



*Sue Adler*

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*38 Rolling Hill Drive  
Chatham Township*

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CONCEIVED BY KLEESE ARCHITECTS, this extraordinary custom home showcases the very best in quality craftsmanship. Resting on nearly a full acre of beautifully landscaped property, tall trees and rolling lawns provide a fitting backdrop.

Inside, you are greeted by a grand, two-story entrance hall, where a sweeping staircase guides the eye to the second level. In the living room, the first of five fireplaces, takes center stage as wide plank hardwood floors flow under foot and tall windows usher in abundant natural light. Adjoining the living room is the sun room. With three walls of windows, lovely views are available from nearly every direction.

In a home you will want to showcase at every opportunity, you find a sense of warmth and well-being, as each room seems to embrace you from the moment you enter.







Pocket doors open from the living room to the library. Built-in cabinets and a window seat offer loads of storage, while the gas fireplace supplies a warm glow. Across the foyer, the dining room is more than ready to host your next dinner party. Prepared for any event, the family room is as elegant or as casual as the occasion requires. The coffered ceiling draws immediate attention. Wired above the mantel for a flatscreen TV, the fireplace is the dominant feature of this room. With open access to the adjoining kitchen, the combination of these rooms creates a social hub where everyone will want to gather and linger.

For anyone who loves to cook and entertain, this designer kitchen is made to order. Custom cabinets are topped with marble counters, while professional quality appliances stand ready to help you get the job done. The center island breakfast bar sits beneath custom pendant lighting and includes a granite counter top and built-in microwave. Above the stainless steel farmhouse sink is a garden window framed by crown molding and wide trim. In the adjoining breakfast area, sliders lead the way out to an expansive patio with room for an outdoor kitchen, while an in-ground swimming pool and expansive lawns are made for active play and entertaining. Along with a walk-in pantry closet, the butler's pantry connects the kitchen to the dining room.





Nestled comfortably on the second level are six amazing bedrooms and four full baths. The master suite includes a luxurious master bath with spa tub, a sunny master sitting room and a gas fireplace in the master bedroom. Two Jack n' Jill baths service four bedrooms, while the remaining bedroom enjoys the benefit of a full en suite bath. A full size laundry room is located in the hallway along with substantial closet storage and stairs to the finished third level.



Casual spaces are in ample supply in this home. The third level includes a finished multipurpose room, ready to accommodate your individual needs. This versatile bonus room would make a fine home office or play room.

The lower level is beautifully finished with custom cork flooring and features a media room, exercise room, guest room and play room. Games, indoor play, an afternoon at the movies or vigorous workout - all are accommodated on the fabulous lower level. In addition, there is a fully equipped summer kitchen and an incredible climate controlled wine cellar with custom wine racks.

Outside, the backyard seems to go on forever. Tall trees provide dappled shade to open grassy lawns, offering an environment where you can fully enjoy nature's beauty. The patio is the ideal venue for entertaining and outdoor dining, while the in-ground swimming pool adds a vacation atmosphere. As you feel yourself relax in this tranquil setting, it is easy to forget that shopping, recreation, top schools and even NYC commuter trains are only minutes from your front door.



# Inside and Outside...

## FIRST LEVEL

- Grand two-story entrance hall features a limestone and granite floor, two guest closets, sweeping staircase, dramatic Schonbek chandelier and sconces
- Living room with wide plank hardwood floor, deep crown molding, ceiling medallion, built-in bookshelves, pocket door entry to the library, French doors to the sun room and a gas fireplace with limestone mantel imported from Chesney's in London
- Dining room features a wide plank hardwood floor with ribbon inlay, crown molding, panel wainscoting and built-in cabinet with display shelves
- Designer kitchen with limestone tile floor, custom cabinets by Sawhorse Designs in Short Hills, Carrara marble counters, tile backsplash, center island with granite counter top and vegetable sink, Wolf 6-burner gas range and griddle and double ovens, Sub-Zero refrigerator, 2 Miele dishwashers, Miele coffee maker, concealed mini office center with stainless steel garage door, stainless steel farmhouse sink, garden window, recessed lights, walk-in pantry closet with built-ins and separate breakfast area with sliders to the patio
- Butler's pantry connects the dining room and kitchen and features built-in custom cabinets with copper sink, bar fridge and wine fridge
- Family room opens to the kitchen and features a wide-plank hardwood floor, coffered ceiling, recessed lights, gas fireplace wired for a flatscreen TV above and French door to the patio
- Library with hardwood floor, wood paneling, recessed lights, built-in cabinets with shelves, built-in window seat and a gas fireplace
- Sun room with three walls of windows, built-in speakers, hardwood floor, crown molding and recessed lights
- Mud room with secondary front entry, built-in storage, access to the 3-car garage and powder room with subway tile wainscoting, built-in storage and vanity with sink
- Guest powder room with tile floor and vanity with glass sink and polished nickel faucet
- Gallery hallway with back staircase to the upper and lower levels and pocket door entry to the living room

