

# 6 OLD ORCHARD ROAD MENDHAM, NJ











One word - LIFESTYLE. It is not every day that a home and property this exceptional comes on the market! Built in 1785, originally a peach orchard, this home is an exceptional opportunity for the buyer seeking acreage (woodlands are farmland assessed), absolute privacy and an extraordinarily renovated home. Minutes to historic downtown Mendham and Morristown restaurants/shopping/cultural events and the Midtown Direct Train, this is the quintessential lifestyle home.

Drive through the wrought iron privacy gate and up the lighted driveway to view the stunning main house, a vision of perfect proportion and detail. Meticulous landscaping, blue stone patios throughout, formal gardens and exquisite craftsmanship are apparent at every angle. The stunning front entrance is graced by a covered porch and has a bluestone walkway to the front door.











Enter the elegant Foyer and prepare to be overwhelmed by the sheer charm, light and scale of this home. The Entry Foyer includes the main stairs and banister from the original house that leads to the second floor. Gleaming wide plank wood floors throughout, detailed ceiling and crown molding. Fantastic flow and gracious rooms make this the ideal home for family gatherings and entertaining.

From the Foyer, enter the formal Living Room which boasts two fireplaces with brick and white detailed mantels. This room is perfect for relaxing, hosting holidays or playing a game with the family. Two elegant white built-in bookshelves are highlighted in this room. Flow to the Office off of the Living Room and enjoy the private space for the days you wish to work from home.

Having friends over? Relax in the Family Room and enjoy lots of natural light pouring in through the windows. When you wake in the morning you can enjoy the first meal of the day in the Sunroom. With a large stone, wood-burning fireplace, many oversized windows and French doors leading to the private grounds, you won't want to leave.









The Sunroom easily connects to the stunning one-of-a-kind Gourmet Chef's Kitchen. Custom wood cabinetry with two enormous islands, granite countertops, commercial-style Viking range with four burners, a griddle and grill, Viking double electric ovens and warming drawer, Sub Zero refrigerator-freezer, Sub-Zero wine fridge and two Miele dishwashers round out the sophisticated space. Storage abounds in the two large side countertop areas ensuring that not a thing will be out of place. Take in the backyard view from the kitchen with three sets of French doors leading out to the private bluestone patio. A Dutch door leads to a covered bluestone entryway for easy access to the Cottage. A large Mud Room ensures not a thing will be out of place with tons of concealed storage, built in bench, hooks and lots of cabinets and shelving. Access to the private bluestone patio can be found through the Dutch door. The full bathroom off the kitchen completes the first floor.







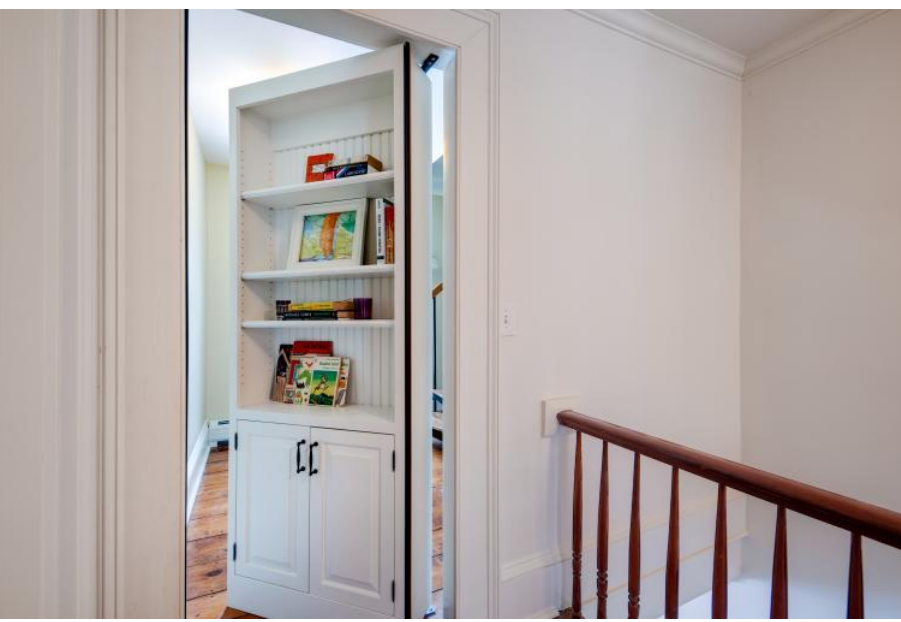
When it is time to retire for the evening, both the back stairs and main staircase will lead you to the second floor with four spacious bedrooms and 3 full baths. Luxury abounds in the incredible Primary Bedroom. Travel through a private hallway to reach the entrance to the luxurious Primary Bedroom that boasts seven windows with a view of the pond, barn, firepit and pool! Two large double closets and two walk-in cedar closets make getting dressed a dream. Gleaming wide-plank wood floors and soft hues on the walls complete this tranquil space. The Primary Bathroom is complete with two stunning vanities, gorgeous free-standing soaking tub, huge shower with hand-held and rain showerheads and bench. Three additional large-sized bedrooms are flooded with sunlight. One en-suite Bedroom has a double closet and programmable Lutron electric shades. The beautiful bathroom has a large jacuzzi tub with a handheld shower, a double vanity, two sinks and plenty of storage. Two near-identical Bedrooms have fireplaces, each with white detailed mantel, built-in storage and window seats.





