



65 Mounthaven Drive  
Livingston, New Jersey



*Welcome to 65 Mounthaven! Nestled on a quiet, desirable block in sought-after Livingston, you will find this move-in ready 3 Bedroom, 3 Full Bath split level home boasting tons of sunlight and an open floor plan perfect for both entertaining and everyday living. Enjoy all this home has to offer with top-notch Livingston schools (Riker Hill Elementary), proximity to Routes 10 and 280, and downtown Livingston shopping and restaurants.*



*A spacious front lawn and crisp gray exterior are the perfect introduction to this impeccable home. Come inside the welcoming front door to find the Entry Foyer featuring a generous Coat Closet. Move easily into the sun-drenched Living Room with a bay window, hardwood floors, and a lovely wood-burning fireplace. Flow easily into the Dining Room perfect for hosting dinner parties with friends. This room also contains charming custom built-in cabinets for storing all your china and displaying family heirlooms.*





*Move easily into the picture-perfect Gourmet Chef's Kitchen that will impress even the fussiest of chefs. Abundant custom cabinetry, quartz countertops, and stainless appliances all contribute to the Kitchen's appeal. The Kitchen opens to the Dining Room where the quartz carries through to create the perfect 2-tiered Breakfast Bar/Buffer Area. Accessed from the Kitchen, don't miss the Deck and Patio Area, perfect for al fresco dining and breezy summer evenings.*



*Ready to retire for the evening? Take the stairs to find three generously sized bedrooms gleaming with natural light. The Primary Bedroom Suite is spacious and well-designed with windows at two exposures, hardwood floors, and two roomy closets. The tasteful ensuite Bathroom is well-appointed and offers a great deal of privacy. Generous Bedrooms 2 and 3 feature plenty of sunlight, abundant closet space and share the tastefully updated Hall Full Bath. And there's more! The Lower Level provides plenty of additional living space. The sizable Recreation Room has space for TV watching, gaming, and playing. A Bonus Room is perfect for visiting guests or working from home. A Utility/Storage Room offers plenty of storage and even room to build a Wine Cellar should you desire. A lovely Full Bath, Laundry Room, and Garage (with storage) round out the Lower Level.*



*With its incredible floor plan and proximity to all Livingston has to offer, 65 Mounthaven is an incredible value and simply won't last!*

# - INSIDE & OUT -

## FIRST LEVEL

- Entry Foyer featuring hardwood floors, mirrored wall, Coat Closet, staircase to Second Level, flush mount light fixture, baseboard molding
- Living Room featuring hardwood floors, fireplace with custom millwork mantle and brick surround, recessed lighting, bay window, crown molding, baseboard molding
- Dining Room featuring hardwood floors, wall-to-wall custom built-in cabinets with open and concealed storage/glass door storage, double windows, crown molding, baseboard molding, recessed lighting
- Chef's Kitchen featuring tile flooring, custom shaker style cabinetry, quartz countertops, tile backsplash, 2 tiered Breakfast Bar with seating for 3, French door to Deck, LG stainless refrigerator/freezer, Bosch stainless dishwasher, GE Profile stainless 5-burner oven/range, stainless sink, flush mount light, under cabinet lighting, open to Lower Level

## LOWER LEVEL

- Carpeted staircase to Lower Level, paneled walls
- Recreation Room featuring wood look flooring, window seat with storage, paneled walls, flush mount light, door to Garage, door to Bath, door to Laundry Room, door to Bonus Room, mud room area outside of Garage door
- 1.5 Car Garage with epoxy flooring, storage
- Full Bath featuring tile flooring, tile wainscoting, vanity with marble countertop, high-efficiency toilet, corner shower, window, flush mount light, medicine cabinet
- Laundry Room featuring wood look flooring, Broom Closet, Whirlpool washer, Whirlpool dryer, utility sink, open shelving, door to backyard
- Down a few steps to Bonus Room featuring wood look flooring, paneled walls with ledge, Closet, flush mount light, baseboard molding
- Utility Room leading to Work/Storage Room, epoxy flooring, peg storage