## SECOND LEVEL

- Master bedroom with tray ceiling, hardwood floor, ceiling fan, recessed lights, gas fireplace and large walk-in closet/dressing room with built-ins
- Master sitting room with hardwood floor, three walls of windows, built-in speakers and tray ceiling
- Master bath with travertine tile floor, recessed lights, built-in speakers, double vanity with two sinks and marble counter top, corner tile shower, spa tub and separate privy room
- Bedroom 2 with hardwood floor, crown molding, recessed lights, ceiling fan, closet and shared access to a full bath
- Jack n' Jill bath with tile floor, double vanity with marble counter top and separate water closet with tile shower/tub and toilet
- Bedroom 3 with hardwood floor, recessed lights, crown molding, ceiling fan, closet and shared access to a full bath
- Bedroom 4 with hardwood floor, crown molding, recessed lights, closet and a full en suite bath with tile shower/tub
- Laundry room with full size washer and dryer, built-in folding table
- Bedroom with hardwood floor, ceiling fan, crown molding, recessed lights, closet and shared access to a full bath
- Jack n' Jill bath with tile floor, crown molding, recessed lights, double vanity marble counter top and separate water closet with shower/tub and toilet
- Bedroom 6 with hardwood floor, crown molding, ceiling fan and closet
- Hallway with three closets, main and secondary stairs to the first level, stairs to the second level and balcony overlooking the foyer below

## THIRD LEVEL

- Multipurpose room with cork floor, beadboard wainscoting, front dormer windows and recessed lights
- Attic storage with front dormer windows

## LOWER LEVEL

- Recreation room with home theatre system, custom cherry cabinets, durable cork floor, recessed lights, built-in storage and corner fireplace
- Game room with cork floor, recessed lights
- Second kitchen with cabinets, granite counters, recessed

- lights, KitchenAid dishwasher and refrigerator, Bosch gas range, microwave, tile floor and stacked washer/dryer
- Guest room with wall-to-wall carpet, double-width closet and a full en suite bath with tile shower
- Exercise and play rooms with rubber "gym" floor and recessed lights
- Climate controlled wine cellar with tile floor, custom racks and recessed lights
- Full bath with tile floor, recessed lights, vanity with granite counter top and shower
- Utility room

## ADDITIONAL FEATURES

- Multi-zone heat and central air conditioning
- Wired for high speed internet and cable
- Built-in speakers and surround sound system
- Partial stone exterior
- Covered front terrace
- Paver front walkway
- Secondary front entry
- Paved driveway with additional parking
- Attached 3-car garage with shelving
- Bluestone patio with room for an outdoor kitchen
- In-ground swimming pool
- Wrought iron fencing
- Expansive lawns with underground sprinkler system
- Professionally landscaped property includes mature trees, manicured shrubbery, specimen plantings and ornamental trees, established lawns
- Prime Rolling Hill location features tree-lined streets populated by distinctive homes and with easy access to major highways, shopping, recreation, top rated schools and NYC commuter trains

## PROPERTY PARTICULARS

- Designed by Klesse Architects
- Approximately 9,400 sq. ft. of finished space including the lower level
- Built: 2007
- Lot Size: .84 Acre
- 2010 Taxes: \$48,614



