

PROPERTY LETTER: LIVING HERE

EASE OF LIVING

- A three-story home offers vertical zoning which profoundly enhanced our daily life, especially when it came to working from home, raising a young child, and hobbies. We loved the dedicated office area of the basement. It was a sanctuary for concentration, and the physical distance from the hustle of the main living area and bedrooms created a clear boundary for career and family life from 9-5. Not to mention the amount of technology required for most jobs and certainly ours. Keeping all those screens and cords away from young minds was a godsend. Beats working out of a corner of your bedroom or sharing the kitchen table. As our life involved some days in the office, some days working from home, our home was family friendly and stress reducing.
- The neighborhood is leafy and the sidewalks plentiful which made taking my 1:1 calls while walking the downtown loop a common occurrence.. It was the ultimate way for me to hit my step goal while clearing my inbox, all without ever losing cell service.
- A 5-minute stroll from The Station, Chatham's hometown coworking space, meant I could enjoy a high-energy, collaborative workspace and still be home in minutes to greet our son after school, take our dog for a walk, or meet my wife for lunch. Flexibly co-working in walking distance is a dream and one I enjoyed across the years I lived there.
- Even if you don't work from home, proximity to Main Street gives you a chance to still complete an errand before bedtime like dry cleaning, get your nails done, step into the barber or grab take-out for the family so you arrive home a hero. Main Street is a 5-7 minute walk with everything you need including Ace Hardware- priceless for busy homeowners.
- Whenever we walked in the door after a long day, we exhaled from the hustle and bustle of modern life. We loved that our home was nestled on this quiet street, offering privacy, peace, encounters with nature and no outlet privacy. An after-dinner walk is great exercise and is a perfect place to pause and admire the amazing real estate and unique charm that defines this convenient and connected neighborhood in Chatham.
- The Mall at Short Hills is a 5 minute drive from our home. I repeat The Mall at Short Hills is a 5 minute drive. When you need a last minute garment for work or find out about a School District of the Chathams spirit day the night before- invaluable.
- Finally, the two-car garage served many functions over the years including as a two-car garage, a carpentry workshop, a storage unit and a haven from the snow and sun for all the bikes, trikes and toys. You can save space inside the home and use the rafter storage for seasonal items, skis, or roof rack. Without a shared wall with the home's conditioned living space, that can lead to heat transfer, making it harder to maintain a stable temperature inside the home, the detached garage will lower your bills like it lowered ours.

THE COMMUTER'S DREAM

- On days when the city calls, the commute is just as effortless: you are steps from the NJ Transit Midtown Direct for a classic rail commute, or you can catch the Boxcar luxury motorcoach for a guaranteed seat and a first-class ride into the heart of NYC. While everyone else is fighting traffic to get into town to park for the train, you are walking past them with a TM Ward coffee in hand.
- A dedicated shortcut pedestrian path was clutch! It made the walk to Main Street speedy, quiet and safe. Truly steps from so many small businesses, the train or Boxcar, connecting you seamlessly to NYC. Chatham has that warm, we are all in it together kind of vibe!
- We can't say it enough... location, location, location. It is almost as important as the spouse you choose or your best friends. If you choose a home where you need a car for everything, including everywhere your child will need to go, your daily life can become a grind. Gasoline costs and tolls add up and time is lost. Why not give yourself a break and live where you can walk to what you need daily and feel in the flow and connected? You will pinch yourself once you realize that you have positioned your family for such comfort and convenience. You won't need a car but if you do have one or two, in addition to Chatham Borough you can take advantage of neighboring towns and even the city. Depending on your preference, Chatham positions you for both. By car, by train, by bus, by rideshare, you are in the mix. With the long and spacious driveway and two-car garage, you're golden.
- When you do decide to park the car and leave it—you are steps away from Main Street, the Chatham Library children's programming and extensive stacks, Namkeen for fried chicken, Scoops for ice cream, weekend soccer matches at Memorial Park, Sorriso for weekend brunch, the list goes on and on...we did it all!
- If you miss NYC, you will love hearing the train during weekdays as you will feel connected to the energy of the city. Having lived between UWS and Manhattan Valley before moving to Chatham I was worried about suburban life but that reminder of a train heading into all the possibilities of NYC made me rest easy. Especially if I wasn't on it but imagining all that could be...Plus, what young child doesn't love a train!
- Finally, as far as NJ suburbs go, it is hard to beat Chatham's proximity to Newark Airport, a 15-20 minute drive.

