

72 SHERBROOK DRIVE  
BERKELEY HEIGHTS, NJ









Welcome to 72 Sherbrooke Drive in sought-after Berkeley Heights! On a quiet tree-lined, cul-de-sac street this recently updated 5 bedroom 3.5 bath split colonial gem is turn-key and ready for you to move right in. Walk up the paver path to the covered entryway and step into the warm and welcoming Entry Foyer complete with tile floors, a generous Coat Closet, and views of the out-of-this-world Living Room. The home office/5th bedroom is located right off the foyer and is perfect for your next zoom meeting or provides a convenient guest space. Walk to the back foyer and find a cozy family room with custom built-ins and oversized sliding doors to the backyard oasis. The laundry room and powder room are located in this area for convenience. Step up into the newly renovated custom gourmet kitchen. Enjoy the counter high table with quartz countertops to dine at, (this also can be repositioned when entertaining)stunning grey distressed wood cabinets with brass pulls, an oversized sink with a view of the lush backyard, Thermador appliances, and lots and lots of storage. The classic dining room is ready for dinner parties and flows perfectly to the spacious bright living room. Imagine family gatherings and curling up with a book in the elegant Living Room where light pours in through the triple window.



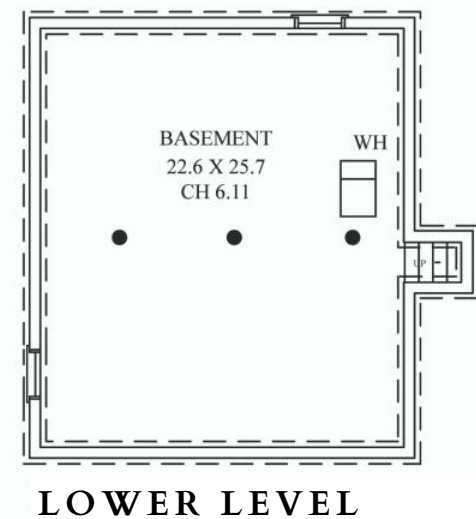