The two Bedrooms share a recently renovated hallway bathroom with glass enclosed shower and two marble-top vanities separated by a floating double trough-style sink. A large Sitting Room at the top of the back stairs provides room for teens to watch a movie or use as a homework area. This area is large enough for a sectional sofa, television and has programmable Lutron electric shades for the windows. One of the most unique features of this house is the hidden entrance to the third floor. Get ready to be amazed by pushing a bookshelf located in the hallway to reveal a secret foyer. Head up the circular staircase to the finished third floor Bonus Room. Chestnut wood floors, two windows and exposed wood beams are just some of the beautiful features of this room. This space can be used as a guest room, Au pair suite, playroom or a home gym. The possibilities are endless.

Descend to the lower level through the Kitchen, down the wrought iron circular staircase to the large carpeted Recreation Room. This area has been completely redone and provides a warm and inviting entertainment space for people of all ages. Find the laundry room with a washer and dryer, slop sink and large countertop and a large oversized walk in storage area where you will find the water softener, UV filtration system, furnace and HVAC.







When friends and relatives come to stay, they can relax and unwind in their own guest Cottage! The Cottage is conveniently located right across from the main house. Built in 1760, staying in the Cottage feels as if you have been transported to a bed and breakfast in the heart of New England. Walk up the stone walkway and through the Dutch door to the family room. Original chestnut floors, an exposed wood beam and high ceilings define the space.

Your guests will enjoy the kitchenette with a sink and microwave. Connections for an electric stove and refrigerator are also available. As you pass the coat closet, you will enter into the Bedroom. Guests will feel relaxed and rested in this large, bright room. Glass French doors lead to the balcony which overlooks the pond, stone bridge and waterfall. The hallway full bath completes the first floor. The lower level can be used for storage and provides access to the back of the Cottage.







Need room to stretch out? The incredibly private grounds (12 acres) provide more space than you can dream of. Access the lower tier of the bluestone patio from the Chef's Kitchen or the Mudroom in the main house. One side of the lower patio features a built-in Viking grill and an outdoor dining area. The other side of the lower patio is nestled at the bottom of amphitheater style steps, creating an intimate setting for relaxing with friends outdoors. At the top of the amphitheater steps, the massive second tier of the blue stone patio opens up to reveal an oversized stone fire pit and a large in-ground, heated, saltwater swimming pool. Mature trees, plantings and a stone wall provide privacy for the swimming pool.

The blue stone patio finally ends at the foot of the historic three-story bank Barn, dating back to 1760. The Barn was meticulously restored in 2004 and converted into a garage and two floors of jaw-dropping entertaining space. The first floor of the Barn features the four car garage (one bay with a 240 volt outlet for charging an electric car). The next floor features radiant-heated wood floors, original exposed beams, oversized barn doors, a large wrought-iron chandelier and a full bathroom. The third floor of the Barn consists of two connected lofts, each large enough to be used as a guest room, an office or a gym. When you're ready to enjoy the natural beauty of the property, the large spring-fed pond attracts wild ducks, heron and egrets, and outlets into a waterfall covered by a picturesque stone bridge. Large flat lawns provide ample space for playing games and the woods are yours to explore.



