

95 Chatham Street  
Chatham, New Jersey

*Drive up to 95 Chatham Street and you will instantly see that this is not your ordinary Cape. A gorgeous block in the coveted Lafayette section, a stately brick exterior, amazing outdoor entertaining space, and top-notch renovations throughout all contribute to this home's exceptional appeal. This impeccably renovated 4 Bedroom, 3 Full and 1 Half Bath expanded Cape/Colonial, in one of Chatham's most sought-after locations, close to town, schools, parks/recreation, and Midtown Direct Train, simply cannot be missed!*





*Enter into the warm and welcoming Entry Foyer complete with gleaming hardwood floors and an elegant staircase leading to the Second Level. The spacious and sundrenched Living Room is an entertainer's dream with its exceptional statement fireplace, French doors, custom built-ins, and windows where the sunlight pours in. Flow easily into the marvelous Gourmet Chef's Kitchen. Boasting crisp white custom cabinetry, marble countertops, and a Shaw's farm sink, this kitchen is utterly stunning. Wolf/Sub-Zero appliances are the highest in form and function.*





*The kitchen leads to the lovely Breakfast Room complete with a beadboard/coffered ceiling and a window overlooking the luscious backyard. The Breakfast Room opens to the magazine-worthy Family Room. A dramatic coffered ceiling, custom media built-in, and windows/transoms at two exposures are just a few of the room's highlights. This room exudes relaxation and is well suited for game nights, movie watching, or an evening cocktail. Dinner parties are divine in the Formal Dining Room complete with a gorgeous chandelier, regal wainscoting, and extensive built-ins to store all your dishes and linens. Nothing will be out of place in the fabulous Mud Room complete with a custom bench with hook storage and its own Closet. A tastefully renovated Powder Room and Garage round out the first level.*



*The magic continues outdoors! Don't miss the outstanding Bluestone Patio. Expansive entertaining space leaves plenty of room for al fresco dining and a conversation area. An entrance off the Breakfast/Mud Room Area makes indoor and outdoor entertaining a breeze.*

*The backyard only gets better with a flat grassy area for play, mature specimen trees, and blooming perennials.*





*Ready to retire for the evening? Luxury abounds in the private and open Primary Bedroom Suite with a vaulted ceiling, cool built-in storage, and a spa-like Bathroom complete with a custom double vanity, an oversized shower, and marble throughout. Bedrooms 2 and 3 are steeped in sunlight and include generous closets and large windows. A beautifully renovated Full Hall Bathroom rounds out the Second Level.*



*And that's not all! The Lower Level, with a fabulous Recreation Room, offers plenty of room for hanging out and arts and crafts. Bedroom 4, with its own Wet Bar and tasteful Bath, is the perfect spot for visiting guests or an au pair. Nothing will be out of place with plenty of storage to boot. Finally, a large Laundry Room rounds out the Lower Level.*







*With its prestigious neighborhood, close proximity to Midtown Direct Train, top-notch schools, and convenience to fantastic shopping and restaurants, 95 Chatham Street is an extraordinary home in every way.*

# - INSIDE & OUT -

## FIRST LEVEL

- Entry Foyer featuring hardwood floors, staircase to Second Level
- Living Room featuring double French doors to Rear Hallway, hardwood floors, fireplace with floor-to-ceiling custom millwork mantle and stone surround, wall-to-wall custom built-ins with open and concealed storage and custom lighting, windows at 2 exposures, recessed lighting, crown molding, baseboard molding
- Dining Room featuring hardwood floors, wainscoting, wall-to-wall built-in with open and concealed storage, chandelier, crown molding
- Gourmet Chef's Kitchen featuring hardwood floors, custom wood cabinetry, Shaw's farm sink, marble countertops, marble tile backsplash, recessed lighting, beverage refrigerator, recessed lighting, crown molding with dentil detail, Wolf stainless oven/range, custom hood, pot filler, Sub-Zero fully integrated refrigerator/freezer, microwave nook, pass through to Breakfast Room
- Breakfast Room featuring hardwood floors, beadboard/coffered ceiling, pendant light with drum shade, built-in banquette, crown molding, baseboard molding
- Family Room featuring hardwood floors, beadboard/coffered ceilings, windows/transoms at 2 exposures, ceiling fan, recessed lighting, custom built-in, custom woven shades
- Mud Room with built-in bench/hook storage, beadboard accents, recessed lighting, Closet, door to Garage, door to Patio
- Powder Room featuring brick accent wainscoting, hardwood floors, chair rail, pedestal sink, sconce, baseboard molding