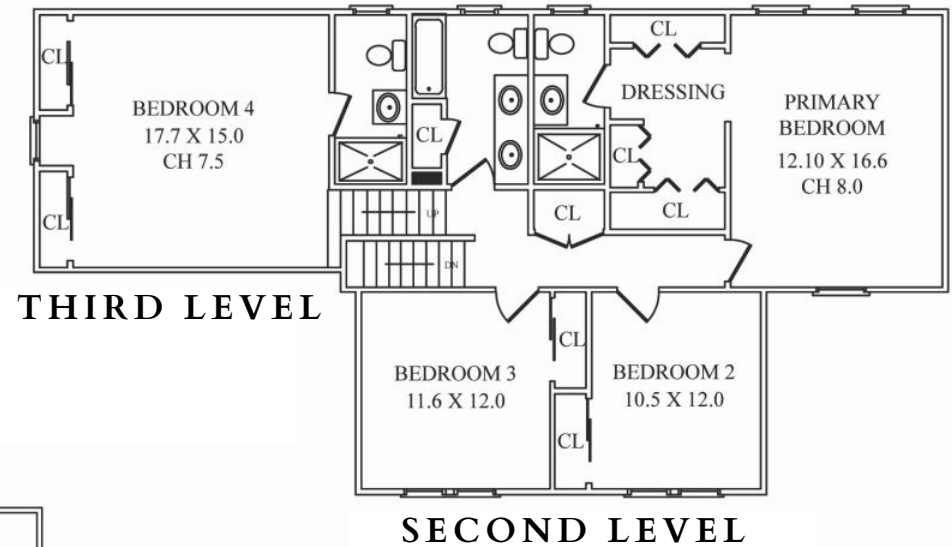
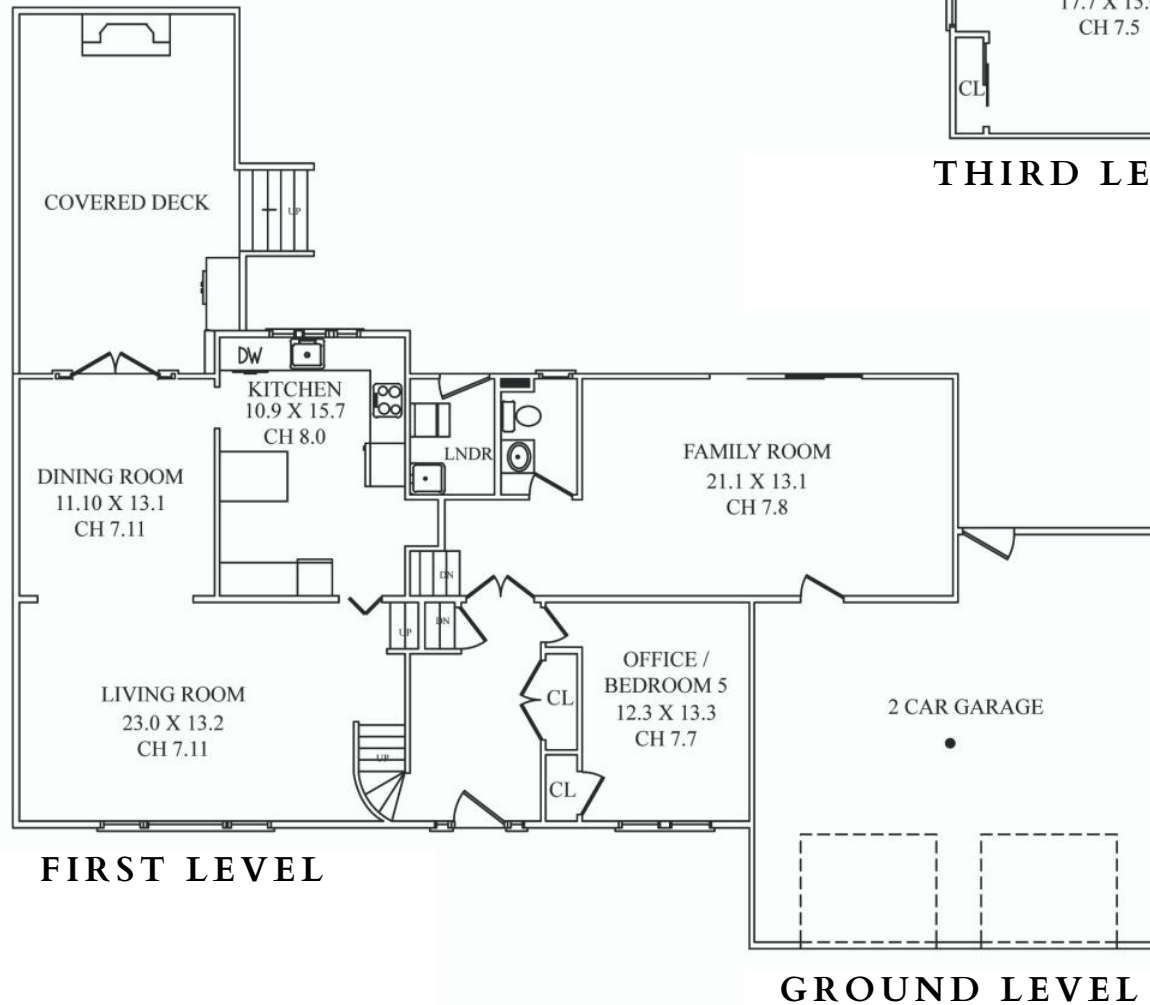






When you are ready to retire for the evening head up to the second floor and find two roomy bedrooms drenched in sunlight and with plenty of closet space. The Master Bedroom featuring brilliant sunlight, hardwood floors, two spacious closets, built-ins for extra storage, and a well-appointed bath so that you can enjoy your own private retreat. A generous Full Hall Bathroom with a large double vanity tastefully completes the bedroom area. The third floor has a bonus bedroom and ensuite bath which is perfect for Guests. The lower level is ready for the buyer to put their own personal touches on. Plenty of storage and an amazing 200 bottle wine refrigerator highlight this level. And that's not all this home has to offer! The spacious backyard has been fully renovated and is an entertainer's dream. Access the AMAZING NEW deck from French doors off the dining room. A beautiful new patio and retaining wall and child's playset further enhance the space. Annual and perennial blooms have been professionally planted and Privacy trees strategically placed make you feel like you are the only house on the block! Enjoy the exceptional wood-burning fireplace, surround sound and mounted television. Recessed lighting and a bar area with a beverage refrigerator make this a perfect spot all year around.