# I N S I D E & O U T

## FIRST LEVEL (MAIN)

- Foyer entry featuring staircase to second level, chestnut wood floors, modern pendant light fixture, one large window, crown molding, detailed ceiling molding, access to living room, baseboard molding
- Living room featuring two fireplaces each with brick trim and white detailed mantel, two built in bookcases with double door storage, chestnut floors, five windows, recessed lighting, crown molding, baseboard molding
- Office featuring one large window, chestnut floors, crown molding, baseboard molding, hanging light fixture
- Family room featuring built-in bookcase, three large windows, ceiling fan, sconce lighting, wide plank wood floors, crown molding, baseboard molding
- Hallway featuring a coat closet and full bath featuring a stained-glass window, shower, vanity with sink, flush mount lighting
- Sunroom with breakfast nook featuring one bay window, eight large windows, wood burning fireplace with stone hearth and barnwood mantel, wide plank wood floors, drop and recessed lighting, access to the back stairs to the second level, pocket door to separate the room from the family room, French doors, crown molding, baseboard molding
- Kitchen featuring large island (with undermount sink, pull-out drawers, cabinets, shelves, tiered granite countertop, Miele dishwasher), second large island (with granite countertop, pull-out drawers, cabinets, shelves, Sub-Zero wine fridge), Viking four burner range (with grill and griddle, pot filler, tile backsplash and custom copper hood, flanked by two lower cabinets with granite countertops and two glass upper cabinets), Sub-Zero refrigerator-freezer and Viking double oven with warming drawer (with additional lower cabinets with granite countertops and glass upper cabinets), additional prep area (with lots of storage drawers and cabinets, granite countertops, second Miele dishwasher, farmhouse sink and two glass display cabinets), window bench, six large windows, three sets of glass French doors leading to bluestone patio, recessed lighting, ceiling with exposed wood beams, access to the side entrance via Dutch door, access to the lower level via glass French

doors, access to the mudroom separated by pocket door, brick tile floor

- Mudroom featuring cabinets, drawers, shelves, soapstone countertops, tile backsplash, farmhouse sink, built in bench, hooks and shelves, pocket door to separate from the kitchen, farmhouse sink, Dutch door to blue stone patio, flush mount lighting, brick tile floor

## SECOND LEVEL (MAIN)

- Hallway at top of back stairs featuring wide plank wood floors, kids/teen hang out area with two large windows, Lutron electric shades, sky light, recessed lighting
- Hallway at top of front stairs featuring chestnut floors access to third floor via a secret bookshelf door
- Primary Bedroom featuring large hallway to access master bedroom suite, two large cedar walk-in closets, two double closets, seven windows, recessed lighting, chestnut wood floors, ceiling fan, sconce lighting, baseboard molding
- Primary Bathroom featuring large free-standing soaker tub, shower with rain and hand-held showerheads and bench, two large vanities (each with sink and marble countertop)
- Bedroom #2 with en-suite bathroom featuring two large windows, Lutron electric shades, double closet, two hanging light fixtures, wide plank wood floors, bathroom features large jacuzzi tub with handheld shower, double sink and vanity with stone countertops, storage
- Bedroom #3 featuring fireplace with brick and white detailed mantel, three windows, window seat with storage, built-in cabinet and drawers, flush mount and recessed lighting, chestnut wood floors, crown molding, baseboard molding
- Bedroom #4 featuring gas fireplace with brick and white detailed mantel, three windows, window seat with storage, Lutron electric shades, built-in cabinet and drawers, flush mount and recessed lighting, chestnut wood, crown molding, baseboard molding
- Updated hallway bathroom featuring blue and white tile floor, heated floors, large shower with glass walls and door, floating double trough-style sink, two separate vanities each with marble countertops and storage cabinets, one window, two sconce lights, flush mount and recessed lighting

## THIRD LEVEL (MAIN)

- Circular staircase up to the third floor, large finished bonus room with chestnut wood flooring, one skylight, 2 windows, 2 ceiling fans with lights, exposed wood beams

