



243 Southern Boulevard  
Chatham, New Jersey



*Dream house alert! It is not every day that a home this extraordinary comes on the market. This incredible 7 Bedroom, 5 Bath home is an exceptional opportunity for the buyer seeking a beautifully designed custom home perfect for everyday living and entertaining.*



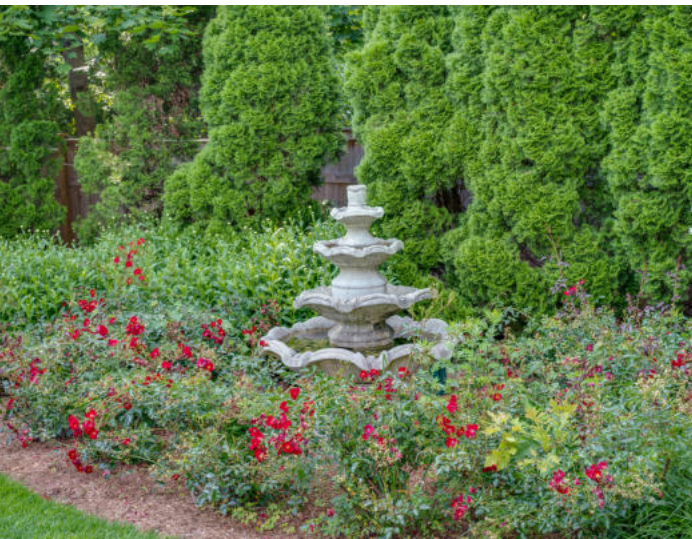
*As you drive up, take in the home's amazing curb appeal with its exquisitely manicured property, regal paver front walkway and decorative driveway. Enter the dazzling Entry Foyer and prepare to be overwhelmed by the sheer elegance, light and scale of this home. The Entry Foyer includes hardwood floors with a pretty inlay, elegant wainscoting and gorgeous arched entries into the Living and Dining Rooms. Proceed into the nearby formal Dining Room with magnificent wainscoting and plenty of space to host family gatherings and gourmet dinners. Curl up with a book or entertain friends in the elegant Living Room featuring a stunning fireplace, a classic bay window and built-ins. Double French doors lead to the outstanding Family Room sure to be the heart of the home. An exquisite stone fireplace and a bay window overlooking the idyllic backyard make this room extraordinary.*







*Flow easily into the Gourmet Chef's Kitchen that will satisfy any chef's desire. Wood cabinetry, including glass front cabinetry, a large island, granite countertops and Miele/Sub-Zero/Fisher and Paykel/Dacor appliances round out the sophistication of this space. A Walk In Pantry ensures that everything will be neatly tucked away. Take in the exquisite backyard view in the sundrenched Breakfast Area with a vaulted ceiling, skylight and floor to ceiling windows/door leading out to the spectacular backyard. Need to work from home or expect guests? No problem! There is a first level Bedroom/Office, tucked away from the rest of the First Floor. Rounding out the First Floor is a tasteful Full Bath, 2 Car Garage complete with Garage Tek custom storage, and a Side Entrance.*



*Another star of this home is the outdoor property easily accessed from inside so that indoor/outdoor entertaining is seamless. A spacious Patio is perfect for al fresco dining or cocktails with friends. The large backyard, backing up to a nature preserve, is a gardener's dream with extensive and thoughtfully planted blooming perennials everywhere you turn. Even the expanded paver driveway is a work of art!*





*When it's time to retire for the evening, the stately staircase (there is also a rear staircase), beaming with natural light, leads you to the second floor with five incredible bedrooms. Luxury abounds in the magnificent Primary Bedroom Suite with a striking gas fireplace, a lovely Sitting Room/Office/Nursery and two fabulous Walk In Closets. The spa-like Primary Bathroom includes a huge double vanity, built in jetted tub, and a frameless glass door shower. Four additional bedrooms are sunny and include spacious closets. Bedroom 2 is currently used as an Office and includes a Techline Series 2 built in desk area and cabinets with open and concealed storage. Bedrooms 2 through 4 share the pretty Hall Bath with an expansive double vanity. Bedroom 5 is ensuite and has its own "wing" and is easily accessed from the rear staircase. Finally, a convenient Second Floor Laundry Room means you will never have to carry laundry downstairs again.*