THE NEIGHBORHOOD & CHILDHOOD ARE LIKE PB&J

- This is one of the best streets in Chatham! HALLOWEEN IS ESPECIALLY special. You can enjoy a Halloween Parade on Washington Avenue led by the CHS marching band and then take your pillowcases up and down the Avenue for 'full size' candy bars!

- For us, the neighborhood felt like a personal, safe playground for scootering races and spontaneous neighborhood games. We helped our neighbor build their trampoline which made for many happy days of jumping for all. We hosted epic birthday gatherings in the fully-fenced backyard, which offered the space and freedom for children to roam and create memories. We played in the backyard around the sandbox, the swings, the treehouse, the garage. We made smores over the firepit and on cool days walked the lot next door to forage mushrooms and compare autumn leaves. We played “stump baseball” and made “yammy bammy sauce” with sandbox tools under the swingset that housed a top floor ice cream “shop”.
- Summers were made at the walkable Chatham Borough Municipal Pool, where the best swimming lessons are offered. If we wanted to use the baby pool or practice our monkey hands around the big pool or just cool down and have a fun family day, this location made that possible with only a stroller to haul the floats and gear. Once he was older, my son and I loved taking his scooter and walking to the post office to hand deliver mail...sometimes we would request an old school rubber stamp. The simple things of life are honored in Chatham and you will find that calming.
- Scooter life is real in Chatham for young children and our address allowed for many, many hours spent hoping that the brakes and the steering wheel would indeed do their jobs!
- Winters are beautiful in Chatham when the snow falls and sticks! Everyone grabs their sleds and heads to several great sledding hills including several unofficial ones and other approved ones like Jacob Ford Park in Morristown, great for small children.
- Chatham Library and Castle Park offer fan-favorite playgrounds while Kelley’s Pond and Stanley Park are great in town spots to enjoy nature.. A short drive away is a scenic spot to get away from it all and enjoy quiet at the Loantaka Brook Reservation trails and the Great Swamp Wildlife Observation Center.
- We took our cockapoo child :) on daily walks around the block, sometimes even downtown for intellectual stimulation, and no matter if it was early morning, mid-day or late at night the sidewalks and lighting made this chore a breeze. Everybody seems to have a doodle in Chatham and understands the joys our fur children bring. World class pet services at the Morris Animal Inn nearby are just the tip of the iceberg for dogs and cats, not to mention veterinarians, groomers and doggie day cares galore. On top of great walks, our fully fenced yard was our dog’s daily retreat and personal hopeful hunting ground for rabbits, squirrels, and the seasonal turkey.
- The neighborhood is a true community, renowned for its helpful neighbors and the legendary Bulk Trash Day “steals and deals.” This is a common and cherished local tradition in the township and the borough. Before the collection trucks arrived, we regularly scoured the curbside piles for perfectly usable items that others had discarded. We scored several scooters, soccer balls and goals, dressers, chairs...you get the picture. If you aren’t a trash picking kind of person you can also rely on Chatham porch pick-ups or local Facebook groups. People in Chatham have great stuff!

