



17 Franklin Terrace
South Orange, New Jersey



Drive up to 17 Franklin Terrace and you are transported to another time and place!

This darling 3 Bedroom, 2.5 Bath Tudor, in the heart of South Orange, is reminiscent of an English storybook home complete with gorgeous period details blended with utterly stunning renovations. Enjoy the home's classic hallmarks including gorgeous Tudor-Style doors and archways, hardwood floors, original casement windows and plaster walls throughout. Enter through the welcoming traditional Tudor Door adorned by period hardware and original leaded glass sidelites.

Walk into the bright Entry Foyer complete with period moldings, an elegant staircase and an original bay window. Plaster walls, elegant arched entries and original hardwood floors carry through the house.



The spacious and bright Living Room is an entertainer's dream with its gorgeous wood burning fireplace, original windows at three exposures and original built-ins to display all your collectibles. Cozy up with a book or mix a cocktail in the stunning Sun Room complete with custom built-ins throughout including a Bar Area, original stone arches and windows/sliding doors offering breathtaking views of the outdoor gardens. This room could also easily be used as a Home Office creating the coolest backdrop for all your Zoom calls. The backyard is easily accessed from the Sun Room, making indoor and outdoor entertaining seamless. Dinner parties are divine in the elegant Formal Dining Room complete with regal wainscoting and original casement windows so that the light pours in.





The completely RENOVATED Chef's Gourmet Kitchen, meticulously and tastefully designed to blend seamlessly with the original architecture of the home, is straight out of a magazine with its crisp white custom cabinetry, a spacious island, quartz countertops, and high-end stainless steel appliances. A separate Bar Area is the perfect spot to fix a drink. The adjacent Breakfast Area, with floor to ceiling built in cabinetry and sliding doors to the Patio, provides tons of storage and gorgeous views of the property beyond. A fabulous custom Mud Room and completely on-trend Powder Room round out the First Level.







Ready to retire for the evening? Walk up the graceful stairway to the 2nd floor landing complete with two original cedar Linen Closets providing ample storage. Enjoy privacy and gorgeous architectural details in the HUGE Primary Bedroom Suite complete with a Walk In Closet, two additional closets and a fully RENOVATED Primary Bath featuring a designer vanity and frameless glass shower with a rain shower head. Generously-sized Bedrooms 2 and 3 are sundrenched and include fabulous Built In Desks perfect for an Office or doing homework. Bedrooms 2 and 3 share the fabulous Jack and Jill Bath with sleek marble tile.