*And there's more...The large Lower Level boasts high ceilings, a huge Recreation/Play Room, a Game Room, Exercise Room, Au Pair/Guest Room and Full Bath. There is also plenty of storage so that all clutter will be neatly tucked away.*

*243 Southern Boulevard is a dream home in every way. Just minutes from top-notch schools, NYC transportation, shopping in downtown Chatham and Madison, this home must be seen to be appreciated.*



# - INSIDE & OUT -

## FIRST LEVEL

- Entry Foyer featuring hardwood floors with tile and wood inlay, 2 Coat Closets, door with sidelites and transom, staircase to Second Level, detailed, crafted moldings, crown molding, baseboard molding, wainscoting, recessed lighting, door to Lower Level
- Living Room featuring arched entry, hardwood floors, bay window, gas fireplace with custom floor to ceiling mantle and stone surround, custom built ins with open and concealed storage, double French doors to Family Room, custom shades, detailed, crafted moldings, crown molding, baseboard molding, recessed lighting
- Dining Room featuring arched entry, hardwood floors, wainscoting, bay window, modern chandelier, recessed lighting, detailed, crafted moldings, crown molding, baseboard molding, custom shades
- Family Room featuring hardwood floors, gas fireplace with stone mantle, bay window, ceiling fan/light, recessed lighting, detailed, crafted moldings, crown molding, baseboard molding, opening to kitchen plus arched entry to Breakfast Room, custom shades
- Gourmet Chef's Kitchen featuring hardwood floors, wood cabinetry, granite countertops, tile backsplash, elongated island, Walk In Pantry, Jade stainless 6 burner oven/range, Sub-Zero stainless refrigerator/freezer, Miele stainless dishwasher, Marvel wine refrigerator (in coffee/bar area), Miele convection/microwave oven, Miele built in Oven, 2 Fisher & Paykel dishwasher drawers, Dacor warming drawer, 2 stainless sinks, pot filler, custom hood, recessed lighting, pendant light over island, ceiling fan/light
- Breakfast Room with vaulted ceiling, skylight, French door with floor to ceiling windows to rear Deck, built in with open shelving, chandelier with modern pendants over table
- Rear hallway with rear staircase
- Side Entrance with tile flooring, Coat Closet
- Full Hall Bath featuring tile flooring, furniture style vanity with stone countertop, beadboard wainscoting, corner shower, sconce, crown molding, recessed light, baseboard molding, window
- Bedroom 6 featuring hardwood floors, windows at 2 exposures, ceiling fan/light, crown molding, baseboard molding, double-sized Closet
- 2 Car Garage complete with Garage Tek custom storage, carriage style doors, staircase to Lower Level

## LOWER LEVEL

- Recreation Room featuring carpeting, open shelving area, recessed lighting, baseboard molding, Closets
- Exercise Room featuring wood look flooring, recessed lighting, high ceilings, baseboard molding
- Ping Pong Table Room featuring carpeting, high ceilings, recessed lighting, utility closet
- Full Bath featuring tile flooring, corner vanity with stone top, corner shower, high ceilings, sconce, recessed lighting
- Bedroom 7 featuring carpeting, window overlooking backyard, ceiling fan/light, recessed lighting, baseboard molding, double-sized Closet, custom shade
- Utility Room with built-in shelving
- Walk-in storage closet under stairs
- Rear staircase to Garage

