



85 WINCHIP ROAD

BERKELEY HEIGHTS, NJ





Welcome to 85 Winchip Road! This pristine, move-in ready 3 Bedroom, 2.5 Bath home, close to Berkeley Heights and New Providence fabulous shopping and restaurants, top-notch schools and with easy access to New York City Midtown Direct Train, hits all the right notes. The home's magic begins when you drive up the friendly block and are greeted by the meticulously landscaped front yard and a crisp exterior with charming shutters. Step into the Entry Foyer with splendid views of the beautiful Dining Room and Living Room beyond. Dinner parties are divine in the sundrenched Formal Dining Room complete with a charming chair rail and a stunning NEW linear chandelier. The Dining Room flows effortlessly into the well-appointed Gourmet Kitchen with NEW chic gray floors, crisp white custom cabinetry, tons of storage space and high-end stainless steel appliances. Move easily into the spacious Family Room where you will be surrounded by crisp white built ins to store all your books and family wares. This room exudes relaxation and is the perfect spot for movie watching and family game night. A tasteful Powder Room rounds out the First Level.





Move easily into the Formal Living Room where you are sure to be impressed. Gleaming hardwood floors, soothing hues and a cozy fireplace make this the perfect spot to entertain family and friends. Off of the Living Room, serenity awaits in the lovely Sun Porch with windows at three exposures. Whether used as a sunny Office or for cocktails with friends, this room absolutely radiates.

When it's time to retire for the evening, take the staircase to the Second Level where you will find the roomy Master Bedroom Suite with tons of sunlight and a well-appointed bath. Bedrooms 2 and 3 are sundrenched and include spacious closets and room to spread out. A well-appointed Full Bath rounds out this level.

And there's more, the Lower Level adds tremendous living space to the home with NEW cool rustic washed gray flooring, an adorable Recreation Area/Play Room and a large Laundry Area. And if that wasn't enough, don't miss the enormous Deck perfect for al fresco dining and summer entertaining. The grassy private yard is ripe for all of your outdoor hobbies and entertainment.

Just bring your furnishings and move right in! Don't miss this fabulous opportunity to own 85 Winchip Road and enjoy all Berkeley Heights has to offer.

I N S I D E & O U T

FIRST LEVEL

- Entry Foyer featuring decorative front door with sidelites, hardwood floors, staircase to Second Level
- Living Room featuring hardwood floors, fireplace, large picture window, crown molding, baseboard molding, door to Deck
- Dining Room featuring hardwood floors, chair rail, large picture window, modern linear light fixture, crown molding, baseboard molding, pass through to Kitchen
- Gourmet Chef's Kitchen featuring NEW gray wood look washed gray flooring, custom cabinetry (freshly painted Benjamin Moore dove white), laminate countertops, stainless steel refrigerator/freezer, dishwasher, stainless oven/ range, built in microwave, Breakfast Bar with seating for 2
- Family Room featuring hardwood floors, freshly painted white wood paneling, freshly painted built ins with open and concealed storage, track lighting, vaulted ceiling
- Sun Room/Potential Office featuring NEW wood look washed gray flooring, NEW windows at 3 exposures, sliding doors to Deck
- Powder Room featuring tile flooring, vanity, sconces, baseboard molding

SECOND LEVEL

- Master Bedroom Suite featuring hardwood floors, baseboard molding, crown molding, flush mount light fixture, Closet, windows at 2 exposures, Bathroom featuring tile flooring, vanity, medicine cabinet, vanity lighting, shower, shelf over window
- Bedroom 2 featuring hardwood floors, chair rail, vaulted ceiling, flush mount light fixture, baseboard molding, Closet, windows at 2 exposures
- Bedroom 3 featuring hardwood floors, vaulted ceiling, baseboard molding, Closet, windows at 2 exposures
- Full Hall Bath featuring tile flooring, vanity, bath/shower combination with tile surround, tile wainscoting, medicine cabinet

