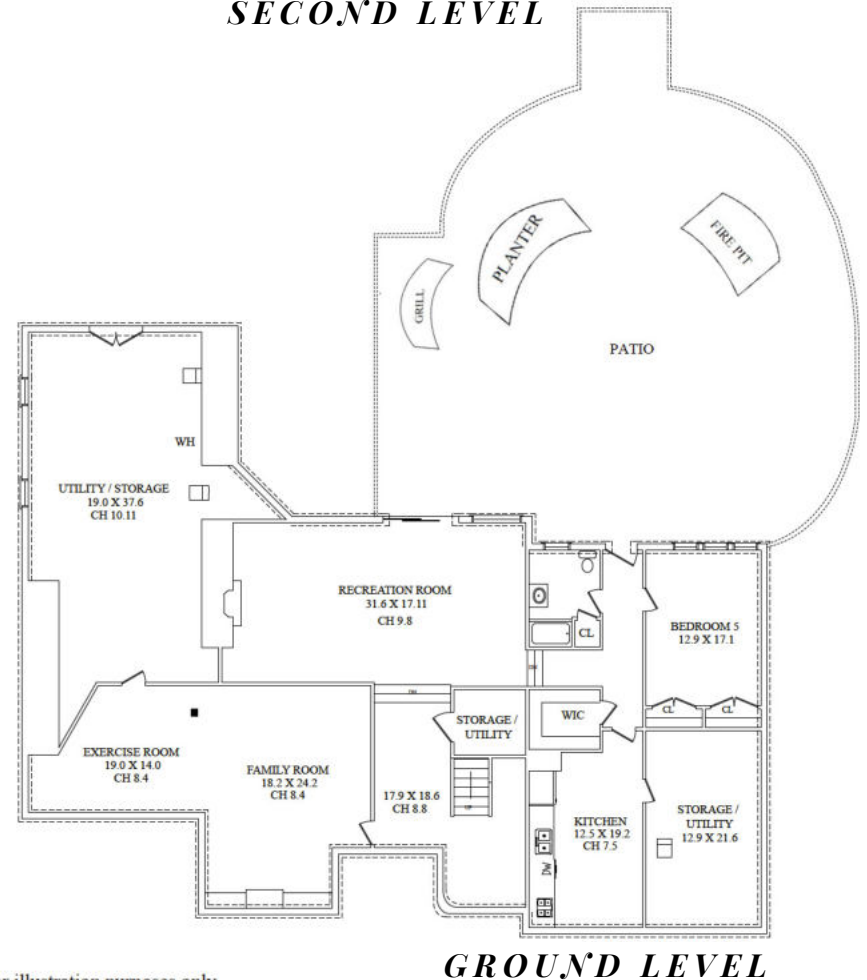
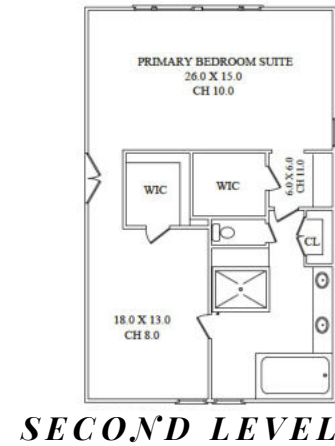
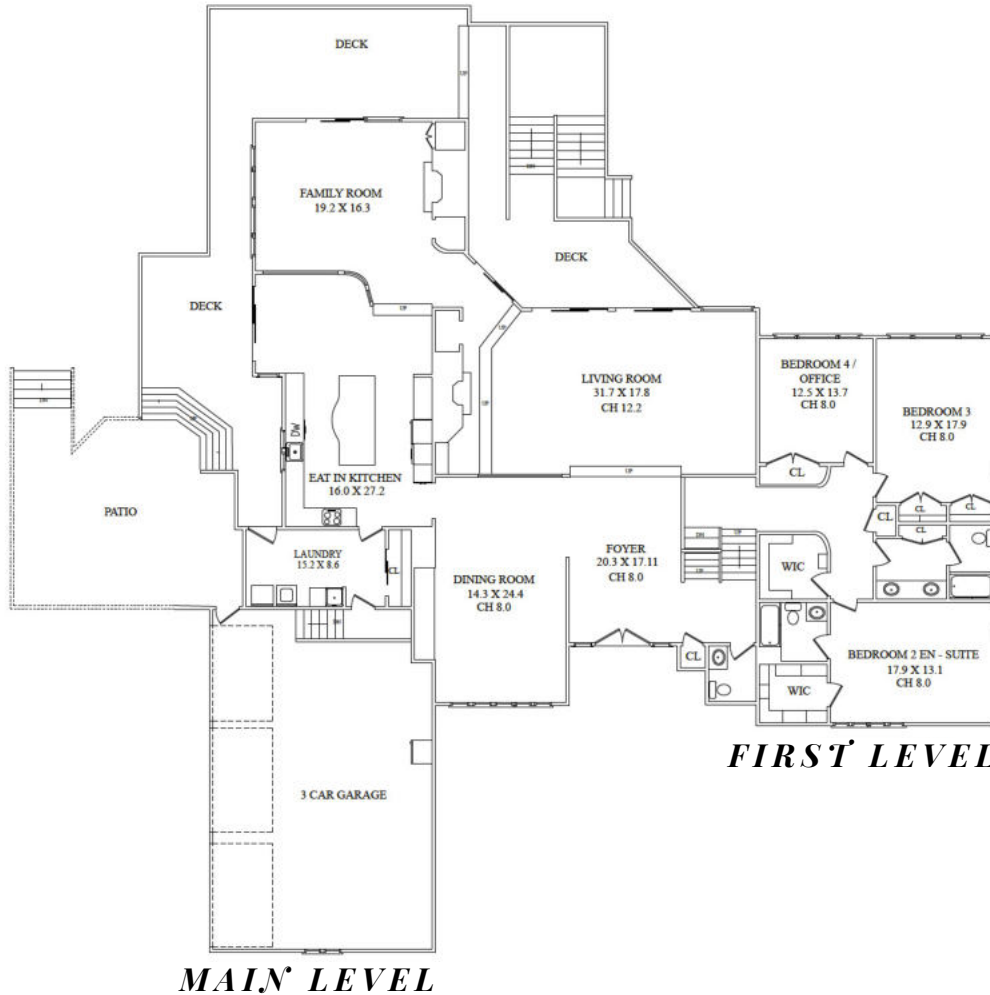
\*APPROXIMATE