## FRONT YARD / BACKYARD

- Meticulously landscaped front with crisp hedges and extensive blooming perennials
- Stone paver front walkway
- Covered front entry
- Decorative paver driveway with expanded area for parking
- Side entrance, stone staircase and landing
- Rear Porch and stairs with Tyvek decking
- Stone Patio
- Flat, fenced in yard, blooming perennials, fountain
- Arbor and picket fence
- Extensive perennials including grasses, roses, hydrangea

## SECOND LEVEL

- Second Level Landing featuring hardwood floors, wainscoting, 3 Linen Closets, recessed lighting, semi-flush light
- Primary Bedroom Suite featuring gas fireplace with custom mantle and stone surround, carpeting, vaulted ceiling with architectural arched window, custom built ins with open and concealed storage, ceiling fan/light, recessed lighting, custom shades, decorative crown molding, baseboard molding, 2 Walk In Closets
- Primary Office/Sitting Room featuring double French doors at entry, double-sized Closet, wall to wall custom built ins with open and concealed storage, baseboard molding, crown molding, window, recessed lighting, custom shade
- Primary Bath featuring tile flooring, custom l-shaped double vanity with granite countertop, upper cabinetry with privacy glass, sconces, built in jetted tub, separate area for shower and toilet, 2 windows with custom shades
- Bedroom 2 (flexibly being used as Office) featuring carpeting, Techline Series 2 built in desk area and cabinets with open and concealed storage, 2 windows, double-sized Closet, chair rail, ceiling fan/light, recessed lighting, crown molding, baseboard molding
- Bedroom 3 featuring carpeting, vaulted ceiling with architectural arched window, custom built ins with open and concealed storage, ceiling fan/light, recessed lighting, crown molding, baseboard molding, double-sized Closet
- Bedroom 4 featuring carpeting, windows at 2 exposures, custom built ins with open and concealed storage, ceiling fan/light, recessed lighting, custom shades, crown molding, baseboard molding, double-sized Closet
- Full Hall Bath featuring tile flooring, expansive double vanity with stone countertop, sconces, tub/shower combination with tile surround, window, custom shade, recessed light, crown molding, baseboard molding
- Laundry Room featuring vaulted ceiling with skylight, tile flooring, cabinetry, utility sink, LG washer, Electrolux dryer, baseboard molding
- Ensuite Bedroom 5 featuring carpeting, vaulted ceiling, ceiling fan/light, recessed lighting, 2 windows, Walk In Closet, baseboard molding, Bath featuring tile flooring, vanity with granite countertop, sconce, shower, window, custom shade, crown molding, baseboard molding

