



83 Hunterdon Boulevard  
Berkeley Heights, New Jersey



*Welcome to 83 Hunterdon! Nestled in one of Berkeley Heights' prettiest neighborhoods, you'll find this stunning 3/4 Bedroom, 2.1 Bath home that checks each and every box. A quiet neighborhood, an open and airy floor plan, spacious and sunny rooms and beautiful property are just a few of this home's incredible highlights. Close to top-notch schools and easy access to the vibrant downtown area, New York City Train and Route 78, this home is the perfect place to call home.*



*Drive up the bucolic street and become transfixed by the home's crisp blue exterior and extensive hardscaping providing beautiful curb appeal. Enter through the gracious front door and take the staircase up to the sundrenched Living Room with a large picture window so the sunlight pours in. Dinner parties are a dream in the delightful formal Dining Room boasting parquet style hardwood floors and sliders to the outdoor Patio making indoor/outdoor entertaining seamless.*







*Flow easily into the Chef's Kitchen that aims to impress. Custom wood cabinets, a Breakfast Bar with seating for three, tons of storage and stainless appliances are the best in form and function. Move effortlessly into the spacious Family Room with a gorgeous brick fireplace and easy access to the outdoors. Finally, the First Level boasts a well-appointed Powder Room, Office/Bonus Room (can be easily used as Bedroom 4) and an outdoor breezeway to the 2-Car Garage.*



*Ready to retire for the evening? Take the staircase to the lovely Primary Bedroom Suite featuring a Sitting Area, extensive closet space and a lovely Bath. Radiant Bedrooms 2 and 3 include roomy closets and pretty outdoor views. A lovely Full Hall Bath, with a custom double vanity, rounds out the Second Floor.*



*The real show stopper of 83 Hunterdon is the scenic, natural property that includes an expansive Brick Patio perfect for al fresco dining, listening to the birds chirp and entertaining friends.*

*This truly is an exceptional opportunity to own a lovely home in a prestigious neighborhood in sought after Berkeley Heights. 83 Hunterdon is an absolute must see!*



# - INSIDE & OUT -

## FIRST LEVEL

- Entry Foyer featuring door with sidelites, wood parquet style floors, light fixture, door to Lower Level
- Living Room (up staircase) featuring hardwood floors, baseboard molding, large picture window, chandelier
- Office/Bonus Room (can easily be used as Bedroom 4) featuring Closet, windows at 2 exposures, baseboard molding
- Family Room featuring carpeting, fireplace with floor to ceiling brick surround, 2 ceiling fan/lights, 2 windows, slider to breezeway, baseboard molding
- Chef's Kitchen featuring tile flooring, custom cabinetry, solid surface countertop, stacked stone backsplash, stainless steel oven/range, refrigerator/freezer, dishwasher, Breakfast Bar with seating for 3, ceiling fan/light, recessed lighting, open shelving
- Dining Room featuring parquet style hardwood floors, sliding door to backyard, chandelier, baseboard molding, staircase to Living Room
- Powder Room featuring laminate floors, furniture style vanity with stone countertop, sconce, window, baseboard molding
- 2 Car Garage with storage
- Outdoor covered breezeway to house

## SECOND LEVEL

- Primary Bedroom Suite featuring Sitting Room, hardwood floors, ceiling fan/light, row of Closets, 2nd Double Closet in Sitting Area, baseboard molding, Bath featuring tile flooring, tile wainscoting, custom double vanity with vessel sinks and extensive storage, shower with tile surround/glass door, crown molding
- Full Hall Bath featuring double vanity with stone countertop, tile wainscoting, tub/shower combination with tile surround and glass door, recessed lighting
- Bedroom 2 featuring hardwood floors, baseboard molding, Closet, ceiling fan/light
- Bedroom 3 featuring hardwood floors, baseboard molding, Closet, ceiling fan/light