## LOWER LEVEL (MAIN)

- Featuring recently renovated large carpeted recreation room, recessed lighting, access to laundry room, access to large storage area, sump pump access
- Laundry room featuring washer, dryer, slop sink, subway tile countertops, drawers, cabinets
- Storage room / Utility room - extra-large walk-in storage area, access to water softener, UV filtration for water, furnace, and HVAC

## FIRST LEVEL (BARN)

- Four car garage, 240v outlet for an electric car charger, storage, flush-mount lighting
- Large concrete sink with countertop, refrigerator, exposed stone walls, access to the second-floor staircase, access to hot water heater

## SECOND LEVEL (BARN)

- Oversized recreation/game room, CedarWorks indoor playset, exposed wood beams throughout, pine wood floors with in-floor radiant heating, four windows, two double barn doors that lead to the outside, oversized wrought iron chandelier, hanging ceiling lights throughout, access to third-floor staircase
- Full bath featuring tile floors, shower, sink and vanity

## THIRD LEVEL (BARN)

- Featuring a loft style design, pine wood floors, two areas large enough for bedrooms or a home gym, hanging ceiling lights, two large windows, exposed wood beams throughout

## COTTAGE

- Featuring a stone walkway to the front Dutch door, family room with kitchenette with sink, microwave, hook up for electric stove, exposed wood beam, coat closet, chestnut wood floors
- Bedroom featuring chestnut floors, two large windows, double closet, French doors to balcony with view of the pond

- Hallway bathroom featuring one window, tub/shower, single sink with vanity, tile floor and walls
- Lower level with room for storage, furnace and access to the outside.

## EXTERIOR

- 12 acres, woodlands are farmland assessed, professionally landscaped with crisp edges, blooming perennials, mature trees (including flowering and fruit trees)
- Large driveway with plenty of room for parking
- In-ground, heated, saltwater pool with diving rock surrounded by blue stone patio, stone table and chairs, stone bench
- Built-in Viking grill
- Large blue stone patio off kitchen with fire pit
- Pond featuring water fountain, small bridge and waterfall
- Chicken coop and run-in shed
- Main recreation area is fully fenced including double wrought iron security gate
- Irrigation system throughout
- CedarWorks outdoor playset