LOWER LEVEL

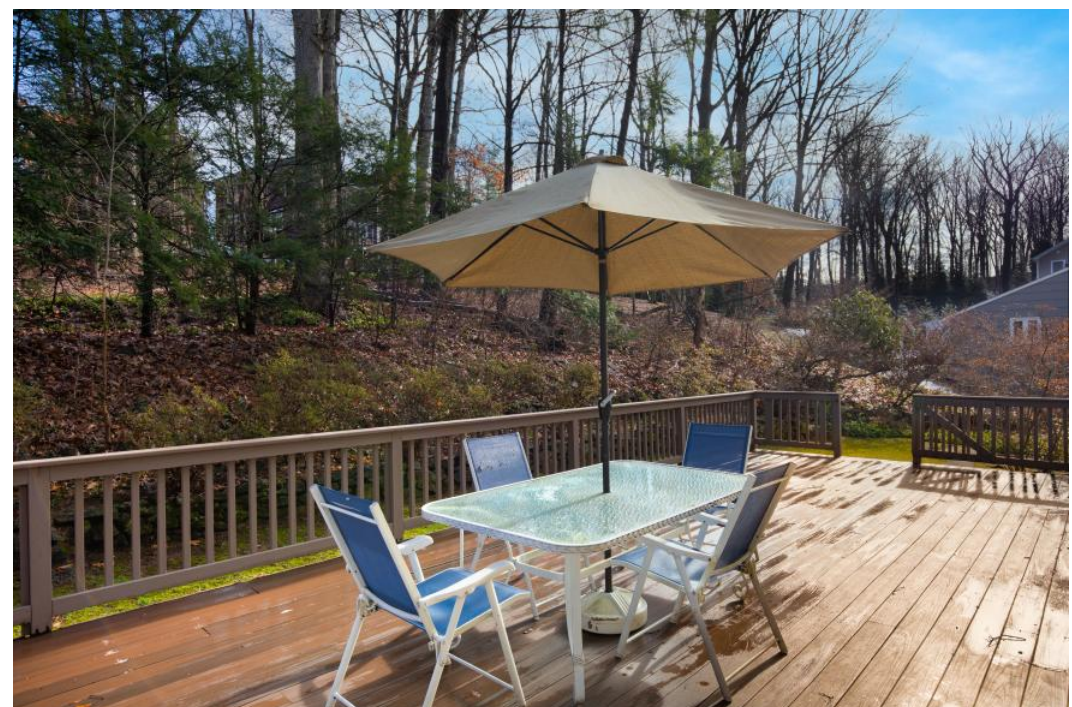
- Carpeted staircase to Lower Level
- Laundry Area featuring NEW grey wood look laminate flooring, front loader washer and dryer, utility sink
- Recreation/Play Area with NEW grey wood look laminate flooring and freshly painted, Closet
- Utility Room
- 2 Car Garage with electric doors

FRONTYARD / BACKYARD

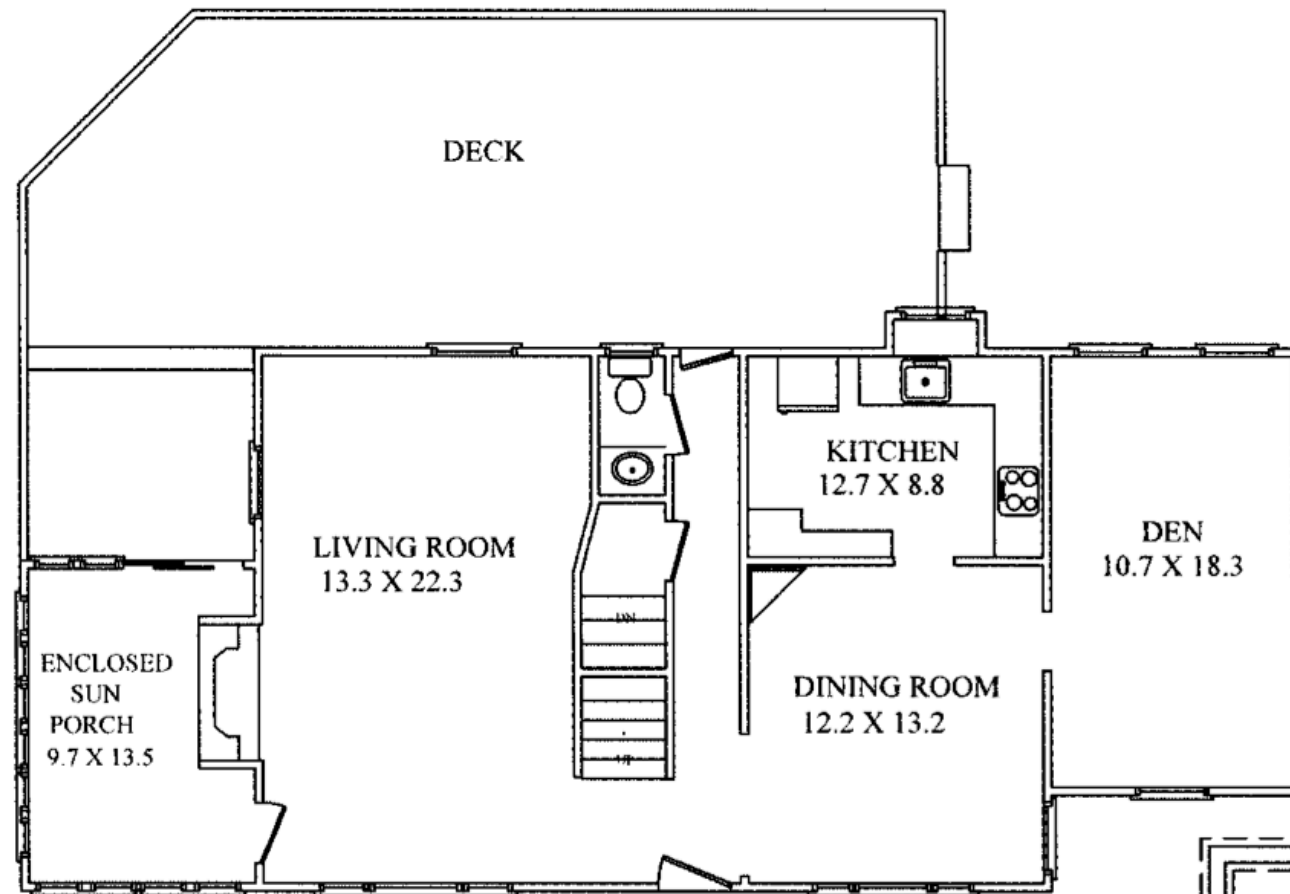
- Oversized Deck
- Bluestone walkway
- Foundation plantings and blooming perennials throughout