## LOWER LEVEL

- Massive renovation/dug-out basement
- Laundry Room featuring tile flooring, built-in cabinetry with laminate countertop, front loader washer, and dryer with folding counter, baseboard molding, recessed lighting
- Recreation Room featuring wood look flooring, wainscoting, recessed lighting, Closets
- Ensuite Bedroom 4 featuring wood look flooring, brick accent wall, recessed lighting, crown molding, baseboard molding, egress window, Wet Bar featuring custom cabinetry, bar sink, beverage refrigerator, stone countertop, brick accent backsplash
- Full Bath featuring tile flooring, vanity with stone countertop, crown molding, shower with glass door and subway tile surround
- Storage Room
- Storage Closet

## SECOND LEVEL

- Primary Bedroom Suite featuring hardwood floors, vaulted ceiling with beadboard detail, ceiling fan, recessed lighting, custom built-ins, wallpaper accent wall, 2 Closets, Primary Bath hexagonal marble floor tile, custom built-in double vanity with marble countertop, designer sconces, flush mount lighting, glass door shower with designer tile surround, crown molding, baseboard molding, window, rain showerhead
- Bedroom 2 featuring hardwood floors, windows at 2 exposures, 2 double Closets, baseboard molding
- Bedroom 3 featuring hardwood floors, windows at 2 exposures, Closet, baseboard molding, built-in dresser, built-in with open and concealed storage, flush mount light
- Full Hall Bath featuring marble floor tile and wainscoting, wallpaper, custom vanity with marble countertop, designer sconce, flush mount light, crown molding, tub/shower combination with tile surround, niche with glass shelves

## FRONT/BACK YARD

- Front walkway
- Covered front entry
- Bluestone Landing off of back door
- Expansive Bluestone Patio framed by stone knee walls
- Fenced-in flat, lush yard with professional plantings, blooming perennials, privacy trees, mature specimen trees

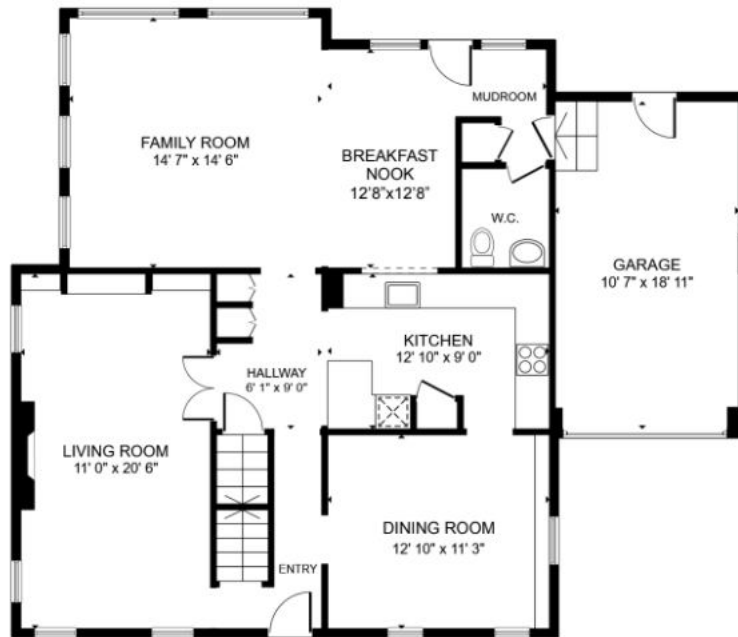
## ADDITIONAL FEATURES

- Impeccably designed both inside and out by sought after Architect Ezio Columbro
- French drain, 3 three sump pumps
- Full house generator
- Irrigation system
- Custom window treatments throughout
- Painted neutral hues throughout

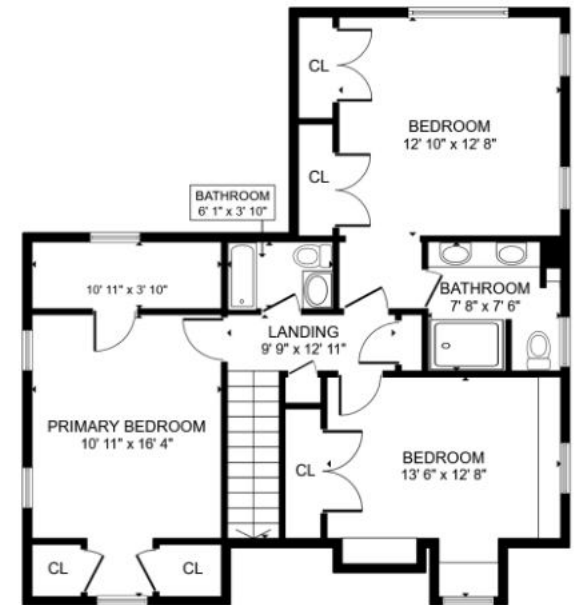
# THE FLOORPLAN



*LOWER LEVEL*



*FIRST LEVEL*



*SECOND LEVEL*



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