## UPGRADES

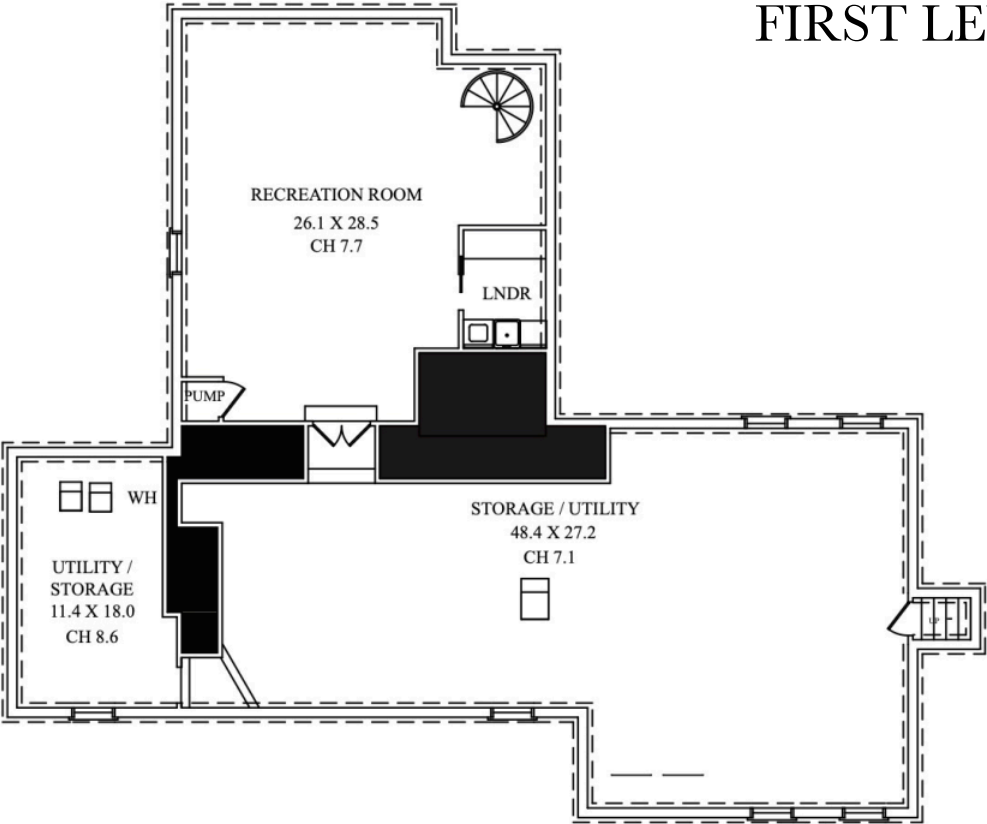
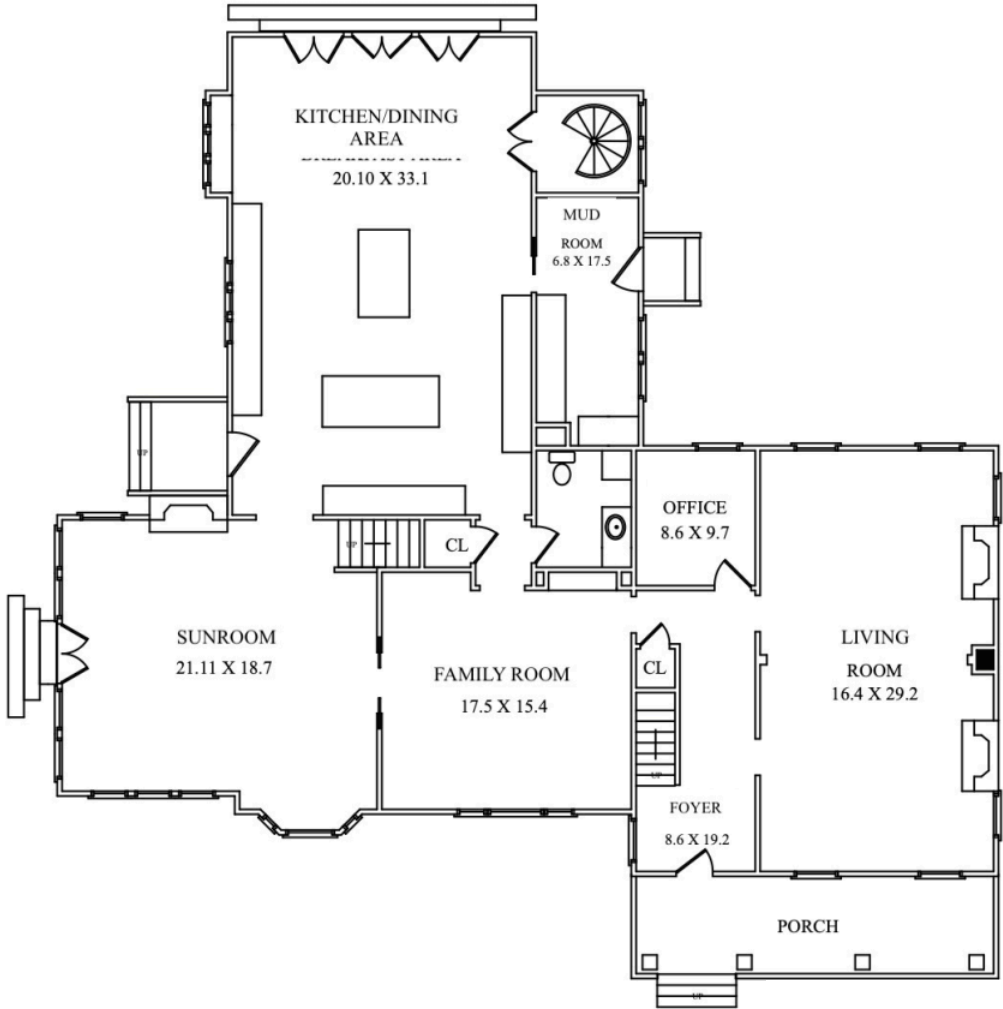
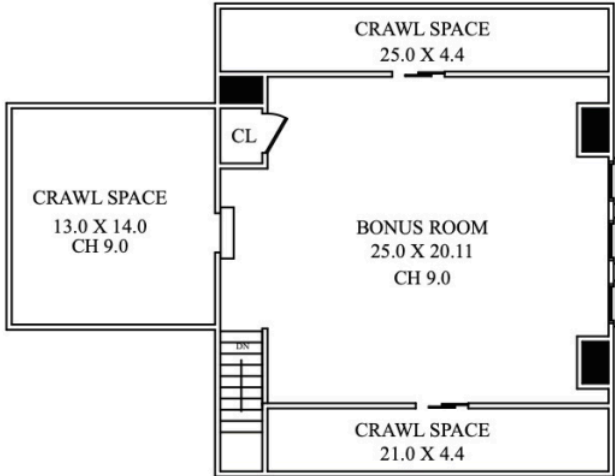
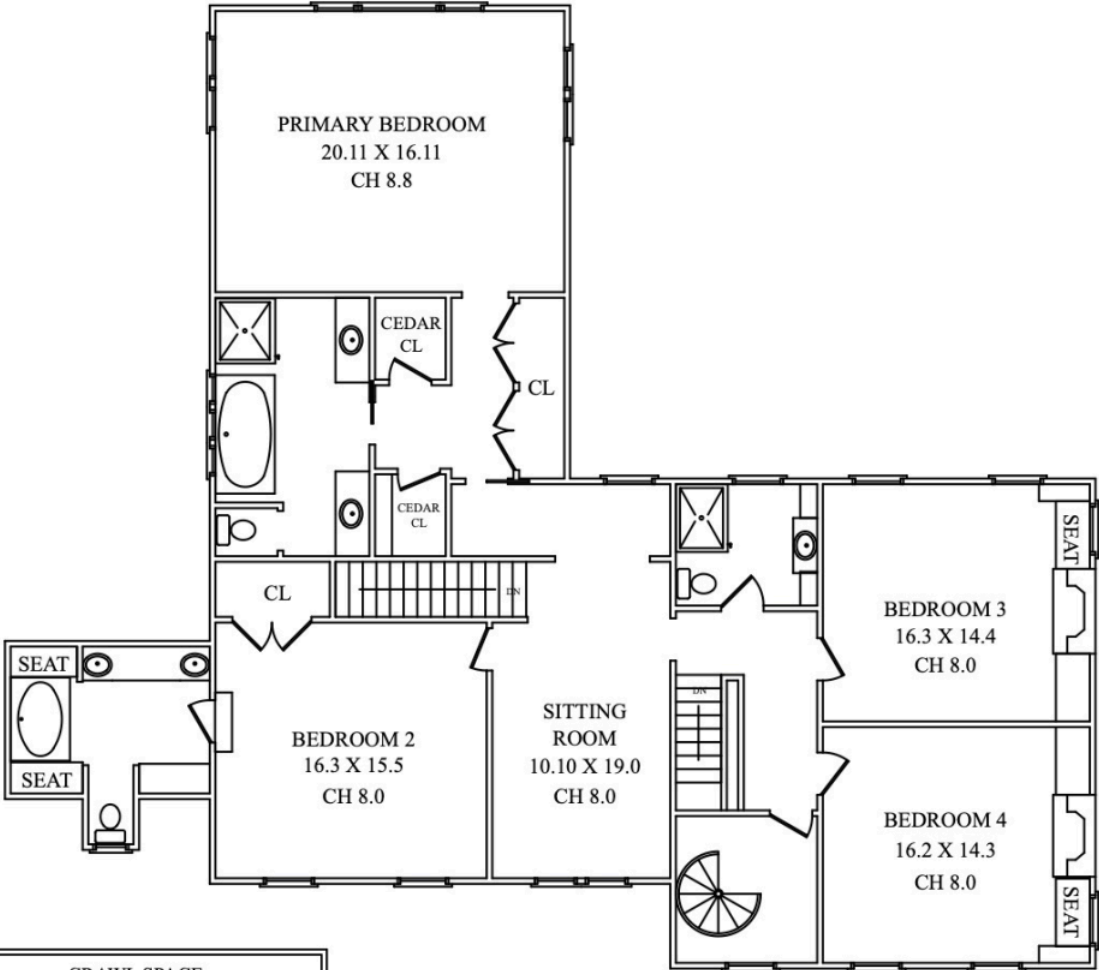
- New cedar shingle roof on main house - 2020
- New cedar shingle roof on cottage - 2018
- New asphalt shingle roof on barn - 2018
- Converted main house from oil/propane to natural gas – 2020
- Two new natural gas boilers - 2020
- New pond fountain pump - 2020
- New septic pump - 2020
- New whole house natural gas standby generator - 2020
- Basement recreation room renovated, new carpet, lighting, paint and waterproofing - 2020
- New French drain in basement storage area - 2020
- Second floor hall bathroom redone - 2016
- Expanded bluestone patio - 2016
- Exterior of main house repainted - 2017
- New clothes washer - 2018
- New clothes dryer - 2020
- Marvin windows and doors throughout the home
- Farmland assessment reduced property taxes by over \$6,600 per year starting in 2018.