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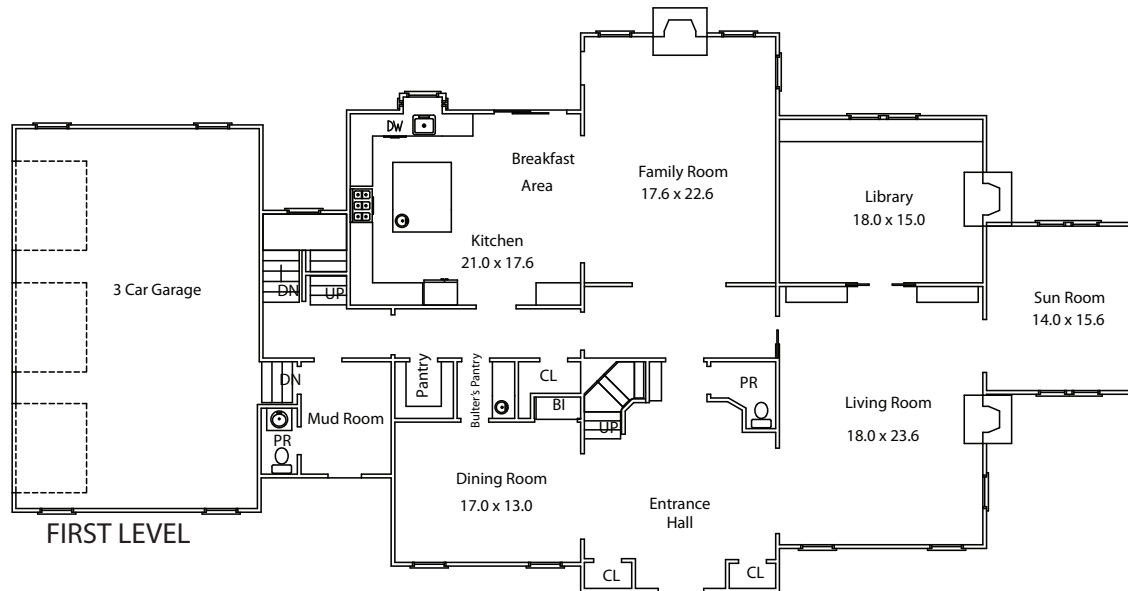
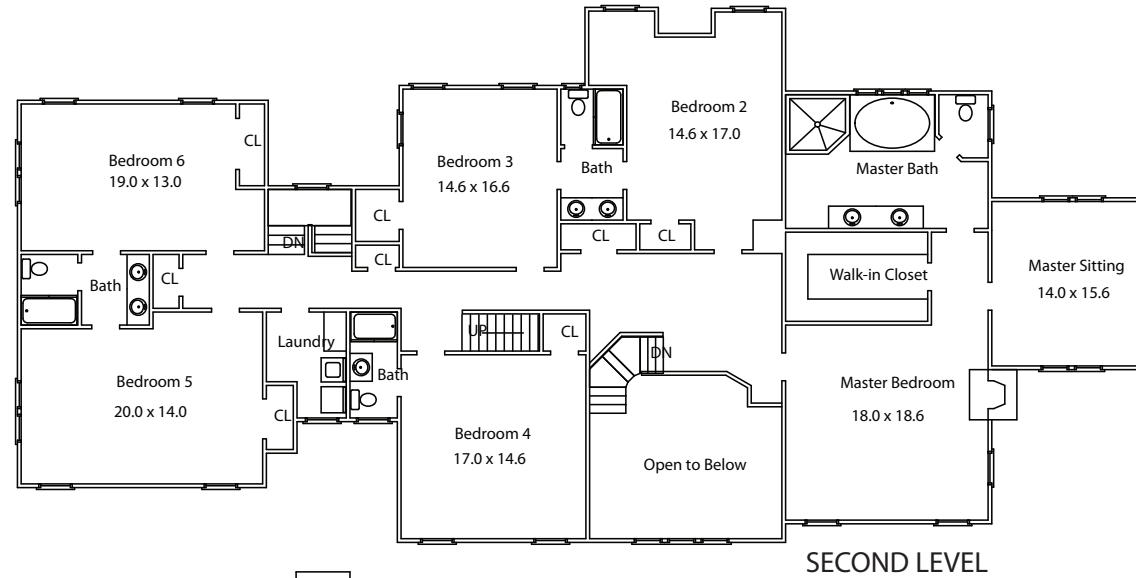
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Floor