*With fantastic schools, easy access to the train and major highways for an easy commute to New York City, proximity to top-notch nature walks and hiking, 18 Sheepfield Farms is the perfect place to call home!*



# THE FLOORPLAN



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

# - INSIDE & OUT -

## MAIN LEVEL

- Entry Foyer featuring oversized wood double doors at entry with decorative, leaded glass sidelites, terra cotta tile floors, inset area with rustic chandelier, recessed lighting, sconces, staircases to lower and second level, Walk In Coat Closet, overlooks Living Room
- Powder Room featuring terra cotta floor tile, wood vanity with stone countertop, custom tiled bowl, wallpaper, sconces, Toto toilet, fan
- Sunken Living Room featuring hardwood floors laid on diagonal with walnut border, high, beamed ceiling, floor to ceiling windows overlooking backyard and Deck, floor to ceiling stone gas fireplace, custom recessed built in, rustic chandelier, recessed lighting, gallery from staircase overlooking room, baseboard molding
- Dining Room featuring hardwood floors, tray ceiling with rustic chandelier and recessed lighting, wall of windows at front, Custom Built In/Buffer, wallpaper
- Chef's Kitchen featuring pocket door between Dining Room and Kitchen, terra cotta floor tile, original wood cabinetry, marble countertops, tile backsplash, oversized island, pendant light over island, recessed lighting, custom hood, Sub-Zero refrigerator/freezer, Viking built in stainless microwave, Viking stainless wall oven, Viking stainless warming drawer, Viking stainless 4 burner cooktop, Built In Desk Area, open shelving and wine storage
- Breakfast Room featuring vaulted wood planked ceiling, terra cotta floor tile, Dry Bar with wine storage, rustic beam with built in lights, stone backsplash, stone countertop, sliding doors to Deck, chandelier, recessed lighting, half wall overlooking Family Room
- Family Room (step down) featuring terra cotta floor tile, vaulted wood planked ceiling with skylights, abundance of floor to ceiling windows, sliding doors to Rear Deck, floor to ceiling stone wood burning fireplace, in ceiling speakers, recessed lighting
- Rear Walkway to Living Room with sliding doors to Rear Deck
- Laundry/Mud Room featuring terra cotta floor tile, built in cabinetry, flush mount light, washer, dryer, door to Rear Deck, Double Closet
- 3 Car Garage with electric doors and storage

