



ONE KEAN COURT | LIVINGSTON









Welcome to 1 Kean Court - Luxurious Like New Custom Home in Livingston's prestigious Governor Hill neighborhood! It is not every day that a home this exceptional and elegant comes on the market. Move right in to this warm and welcoming 6 Bedroom, 6 ½ Bathroom home with a seamless open floor plan, soaring ceilings and high end finishes at every turn. Simply put, this home is a model of absolute perfection.









Drive up to the quiet cul-de-sac and prepare to be transfixed by the sheer elegance of this custom home, situated at the highest elevation in the development with commanding views. Stately brick, elegant gables and meticulous landscaping all contribute to the home's incredible curb appeal. Walk up the brick paver front walk and enter through the oversized mahogany warm, wood entry doors to the spacious and sunlit 2-Story Foyer featuring marble and hardwood floors, custom millwork and an elegant bridal staircase leading to the Second Floor. Move into the sun-drenched Living Room boasting a graceful fireplace, custom millwork and access to the breathtaking Conservatory. A vaulted octagonal ceiling and windows all around give the Conservatory an ethereal quality. Working from home is an absolute pleasure in the spacious Study with its own fireplace.



Move down the hallway, where dinner parties are divine in the magnificent Dining Room featuring high ceilings, exquisite wainscoting, with a Butler's Pantry featuring custom cabinetry and bar fridges, and easy access to the outstanding Gourmet Chef's Kitchen that is truly a chef's dream. Creamy custom wood cabinetry with two enormous islands, polished and leathered granite countertops, stainless steel professional grade appliances and a dreamy Breakfast Room make the Kitchen extraordinary. Prepare to be amazed by the magnificent two story Great Room that flows directly from the Chef's Kitchen. This impressive Great Room, bathed in sunlight, is nothing less than a work of art with its 21' ceiling, lavish use of windows and French doors and a custom carved fireplace. This room exudes relaxation and is well-suited for family game night, movie watching or cozy nights by the fire. A lovely In-law/Guest Suite, with its own bath, provides immense convenience and privacy for your guests. A spacious Mud Room, a well-appointed Laundry Room and chic Powder Room round out the First Level, which has 10' ceilings and oversized doors throughout.





When it's time to retire for the evening, the stately bridal staircase (there is also a rear staircase) leads you to the Second Floor Landing with galleries overlooking both the Entry Foyer and Great Room. Enjoy a cup of tea or simply contemplate your day in the lovely Second Level Sitting Area, with a magnificent view of the backyard. Serenity abounds in the HUGE Master Bedroom Suite with "His" and "Her" Master Baths that are every couple's dream! Luxurious bedroom details include a Sitting Room, a double sided fireplace, gorgeous vaulted tray ceilings, double French doors to a private balcony and "His" and "Her" enormous Walk In Closets with all the custom adjustable storage you could ask for. Both bathrooms boast high-end finishes, marble and chic tile selections.





Three additional bedrooms (all ensuite with high end finishes throughout) are steeped in sunlight and include generous custom closets (2 are Walk In). And there's more...The massive Lower Level boasts high ceilings and an **ENORMOUS** Recreation Room with different zones for lounging, play, an octagonal game room/library area, and arts and crafts. There is also room to create another Bedroom and/or Wine Room if desired. A Caterer's Kitchen means that parties and sports watching will be at **YOUR** house! Tons of Storage Rooms, a second Laundry and an Exercise Room provide additional functional space. Finally, a sunny and bright Guest/Au Pair Suite makes the Lower Level even better.

And it doesn't end there! Don't miss the 1.25 acres of incredible, lush property. Easily accessed from either the Great Room or the Breakfast Room, relax in the sublime terraced backyard retreat. A heated pool, hot tub and waterfall are the perfect focal point as you entertain family and friends. Meticulous landscaping and tons of green space just add to the backyard's appeal. Words truly do not do this home justice. 1 Kean Court is exceptional in every way. Just minutes from Blue Ribbon schools, NYC transportation and shopping, this home is for serious Livingston luxury buyers!