plan provided for illustration purposes only.  
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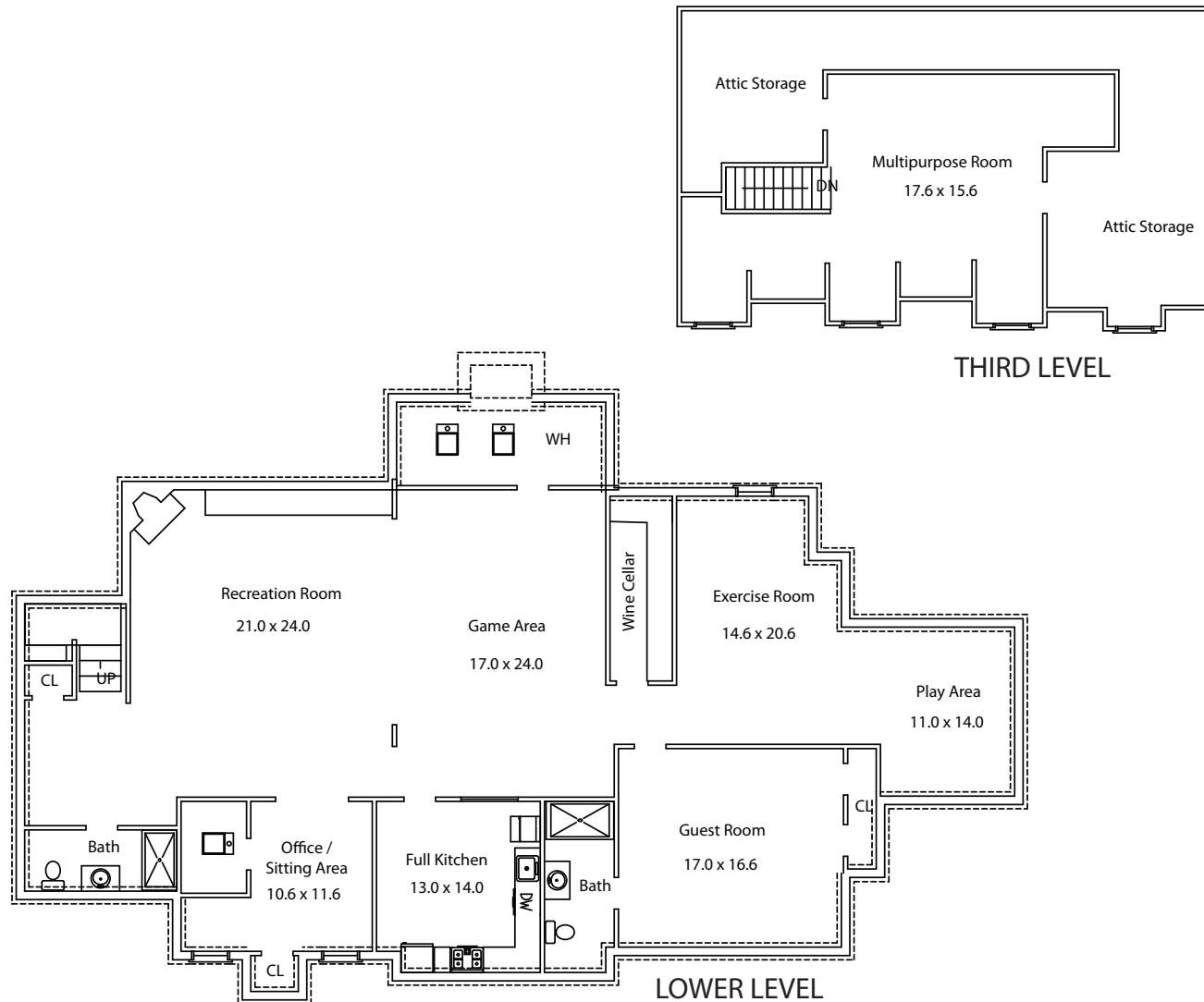
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