## FIRST LEVEL

- Landing Area featuring hardwood floors, stone accent wall, sconce, recessed lighting
- Bedroom 4/ Home Office featuring hardwood floors, wall to wall Custom Built In with Desk Area, Double Door Closet, recessed lighting, baseboard molding
- Bedroom 3 featuring hardwood floors, oversized windows at 2 exposures, 2 double sized Closets with custom storage, recessed lighting, baseboard molding
- Full Hall Bath featuring tile flooring, wall to wall double vanity, sconces, wallpaper, recessed lighting, double Linen Closet, separate room with tub/shower and toilet
- Cedar Closet, Linen Closet
- Ensuite Bedroom 2 featuring hardwood floors, Walk In Closet with custom storage, oversized windows at 2 exposures, recessed lighting, baseboard molding, Bath featuring tile flooring, vanity, tub/shower combination with tile surround, light/fan, baseboard molding

## SECOND LEVEL

- Wood staircase with custom iron railings to Second Level, vaulted ceiling with skylight, pendant lanterns
- Primary Bedroom Suite featuring double doors at entry, hardwood floors, Sitting Room with skylight, 2 Walk In Closets with custom storage, Bedroom Area with vaulted ceiling, wall of windows overlooking property, recessed lighting, Vanity/Dressing Area with custom built ins, baseboard molding
- Renovated Primary Bath (accessed from Sitting Room and Bedroom) featuring designer tile flooring, built in jacuzzi tub, custom built in double vanity, quartz countertops, plantation shutters, Double Linen Closet, skylight, oversized shower with 2 shower heads (including rain shower head), designer tile, bench, recessed lighting, sconces, separate room for toilet

# - INSIDE & OUT -

## GROUND LEVEL

- Wood staircase to Landing/Sitting Area
- Landing/Sitting Area featuring hardwood floors, recessed lighting, baseboard molding, under stairs Storage Closet
- Exercise Room featuring carpeting, wall to wall media built in, chair rail, baseboard molding, drop ceiling with recessed lighting, door to unfinished space
- Huge Unfinished/Utility Room, double doors to backyard
- Recreation Room featuring hardwood floors, gas fireplace with floor to ceiling brick surround, recessed lighting, baseboard molding, oversized sliding doors to Rear Patio
- Dining Area featuring hardwood floors, recessed lighting, oversized window overlooking Rear Patio
- Full Bath featuring tile flooring, vanity, tub/shower combination with tile surround, sconce, Linen Closet
- Rear Hallway with door to Rear Patio, Walk In Cedar Closet
- Bedroom 5 featuring carpeting, recessed lighting, 2 Double Door Closets, large picture window, baseboard molding
- Full Kitchen featuring laminate flooring, custom cabinetry, laminate countertop, Amana stainless refrigerator/freezer, Amana stainless dishwasher, Frigidaire stainless 5 burner oven/range, Amana stainless built in microwave, dropped ceiling with recessed lighting
- 2nd Unfinished Utility/Storage Room

## ADDITIONAL FEATURES / UPGRADES

- Wood staircase to Landing/Sitting Area
- Landing/Sitting Area featuring hardwood floors, recessed lighting, baseboard molding, under stairs Storage Closet

## FRONT YARD/BACKYARD

- 3+ acres
- Sprawling front yard
- Winding u-shaped driveway with 2 entrances, stone retaining walls and stone pillars with lanterns at driveway entries
- Multiple spaces for additional parking
- Bluestone front walkway and staircase flanked by pachysandra and foundation plantings
- Covered front entry, bluestone half moon landing area
- Exterior is stone and clapboard
- Professionally landscaped, mature shade trees
- Turfed sports area with goal
- Wraparound Wood Deck overlooking entertainment area and yard, multiple entertaining areas, feels like you are floating in the treetops
- Stone walls and pillars at driveway entrance to Side Bluestone Patio
- Beds with stone retaining walls, bluestone staircase to lower tier
- Bluestone stepping stones
- Enormous Bluestone Patio with decorative circular inset, Custom Gas Fire Pit, distinct areas for lounging, dining and beyond, stone and bluestone planting beds
- Bluestone Walkway and Staircase leading to lower grassy area, flanked by crisp hedges and blooming perennials
- Outdoor Kitchen with stone exterior, granite countertop, Lynx BBQ, 2 Lynx burners, Lynx cabinet and garbage receptacle, 2nd tiered Bar Area
- Side Grassy Area
- Outdoor twinkle lights
- Irrigation system

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