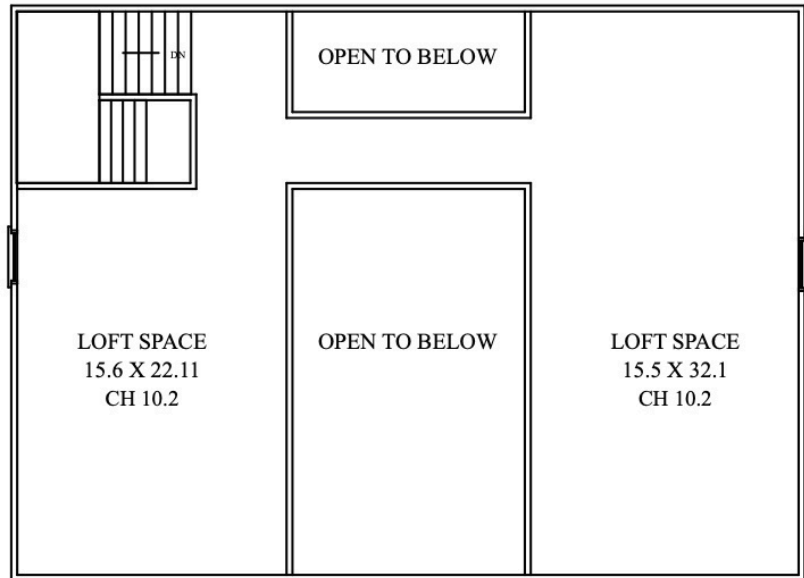
# THE FLOOR PLAN



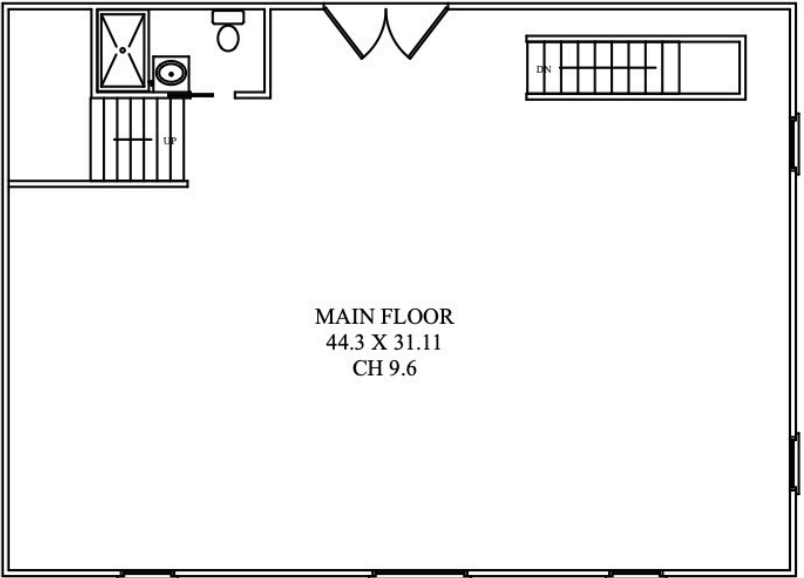
NOT TO SCALE - This floor plan is provided for illustration purposes only.  
Room positions and dimensions are approximate and should be independently measured for accuracy



