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*41 West Lane  
Madison, New Jersey*



*Welcome to 41 West Lane, a spectacular 6/7 Bedroom 6 Full and 2 Half Bath Custom Built Colonial (by Steve McCann 2005) in the idyllic Hill section of Madison! This extraordinary home has it all ... the quiet cul-de-sac, the curb appeal, expansive property and just fresh, tasteful style all around. This is an incredible opportunity to own a home with distinct high-end craftsmanship, designer touches and out of this world property. Simply put, this home dazzles at every turn.*



*Drive up to 41 West Lane and you know you have reached somewhere incredibly special. Curb appeal abounds with crisp, manicured landscaping, a brick walkway and front patio, and the best wraparound Porch perfect for outdoor entertaining. Enter into the bright 2-Story Entry Foyer and become transfixed by all this house has to offer. The sophisticated Entry Foyer features hardwood floors, sumptuous woodwork, an elegant, curved staircase and a beautiful orb light fixture. Working from home is a dream in the sun-drenched Office with custom built-ins and access to the Porch for midday breaks. Move into the elegant, sun-drenched Living Room gracefully framed by decorative pillars, that includes a traditional statement fireplace, custom built-ins and a wall of windows/French door overlooking the outstanding property.*





*Flow easily into the formal Dining Room with exquisite wainscoting, a chic light fixture and plenty of room to host gatherings. Move from the Dining Room into the Butler's Pantry perfect for fixing cocktails. The Gourmet Chef's Kitchen is sure to satisfy every homeowner's desire. Wood cabinetry, an abundantly sized island and Breakfast Bar, quartz countertops and high-end appliances are the best in form and function. Breakfast is served in the light-filled Breakfast Area with copious windows overlooking the property. Off of the Kitchen, prepare to be impressed by the warm and welcoming Family Room with another stately fireplace and cozy window seats. Not a thing will be out of place with the nearby Mud Room. Laundry, a Guest Room, Full Bath and a tasteful Powder Room round out the First Level.*







*When it's time to retire for the evening, luxury abounds in the magnificent Primary Bedroom Suite with a stunning Sitting Room with fireplace, a Dressing Room with built in dressers, and 2 custom Walk In Closets. Enjoy a soak in the tub in the spa-like Primary Bathroom complete with a custom double vanity, luxurious shower with frameless glass door and chic accents. Four additional large-sized bedrooms (3 are ensuite) are steeped in sunlight and include generous closets. A tasteful Full Hall Bath rounds out the Second Level.*



*Another absolute star of this property is the backyard oasis and outstanding outdoor entertaining space easily accessed from the home. A spacious Bluestone Patio encased by stone walls, complete with an outdoor fireplace and areas for lounging and al fresco dining, are sure to meet all your entertaining needs this summer. There is also a built in outdoor BBQ. Finally, a sprawling green lawn and blooming perennials beyond are the perfect focal point as you relax outside.*



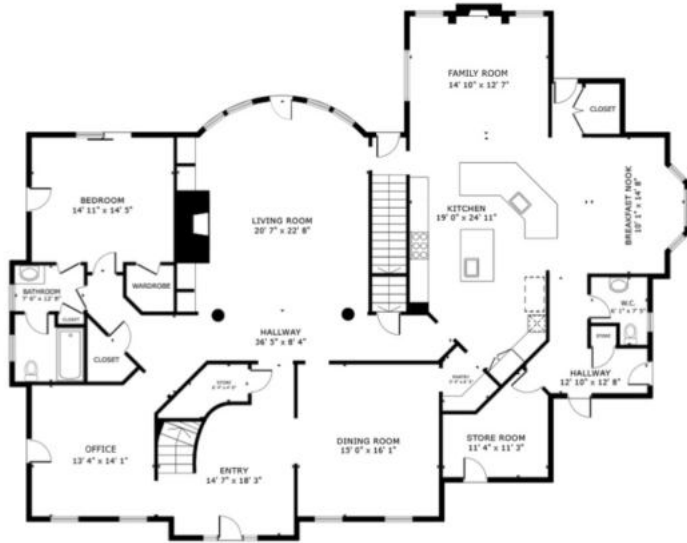




*And there's more ... The enormous Lower Level, with two fantastic Recreation Areas, a Game Area and an Exercise Area, will provide endless hours of family entertainment. Equipped with plenty of room for movie watching, art and exercising, the Lower Level adds tremendous living space to the home. There is also an additional Ensuite Bonus Room with a Full Bath perfect for an au pair or visiting guests. A Half Bath and tons of storage round out the Lower Level.*

*It is not very often that a house this pristine, both inside and out, becomes available. 41 West Lane is a dream home in every way. One of Madison's best blocks, just minutes from top-notch schools, NYC transportation and downtown Chatham and Madison, this home is the ultimate in style and won't last!*