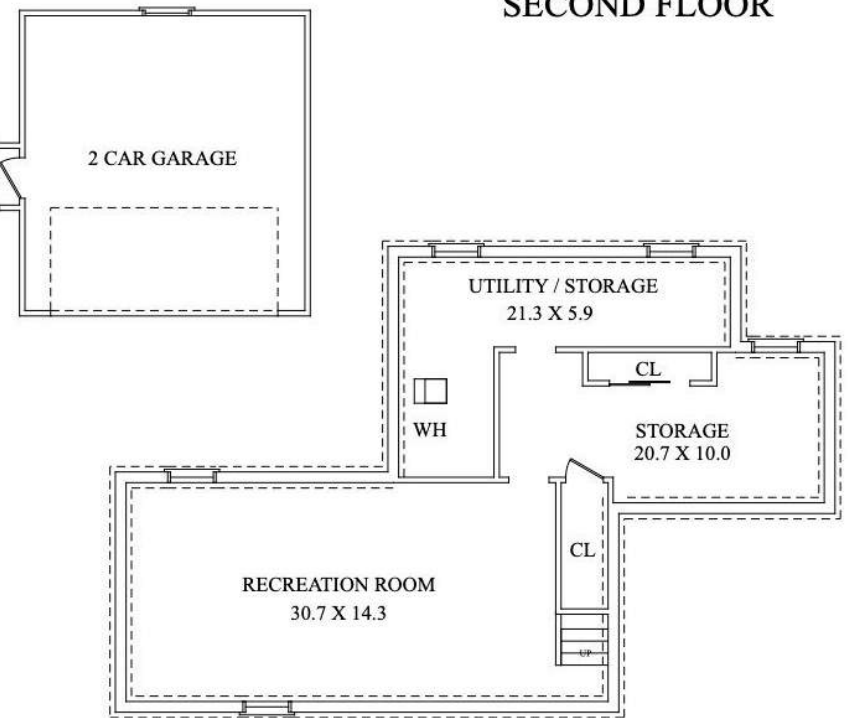
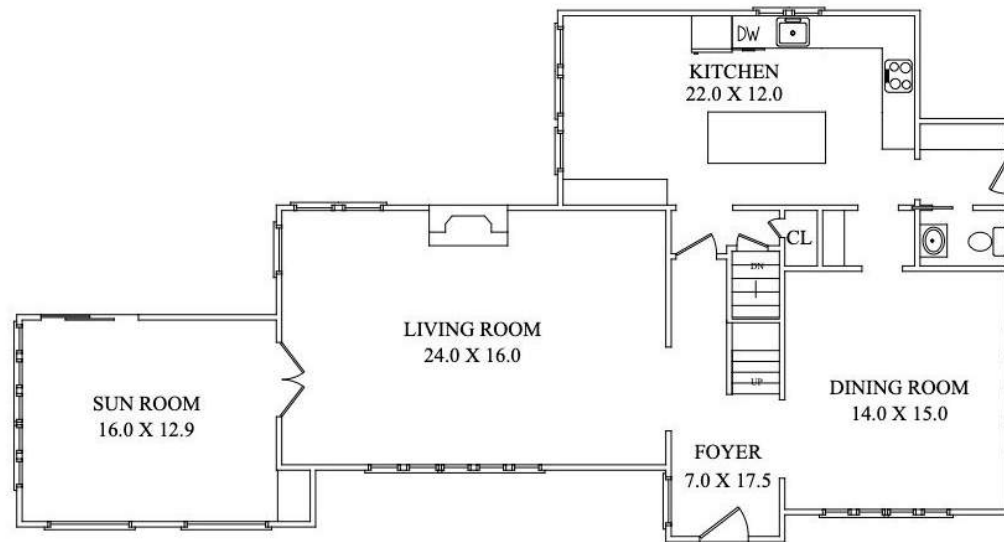
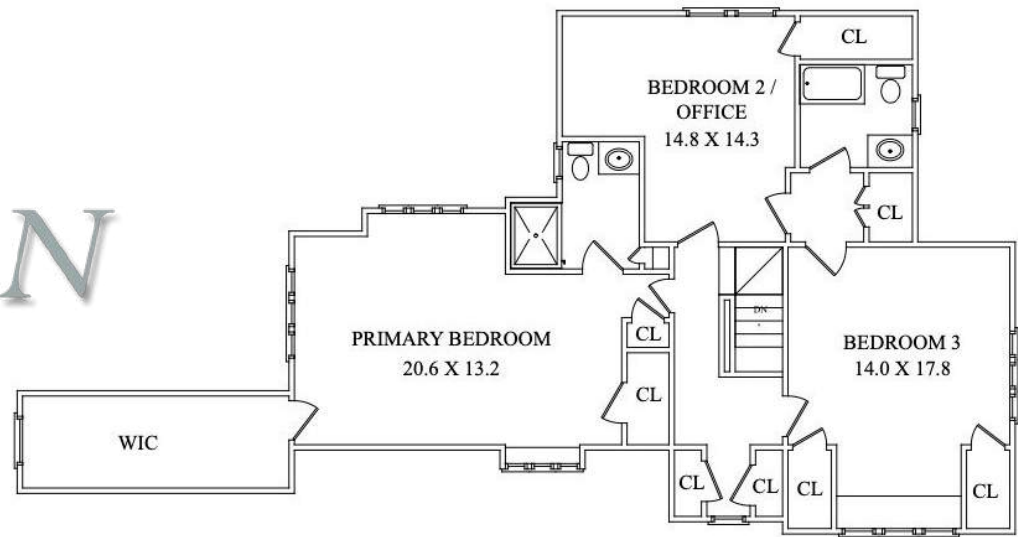


Another showstopper of 17 Franklin Terrace is the exquisite property beautifully maintained and planted to perfection. Stone paths, flat grassy areas, stone retaining walls and abundant perennial gardens radiate absolute serenity. With a large Paver Patio with dazzling views of the private backyard, entertaining family and friends outdoors is divine.

And that's not all! The Lower Level provides plenty of additional living space with a completely RENOVATED Recreation Room/Children's Playroom with chic Lifeproof flooring and built in shelving. A large Storage/Work Room is great for projects with two workbenches. A Laundry/Utility Room rounds out the Lower Level.

With its prestigious neighborhood, proximity to Midtown Direct Train, top notch schools, convenience to Flood's Hill Park (great for sledding, summer concert series) and South Orange's fantastic shopping and restaurants, 17 Franklin Terrace is an absolute must see!