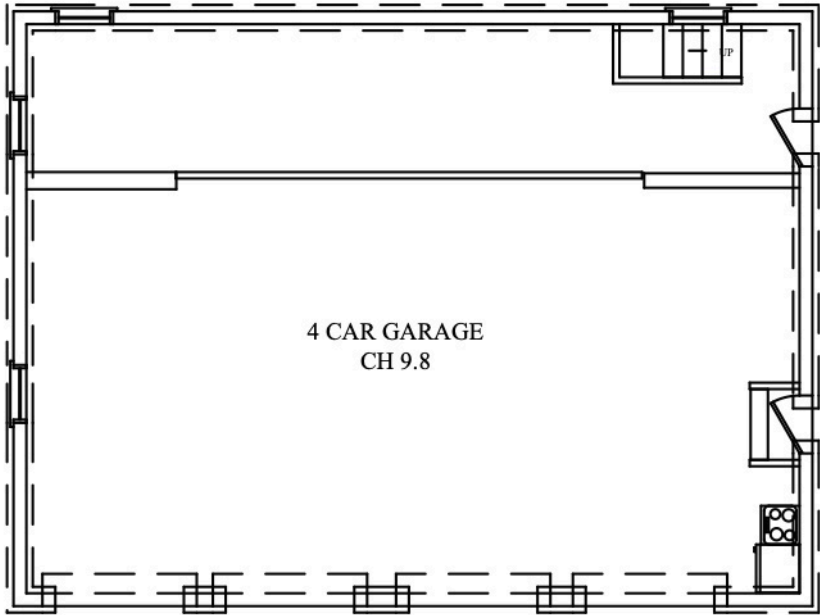
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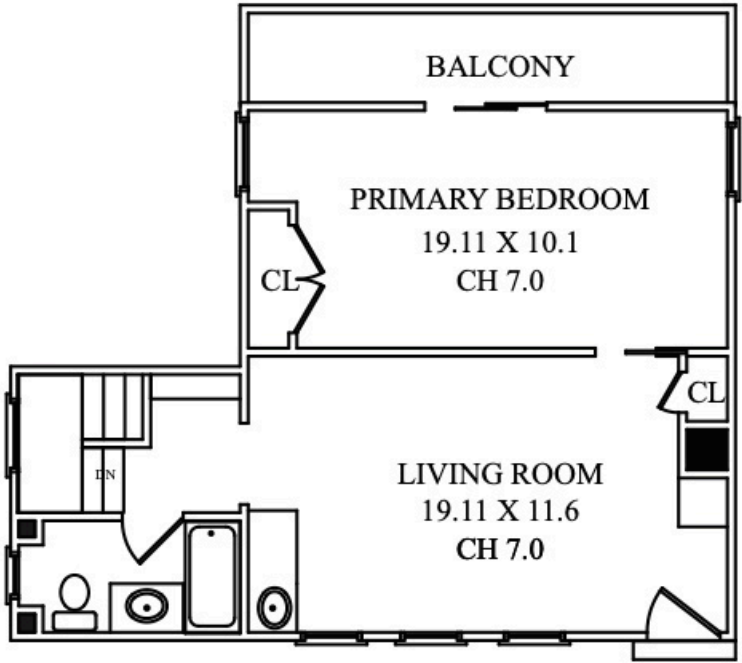
BARN SECOND LEVEL



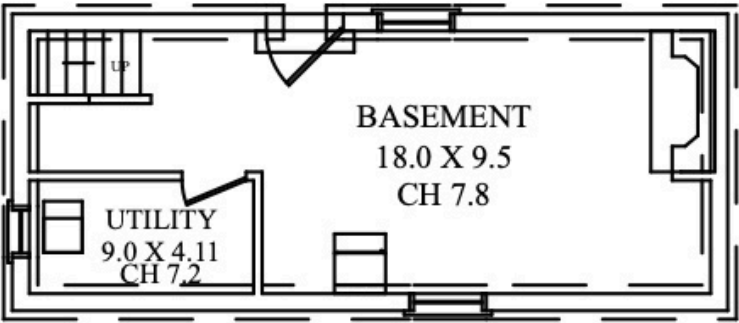
BARN FIRST LEVEL



BARN LOWER LEVEL



COTTAGE FIRST LEVEL



COTTAGE LOWER LEVEL

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