# INSIDE & OUT



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

### FIRST LEVEL

- Foyer featuring double coat closet, flush mount lighting, tile floor, crown molding, baseboard molding, stairs to living room, access to home office, access to lower level, access to back foyer
- Home office/bedroom featuring two windows, one closet, recessed lighting, laminate floor, crown molding, baseboard molding
- Back foyer featuring painted wood panel walls, tile floors, access to family room, powder room, laundry room, back staircase
- Family room featuring one wall of built in cabinets and shelves, hard wood floors, white wood panel walls, recessed lighting, garage access, oversized sliders to patio, crown molding, baseboard molding
- Powder room featuring vanity with granite countertop, sconce lighting, tile floor, window, crown molding, baseboard molding
- Laundry Room featuring washer and dryer, slop sink, tile floor, flush mount lighting, door to patio, crown molding, baseboard molding
- Kitchen featuring large counter height moveable table, grey distressed cabinets, brass pulls, quartz countertops, oversized kitchen sink, white subway back splash tile, three windows, insta hot water faucet, recessed lighting, Thermador refrigerator, dishwasher, five burner range, double over, built in microwave, hanging light
- Dining room featuring wainscoting, chandelier, crown molding, baseboard molding, French doors with sidelites leading to covered deck
- Living Room featuring three large windows, sconce lighting, hardwood floors, staircase to second level, crown molding, baseboard molding

### SECOND LEVEL

- Foyer featuring large double linen closet, runner style carpet, hardwood floors, flush mount lighting, access to staircase to third level, attic fan control, crown molding, baseboard molding
- Bedroom #1 featuring two windows, double closet, ceiling fan, wainscoting, hardwood floors, crown molding, baseboard molding
- Bedroom #2 featuring two windows, double closet, hardwood floors, crown molding, baseboard molding
- Hallway Full Bathroom featuring one window, tile floor, tub/shower, walnut wood double vanity, quartz countertop, linen closet, sconce lighting, recessed lighting, exhaust fan
- Master Bedroom featuring three windows, two double closets, built-in drawers, cabinets and shelves, access to second attic space, hardwood floors, crown molding, baseboard molding
- Master Bathroom featuring one window, tile floor, single vanity and sink, shower with sliding glass door, exhaust fan

### THIRD LEVEL

- Featuring one bedroom with ensuite bathroom, two large windows, two double closets, hardwood floors, flush mont lighting, baseboard molding

- Full bathroom featuring sink, tile floor, one window, shower with sliding glass door, exhaust fan

### LOWER LEVEL

- Featuring basement floor and walls dry locked, flush mount lighting, access to utilities, storage, AV equipment for television on deck, 200 bottle wine refrigerator

### OUTSIDE

- Covered Trek deck featuring ,Azek walls, wood burning fireplace, television mounted above the fireplace, ceiling fan, recessed lighting, beverage fridge area with granite countertop, surround sound, stairs down to paver patio
- Large paver patio with steps down to flat back yard
- Playset
- Mature landscaping, annual plantings, privacy trees
- Shed for extra storage
- Decorative fence
- Two Car Garage featuring built in wood working area, access to attic, built in shelving, hooks, door to back yard

### UPGRADES

- Eat in kitchen and new appliances renovation 2017,
- Full hall bath renovation 2017
- 2nd, 3rd and 4th floor hardwood floors, refinished in 2013
- 3 other baths renovated as well
- Added wainscoting in kitchen, dining and 1 bedroom
- Added 2nd zone heating / air (handler in attic above master bedroom)
- New roof 2017
- Siding/shutters painted 2017
- New washer/dryer 2019
- Added covered deck with fireplace 2017
- Added paver patio 2017
- Added fencing, front gate and side walk 2017
- Leveled yard 2017
- Replaced all interior doors with solid wood and new hardware 2017
- Moldings throughout 2013 and 2017
- Shed 2017
- Driveway 2020
- Front rock wall replaced 2020
- Back rock wall maintenance done 2015
- Some windows replaced 2017
- Back sliders 2013
- Back french doors 2017
- Garage entry door replaced 2013
- Landscape lighting