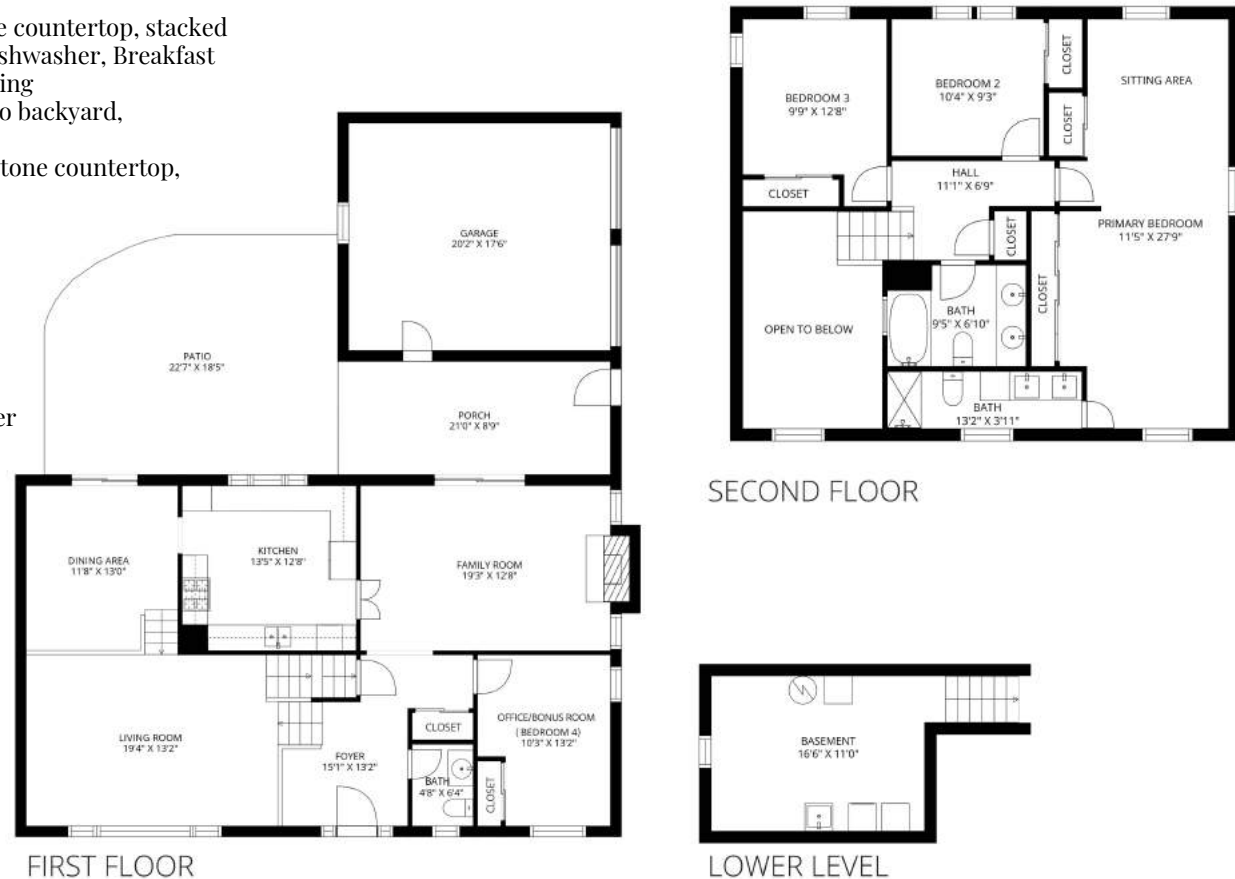
## LOWER LEVEL

- Unfinished Lower Level
- Laundry Area with utility sink

## FRONT YARD / BACKYARD

- Lush front lawn with extensive professional hardscaping, mature blooming and specimen trees
- Expansive Rear Brick Patio
- Flat, fenced in yard with mature specimen trees

## 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.

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