ADDITIONAL FEATURES & UPGRADES

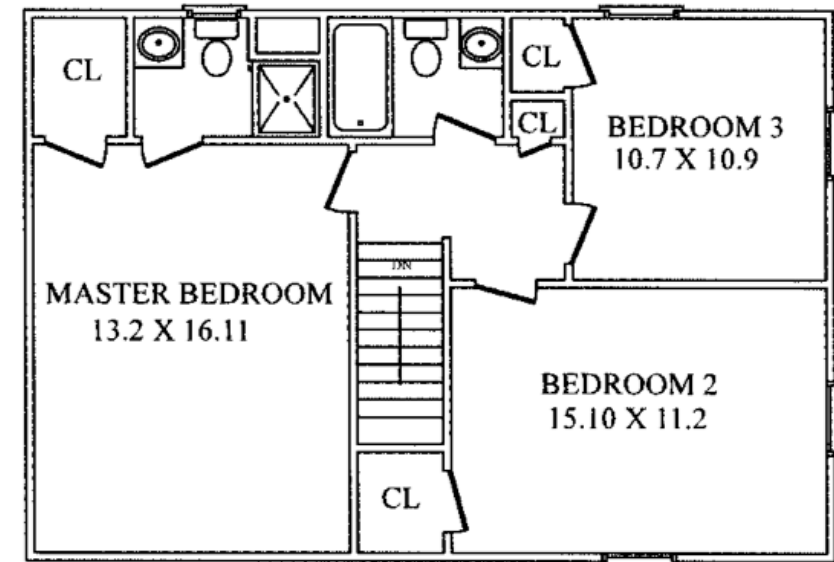
- Freshly painted soothing hues throughout



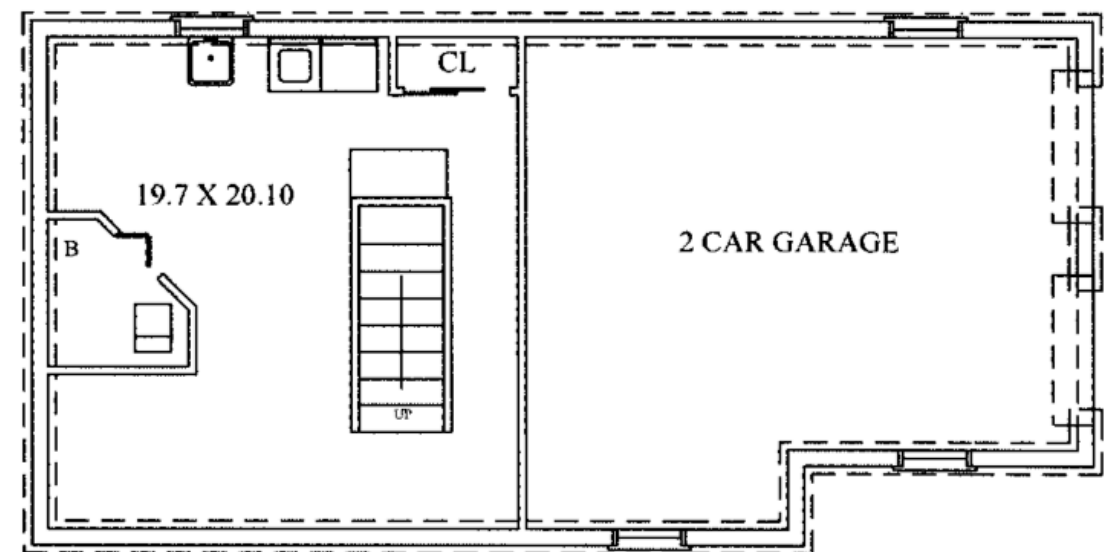
THE FLOORPLAN



FIRST LEVEL



SECOND LEVEL



LOWER LEVEL

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