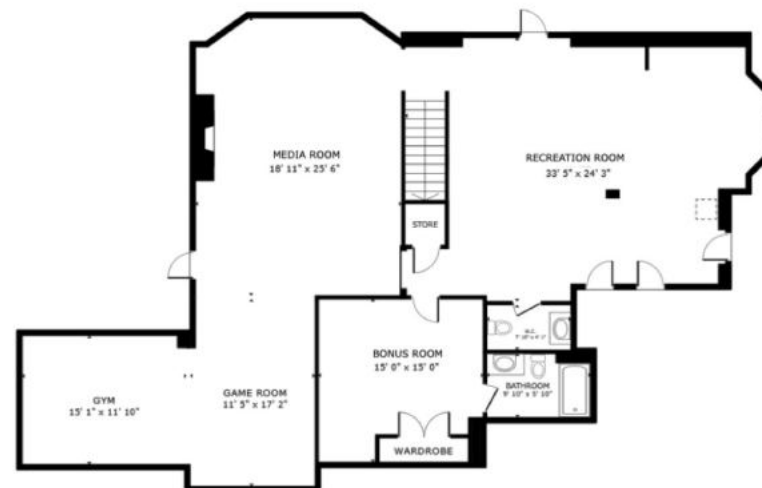
# THE FLOORPLAN



FIRST LEVEL



SECOND LEVEL



LOWER LEVEL

# - INSIDE & OUT -

## FIRST LEVEL

- Wraparound Front Porch
- 2-Story Entry Foyer featuring wood door with sidelites, hardwood floors, graceful, curved staircase, custom runner, orb chandelier, crown molding, baseboard molding
- Office featuring hardwood floors, windows at 2 exposures, custom built ins with open and concealed storage, grass cloth wallpaper, recessed lighting, lighting in cabinetry, baseboard molding, crown molding, French door to Porch
- Dining Room featuring hardwood floors, designer light fixture with glass globes, wainscoting, recessed lighting, crown molding, 2 windows
- Butler's Pantry featuring hardwood floors, wood cabinetry, quartz countertops, tile backsplash, open wine storage, beverage refrigerator
- Sunken Living Room featuring decorative pillars at entry, hardwood floors, custom built ins with open and concealed storage, curved area with floor to ceiling windows/French door to backyard, picture lighting, recessed lighting, wood burning fireplace with custom mantle and brick surround, built in TV nook, crown molding, baseboard molding, in ceiling speakers
- Gourmet Chef's Kitchen featuring hardwood floors, wood cabinetry, quartz countertops, tile backsplash, island with beadboard detail, recessed lighting, brushed gold lantern over island, farm sink, bar sink, custom hood, cooktop, integrated refrigerator/freezer, 2 dishwashers, crown molding, baseboard molding, Breakfast bar with seating for 5, Built In Desk Area
- Breakfast Area featuring designer lantern, bay of windows, hardwood floors, baseboard molding, crown molding
- Family Room featuring hardwood floors, wood burning fireplace with brick surround and floor to ceiling mantle, windows at 2 exposures, recessed lighting, crown molding, baseboard molding, 2 window seats with storage
- Powder Room featuring beadboard wainscoting, tile flooring, wallpaper, pedestal sink, medicine cabinet, window
- Guest Room/Bedroom 6 featuring hardwood floors, recessed lighting, ceiling fan, sliding French door, baseboard molding, French door to Porch, door to Bath
- Full Hall Bath featuring tile flooring, vanity with stone countertop, windows, separate area for shower and toilet, baseboard molding
- Back entrance, rear staircase
- Mud Room featuring hardwood floors, separate entrance, built in open storage, hook storage
- Laundry
- 3 Car Garage

## SECOND LEVEL

- Second Level Landing featuring hardwood floors, custom runner, built in bookshelves, recessed lighting, baseboard molding
- Primary Bedroom Suite featuring carpeting, Sitting Room with gas fireplace, tray and vaulted ceilings, flush mount light, recessed lighting, baseboard molding, Dressing Area with custom built in dressers, Full Bath featuring tile flooring, custom double vanity, vaulted ceiling, medicine cabinets, recessed lighting, built in tub, shower, Linen Closet, separate room for toilet, 2 custom Walk In Closets, door to hallway to Bedroom 2
- Bedroom 2 featuring hardwood floors, recessed lighting, sconces, ceiling fan, bay of windows, baseboard molding, 2 double sized Closets
- Full Hall Bath featuring tile flooring, vanity with stone countertop, tub/bath combination, Linen Closet, window, medicine cabinet, door to Bedroom 3
- Ensuite Bedroom 3 featuring carpeting, vaulted ceiling, recessed lighting, ceiling fan, windows at 2 exposures, baseboard molding, double-sized Closet, door to Hall Full Bath
- Ensuite Bedroom 4 featuring carpeting, vaulted ceiling, recessed lighting, ceiling fan, windows at 2 exposures, baseboard molding, Closet, Full Bath featuring tile flooring, vanity with stone countertop, window, medicine cabinet, recessed lighting, sconce over sink, tub/shower combination
- Ensuite Bedroom 5 featuring, recessed lighting, ceiling fan, windows at 2 exposures, built in Desk Area and Dressers, crown molding, baseboard molding, Full Bath featuring tile flooring, vanity, windows at 2 exposures, medicine cabinet, recessed lighting, sconce over sink, tub/shower combination, Walk In Closet

## LOWER LEVEL

- Recreation/Media Room featuring carpeting, fireplace with brick surround and custom mantle, built in with open and concealed storage, recessed lighting, baseboard molding
- Game and Exercise Areas, built in shelving
- 2nd Recreation Room
- Half Bath featuring tile flooring, pedestal sink
- Ensuite Bonus Room featuring carpeting, flush mount light, double sized Closet, baseboard molding, Full Bath featuring tile flooring, vanity with stone countertop, tub/shower combination, recessed lighting
- Storage
- Walk out access

## FRONT YARD/BACKYARD


- .75 acre level lot
- Brick front walkway and front patio area
- Flat, lush front lawn with professional landscaping
- Wraparound Front Porch with mahogany flooring, beadboard ceiling, recessed lighting, lanterns
- Side entrance
- Driveway with basketball hoop
- Bluestone Patio framed by stone retaining walls, built in BBQ, built in stone fireplace
- Flat, grassy area encased by privacy plantings
- Property is also adjacent to land that is protected by the town creating additional privacy

## ADDITIONAL FEATURES/UPGRADES

- Built in 2005 by renowned builder Steve McCann
- Cedar shingle roof
- High ceilings on the first and second levels
- Large, full masonry fireplaces in the Living and Media Rooms



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