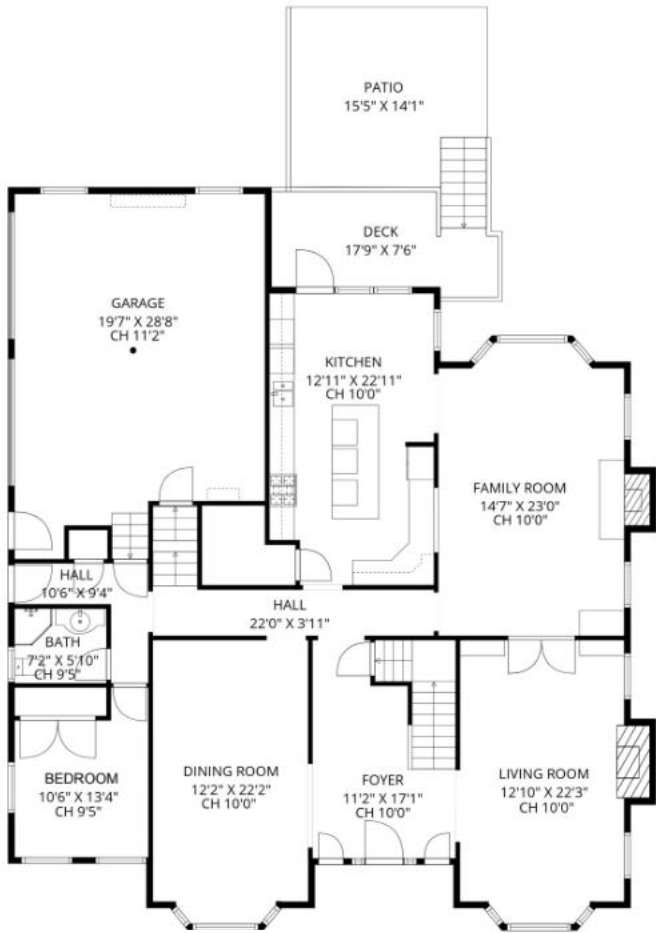
## UPGRADES SINCE 2019

- Full house Kohler generator
- Zoned AC, 3 zones
- New driveway with additional parking
- Painted exterior
- Fenced in backyard
- Renovated Tyvek Deck
- Installed Paver Patio in backyard
- Installed new 48" Sub-Zero refrigerator/freezer
- Installed new washer and dryer
- Installed new Hunter sprinkler controller
- Updated landscaping

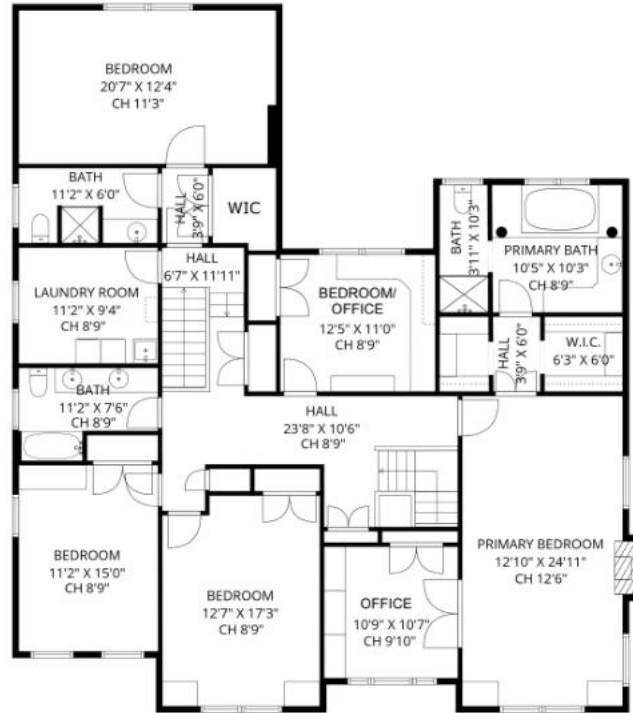
## ADDITIONAL FEATURES

- Hunter Douglas silhouette window shades throughout

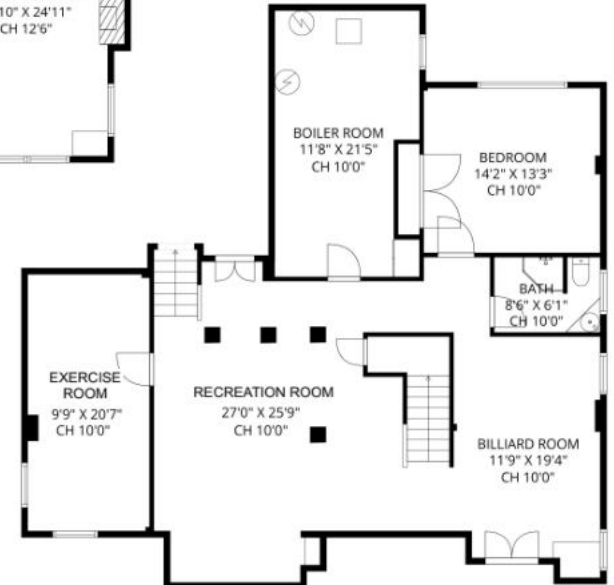
# THE FLOORPLAN



*FIRST LEVEL*



*SECOND LEVEL*



*LOWER LEVEL*



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