THE FLOORPLAN



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

INSIDE & OUT

FIRST LEVEL

- *Classic Tudor-Style Wooden Front Door with diamond glass window, original leaded glass sidelites*
- *Entry Foyer featuring original hardwood floors, original plaster walls and ceiling, original bay window, baseboard molding, original staircase with decorative runner*
- *Living Room featuring original arched entry, original hardwood floors, wood burning fireplace with custom millwork mantle and stone surround, original plaster walls and ceiling, original custom built in with open and concealed storage, baseboard molding, crown molding, 2 sconces, original leaded glass windows at 3 exposures, ductless AC*
- *Sun Room featuring original French doors at entry, slate flooring, arched windows with original stone arches, oversized sliding door to backyard, original custom built ins including open shelving, concealed storage and Bar Area, ceiling fan/light fixture*
- *Dining Room featuring original arched entry, original hardwood floors, wainscoting, original plaster walls and ceiling, crown molding, original leaded glass windows at 2 exposures*
- *Rear Hallway featuring original arched door, baseboard molding, crown molding, semi-pendant light fixture, Coat Closet, door to Lower Level*
- *Gourmet Chef's Kitchen featuring hardwood floors, custom wood cabinetry, quartz countertops, herringbone pattern marble backsplash, farm sink, custom island, recessed lighting, pendant lighting over sink and island, KitchenAid stainless French door refrigerator/freezer with ice maker, KitchenAid stainless dishwasher, Jenn-Air stainless double oven and 6 burner range with griddle, custom hood, Built In Bar Area/Coffee Bar featuring upper and lower custom cabinetry, built in wine glass storage, Summit beverage refrigerator, wainscoting, crown molding*
- *Breakfast Room with floor to ceiling custom cabinetry, sliding door to Patio, coffered ceiling with beadboard in set, modern chandelier, rustic floating shelves, ductless AC, wainscoting*
- *Mud Room featuring hardwood floors, custom built in storage, drawers and seat wainscoting, chandelier, vaulted ceiling with beadboard detail, French door to breezeway leading to Garage*
- *Powder Room featuring pocket door at entry, hardwood floors, wainscoting, pedestal sink, 2 sconces*

SECOND LEVEL

- *Second Level Landing featuring original hardwood floors, original diamond windows, 2 original Cedar Linen Closets, pendant light fixture, original plaster walls and ceiling, crown molding, baseboard molding*
- *Primary Bedroom featuring original hardwood floors, original casement windows at 3 exposures, vaulted ceiling, ceiling fan/light fixture, Walk In Closet, 2 additional Cedar Closets, baseboard molding, crown molding, custom built in/radiator cover*

INSIDE & OUT CONT...

SECOND LEVEL CONT.

- *Primary Bath featuring marble hexagonal floor tile with decorative border, radiant heated floors, wainscoting, skylight, vanity with marble countertop, shower with subway tile surround and rain showerhead, built in cabinet with storage, 4 light sconce, medicine cabinet*
- *Bedroom 2 featuring original hardwood floors, original casement windows at 2 exposures, vaulted ceiling, ceiling fan/light fixture, baseboard molding, crown molding, wood ledge, built in Desk Area, flush mount light fixture, 2 Cedar Closets, Vestibule Area with original Cedar Linen Closet*
- *Jack and Jill Bathroom featuring hexagonal marble floor tile with decorative border, radiant heat, custom vanity with marble countertop, tub/shower combination with subway tile surround and rain showerhead, wainscoting, medicine cabinet, 4 light sconce, recessed light, original casement window*
- *Bedroom 3 featuring original hardwood floors, original leaded casement windows, vaulted ceiling, ceiling fan/light fixture, original wainscoting, baseboard molding, crown molding, built in Desk Area with open and concealed storage, Walk In Cedar Closet, drop down access to Attic*

FRONT/BACKYARD

- *Professionally landscaped throughout with blooming perennials, grasses and foundation plantings, immense privacy*
- *Front Area with stone retaining walls, flat, grassy area*
- *Paver staircase and front walkway, walkway to garage area*
- *Paver Patio with plenty of room for grilling, dining and lounging*
- *Flat grassy area off of Sunroom*
- *Rear grassy area with 2 NEW retaining walls, paver walkway, Vegetable Garden*
- *Storage Shed*
- *Detached 2-Car Garage with built in storage, LiftMaster electric door, door to breezeway*
- *Large driveway with retaining knee wall, blooming wildflowers, pachysandra*

ADDITIONAL FEATURES / UPGRADES

- *Original hardwood floors and custom moldings throughout*
- *Cedar closets throughout*
- *Original doors, brass hardware throughout*
- *Nest thermostats*
- *Alarm system, Ring doorbell*
- *Sump pumps and French drains*
- *Newer AC (2018)*
- *Radiant floor heat in upstairs baths*



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