# I N S I D E & O U T

## FIRST LEVEL

- Two-Story Entry Foyer featuring dramatic double wood doors at entry, hardwood floors with decorative tile inset, open bridal staircase with iron and wood railings to Second Level, recessed lighting, chandelier, gallery landing overlooking Foyer, distinctive moldings throughout, elongated windows, open to Living and Dining Rooms, Coat Closet at rear
- Dining Room featuring hardwood floors, wainscoting, chandelier, sconces, elongated windows, crown molding
- Wet Bar/Butler's Pantry featuring hardwood floors, upper and lower custom built in cabinetry with marble countertop, glass door cabinetry, upside down glass storage, bar sink, wine refrigerator, refrigerator, recessed lighting
- Living Room featuring hardwood floors, wainscoting, elongated windows, recessed lighting, 2 pendant light fixtures, sconces, decorative pillars leading to Conservatory
- Conservatory featuring hardwood floors, gas fireplace with stone surround and custom millwork mantle (shared with Study/Office), vaulted octagonal ceiling, chandelier, recessed lighting, sconces, windows at all exposures, deep crown and baseboard moldings
- Study/Office featuring 2 sets of French doors, hardwood floors, gas fireplace with stone surround and custom millwork mantle (shared with Conservatory), elongated windows with architectural arched window at center, recessed lighting, deep crown and baseboard moldings
- Powder Room featuring marble floor tile, furniture style vanity with marble countertop, 3 light sconces, baseboard molding
- Nook at kitchen entry with glass shelves
- Gourmet Chef's Kitchen featuring tile flooring with tumbled tile inlay, custom cabinetry including glass door cabinetry, plate storage, 2 islands, weathered and polished granite countertops, tile backsplash, recessed lighting 2 chandeliers over islands, custom carved hood, baseboard molding, 2 sinks, Kitchen Aid stainless double wall ovens, Sub Zero stainless refrigerator/freezer, 2 NEW (2017 and 2019) stainless Bosch dishwashers, GE Monogram stainless gas 6 burner cooktop with griddle, Miele 2 burner electric cooktop, NEW (2017) Bosch stainless built in microwave, Desk Area with open and concealed storage, Breakfast Area with bay with double French doors and oversized windows out to backyard
- Rear Hallway with Walk In Pantry, Staircase to Second Level, staircase to Lower Level
- 2-Story Great Room off of Kitchen featuring hardwood floors, dramatic tray ceiling with distinct moldings, fireplace with stone surround and custom carved mantle, double French doors flanked by floor to ceiling windows out to Patio,

chandelier, baseboard molding, recessed lighting, second floor gallery overlooking room

- Mud Room featuring tile flooring, door to Garage, recessed lighting, baseboard molding, door to Full Bathroom, door to side entrance with plantation shutters, Coat Closet
- 3 Car Garage- Extra deep and wide, with built in Tesla charger port, with an extra large 3-panel window.
- Laundry Room featuring tile flooring, custom built in cabinetry with laminate countertop, utility sink, Frigidaire refrigerator, NEW (2019) Maytag front loader washer and dryer, Broom Closet / Laundry chute, flush mount light fixture
- Ensuite Guest Room/Bedroom 5 featuring hardwood floors, elongated windows, ceiling fan/light fixture, recessed lighting, Double Door Closet, baseboard molding, Bathroom featuring tile flooring, wood vanity with granite countertop, shower with sliding glass door, 2 light sconce, custom cut mirror
- Per the architect's plans, the area of first and second levels is 7,234 sq ft.

## LOWER LEVEL

- Rear staircase with runner to Lower Level
- Lower Level Landing featuring carpeting, recessed lighting, baseboard molding
- Huge Exercise Room (also could be used as 2nd Recreation Room) featuring carpeting, 2 windows, recessed lighting, Storage Closet, baseboard molding
- Huge Utility/Storage Room with Laundry, Maytag washer and dryer, utility sink
- Caterer's Kitchen featuring custom cabinetry, custom countertops (NEW 2019), open shelving, stainless sink, electric 2 burner induction cooktop, Bosch dishwasher, flush mount light fixture, baseboard molding
- Ensuite Bedroom 6 featuring carpeting, 2 Double Door Closets, flush mount light fixture, baseboard molding, full egress window, Bathroom featuring tile flooring, wood vanity with granite countertop, shower with sliding glass door, Toto high efficiency washlet, recessed light, 3 light sconce, 2nd door to Recreation Room
- Recreation Room with multiple zones for lounging, play room, arts and crafts, carpeting, recessed lighting, baseboard molding (plenty of room to create another bedroom because of 2 full egress windows)
- Multiple Walk In Storage Closets/Storage Rooms
- Utility Closets
- Approximate square footage of lower level is 3,500 sq ft, of which approximately 2,500 sq ft is finished.