## SECOND LEVEL

- Second Level Landing featuring hardwood floors, flush mount light, Linen Closet, baseboard molding, drop-down attic access
- Primary Bedroom Suite featuring hardwood floors, windows at 2 exposures, baseboard molding, 2 Walk-In Closets, flush mount light, Bath featuring tile flooring, tile wainscoting accent wall, wall mount sink, shower with tile surround and glass door, medicine cabinet, window, fan, flush mount light, sconce, glass shelf, high-efficiency toilet
- Bedroom 2 featuring hardwood floors, windows at 2 exposures, baseboard molding, flush mount light, Closet
- Bedroom 3 featuring hardwood floors, double windows, baseboard molding, flush mount light, Closet
- Full Hall Bath featuring tile flooring, tile wainscoting, glass shelf/mirror, high-efficiency toilet, tub/shower combination with tile surround, Linen Closet, window, 3 light sconce, fan/light

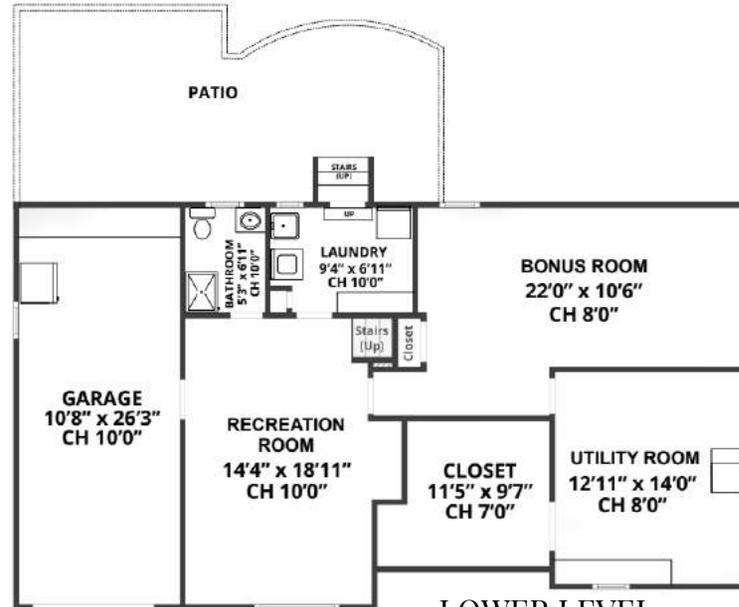
## FRONT YARD / BACKYARD

- Front walkway
- Covered front entry
- Wood Deck
- Storage shed
- Concrete Patio/basketball area
- 2-tiered yard/stone walls
- Concrete side walkway

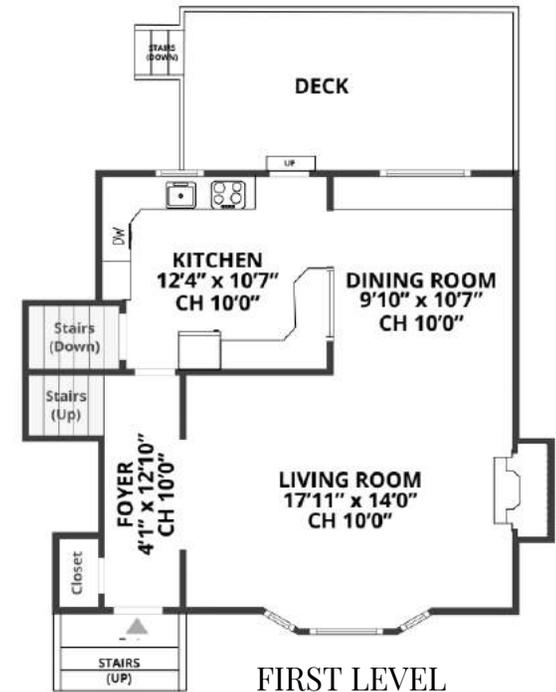
## THE FLOORPLAN



SECOND LEVEL



LOWER LEVEL



FIRST LEVEL



PRESENTED BY  
**sueadler**   
THE #1 KELLER WILLIAMS TEAM IN NEW JERSEY **team**

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