FLOW OF DAILY LIFE

- A connected main-floor plan allowed for energy efficiency and separation of functions while ensuring we all stayed within earshot—making dinner time with young children a breeze. The dining room sits perfectly steps away from the bright, double-exposure kitchen, maximizing both function and light. Tripp Trapp chairs meant our son could join us at the table instead of eating at the bar and missing out on all the conversation. Having had a kitchen island in my home before this home, I was concerned if I would find the lack of eat-in kitchen a challenge, but it was no problem at all.
- The dedicated basement space, with its durable slate floor, is ready for anything...mud room, work, musical hobbies, saunas, exercise, children's playroom, storage, occasional guest room, sleepovers, laundry folding station, TV room with cozy sofas...dealer's choice!
- The very convenient bedroom layout offers incredible versatility, easily adapting to your needs. Whether you put two kids together in the upstairs bedroom or take the third floor as your private primary suite (king-sized beds do fit) the flexibility will serve you as your family grows. A third bedroom is the guest room, unless you prefer a main floor office or hobby room. Technology allows for parents to keep tabs on young children if sleeping on different floors and the separate zones work well for teenagers or overnight guests.
- Two convenient entrances, the north facing front porch and the southwest facing kitchen landing area, are easy to access from the driveway and are practical covered entry points for quickly shedding muddy boots or wet clothing from pets or children. They also make backpack and grocery unloading a breeze. Once inside, convenient hooks over the kitchen radiator allow for a quick landing zone for daily in and out trips. If a mud room is your cup of tea, have children head to the lower level where slate floors and shelving help to organize outerwear, backpacks and shoes. The side entrance also encourages easy access to a grill just steps from the kitchen prep area or if you have a green thumb, try southwest facing elevated planters for sun loving herbs like basil. The formal front entrance opens into an inviting large living and dining room connected by a wide cased opening. The original front Four-Lite Door provides charm, natural light and insulation while the storm door provides energy efficiency and ventilation. The sidelights on either side of the front door bring additional natural light into the living room, enhance the door's design, and improve curb appeal. Sidelights are also an excellent coatrack and boot tray spot providing organization and privacy. These entrances also add to the home's outdoor living vibe. The front porch has plenty of room for seating when the seasons turn warmer, creating an additional seating area where your family can sip morning coffee or enjoy afternoon lemonade. The side steps are a perfect perch to toss the ball to the dog while overseeing children play behind the driveway gate. Many memories of our son and his friends chalking the walk, blowing bubbles, playing in the must have summer staple aka the baby pool, and circling laps on favorite riding toys. All of these entrance elements work together to create the feeling of being greeted and held by your home whether leaving or arriving.

- Storage is abundant and clever, with multiple closets on all floors, built-in shelving in the laundry room, and secret nooks in the attic eaves for seasonal items. We stored holiday presents in a secret panel behind the third floor main closet wall!. Every inch is meant for living or staying organized. We've added our touches over the years, as have the three other families who have owned this house over the 100 years it has been in service. The lower level enjoys two closets under the stairs for kitchen appliance/pantry needs. Additionally, an entire storage room under the family room is dehumidified and outfitted with metal racks for suitcases, bins of kids toys, holiday decorations etc. Convenient to have everything for daily and seasonal life inside the home and that is even before you consider the garage.

GRACEFUL CHARACTER & COMFORT

- This 1924 Sears Crescent Home, 58A Floor Plan, has stood the test of time with grace and strength, providing families the ability to make their own memories count. The home was built in 1927 and the original family occupied it for two generations. The family room with french windows was added to the dining room, an addition that is included in the original plans. The Sears double garage is still on site. The grandson of the grandfather who built the home, Doug Marek, writes on Searshomes.org, "The side panels were supposed to provide much of the support. My father and I each repaired those panels numerous times. Sadly the oak case room dividers between the living room and dining room were removed in the mid 50s. The place was sided with aluminum in 1981. Original front door, porch light and porch columns remain. The flower boxes were replaced in the mid-1990s." Neighbors have shared that brass band practice used to emanate from the lower level before it was renovated and that the boiler is circa 1979....they don't make them like they used to!
- We enjoyed the many architectural details, high ceilings and inviting layout that give this home a warm, timeless and substantial feeling. Charming elements abound like the upstairs clawfoot tub, kitchen cabinet millwork, the handsome grounded look of the door casings, crown moldings, hardwood floors, original crystal and brass doorknobs, high quality windows and the primary staircase that has not been painted, but instead honored for its original beauty and grace. Many weekend mornings were spent under the hanging ferns on the neat porch, admiring seasonal flowers in window boxes and watching our son play in the front yard while birds regaled us with their songs.
- Character only goes so far in 2026 if it isn't matched by modern comfort. In this home there is no need for a thermostat war as everyone's needs are met with room-to-room climate control via mini-splits, while a quiet, well maintained boiler provides a wonderful redundant source of heat in the winter as well. Capacity is available to add additional wall units to the lower level and main level if future owners decide to go fully electric with heat and air. Ceiling fans throughout the home recirculate both cool and warm air helping to make the rooms feel comfortable while saving on energy bills all year.

- Finally, a working gas fireplace serves as a focal point when you enter the home, as a reliable heat source and a reminder to slow down and treasure family time together whether playing a board game, sharing a glass of wine or reading a book on a cold winter's night. Easy to maintain and professionally cleaned seasonally when in use. During warmer months the area is versatile and a great place for instruments, a landing table or a cozy chair. When our son was younger we set up his play area nearby and enjoyed hours of fun watching him attach jump ropes to the stairwell and lower toys down "the chimney" using his "pulley system".