## SECOND LEVEL

- Staircase open at both sides leading to Gallery Landing overlooking Great Room and Entry Foyer, recessed lighting, chandelier, deep crown and baseboard moldings
- Second Floor Hallway featuring Cedar Closet, 2 Linen Closets, Rear Staircase, Laundry Chute
- Second Level Sitting Area featuring hardwood floors, skylight, decorative columns, baseboard molding, recessed lighting
- Master Sitting Room featuring double doors at entry, tray ceiling, hardwood floors, recessed lighting, gas fireplace with stone surround and custom millwork mantle, triple windows
- Sunken Master Bedroom Area featuring carpeting, gas fireplace with stone surround and custom millwork mantle, tray ceiling, French doors with oversized sidelites and transom out to Balcony, recessed lighting, Walk In Closet with custom storage
- His and Her shared shower with designer tile surround, seat, frameless glass doors to each bathroom
- “His” Bathroom featuring custom vanity with tons of storage, marble countertop, urinal, Toto washlet, tile flooring, recessed lighting
- “Her” Bathroom featuring tile flooring, wall to wall custom vanity with marble countertop, glass door cabinetry, sink and vanity areas, sconces, recessed lighting, separate room for toilet and bidet, built in jacuzzi tub, Walk In Closet with custom storage
- Ensuite Bedroom #2 (can also serve as second Recreation Area) featuring hardwood floors and carpeting, vaulted ceiling, recessed lighting, built in shelving, Walk In Closet, 2nd Closet, baseboard molding, audio wiring, Bathroom featuring tile flooring, furniture style hand painted vanity with wood countertop, tub/shower combination, recessed lighting, 3 light sconce, decorative tile inset in shower
- Ensuite Bedroom #3 featuring hardwood floors, architectural arched window, ceiling fan/light fixture, recessed lighting, baseboard molding, 2 Closets with custom storage, oval window, Bathroom featuring floor tile, wood vanity with linen storage and quartz countertop, 4 light sconce, recessed lighting, oversized shower with glass door, bidet
- Ensuite Bedroom #4 featuring hardwood floors, architectural arched window, ceiling fan/light fixture, recessed lighting, baseboard molding, Walk In Closet with custom storage, Bathroom featuring floor tile, wood vanity with quartz countertop, 4 light sconce, recessed lighting, shower with glass door, Toto washlet

## FRONT & BACKYARD

- 1.25 Acres
- One of only two homes on Kean Court – a cul-de-sac within a cul-de-sac
- Property is one of only two situated on the highest point within the development with commanding views and outstanding drainage
- Paver driveway
- Side Entrance with paver stone walkway
- Paver Patio in rear
- In ground pool with hot tub, waterfall
- Beautifully landscaped with distinct flat grassy play areas including a terraced
- Irrigation

## ADDITIONAL FEATURES & UPGRADES

- Over \$440,000 spent in capital upgrades and improvements (over original closing purchase price)
- All upgraded windows with real muntins
- Ceiling, wainscoting, and pillar millwork and 3 custom fireplace mantels
- 10 - 21’ ceilings on 1st floor
- 9 - 12’ ceilings on 2nd floor
- 9’ doors
- Trim, walls freshly painted throughout
- Exterior paint touched up
- Custom tile installations in every bathroom
- Custom insulation and soundproofing throughout
- Safe
- 3 full windows with egress in lower level
- Basement renovation with new full Kitchen Area (2019)
- 5 zones, heat/AC
- Water softener
- Alarm system
- Audio/Video wiring in Great Room and Ensuite Bedroom #2
- CAT6 wiring throughout
- Custom mature landscaping
- Swimming pool, spa and waterfall feature
- Irrigation system



Floor plan of a large house with the following rooms and dimensions:

- 3 CAR GARAGE
- BREAKFAST AREA: 16.5 X 15.5
- GREAT ROOM: 21.6 X 21.0
- KITCHEN: 20.4 X 8.0
- HALLWAY
- LIBRARY: 14.5 X 16.0
- DINING ROOM: 15.6 X 18.2
- FOYER
- LIVING ROOM: 14.0 X 17.6
- CONSERVATORY: 16.5 X 15.9
- COVERED PATIO
- LAUNDRY: 8.8 X 11.4
- MAIDS ROOM: 11.0 X 11.0

**FLOOR PLAN - SECOND FLOOR**

Overall dimensions: 36.0 x 36.0

Rooms and Dimensions:

- Master Bedroom: 21.6 x 14.2
- Master Sitting Area: 15.2 x 13.10
- Master Bathroom
- Bedroom #3: 15.10 x 20.2
- Bedroom #4: 12.6 x 15.9
- Sitting Area: 19.0 x 8.7
- Open to 1st fl.
- Open to 2nd fl.
- Open to 3rd fl.
- Open to 4th fl.
- Open to 5th fl.
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**Floor Plan Details:**

- Gym:** 28.8 X 17.10
- Kitchenette:** 16.0 X 9.0
- Bedrooms:** 15.2 X 16.0
- Recreation Room:** 29.0 X 27.6
- Game Room:** 17.0 X 11.5
- Utility (Top Right):** 21.6 X 21.2
- Utility (Bottom Right):** 14.6 X 14.7
- Unfinished Storage:** 31.5 X 17.10
- Staircases:** ST, ST, ST
- Closets:** CL, CL, CL, CL
- Other Labels:** W, G, d

NOT TO SCALE - This floor plan is provided for illustration purposes only. Room positions and dimensions are approximate and should be independently measured for accuracy.







