



*75 Southern Boulevard*  
*Chatham, New Jersey*









*Resting on almost two-thirds acre, this lovely 4 Bedroom, 3 full and one half Bath home sits atop a beautifully landscaped property with unmistakable curb appeal. With its open spaces, abundant sunlight, and soothing hues throughout, 75 Southern is one you won't want to miss!*

*As you make your way up the paver walkway and through the front door you will find yourself in the spacious center-hall Foyer. Flow easily into the open Living Room with hardwood floors, recessed lighting and oversized windows to the gorgeous yard. Dinner parties are divine in the Formal Dining Room complete with crown molding, chair rail with picture frame molding below, and two chandeliers.*





Move into the Gourmet Chef's Kitchen, which offers crisp-white cabinetry, granite countertops, a breakfast bar, and high end appliances including Sub-Zero refrigerator, Viking gas cooktop, two wall ovens and a Bosch dishwasher. The kitchen also includes a convenient breakfast area with cathedral ceiling, chandelier, and lovely backyard views.

*Beyond the kitchen is the cozy Family Room, where entertaining is made easy. With a gas fireplace and recessed lighting, the space is well-suited for hosting movie nights or enjoying quality time with friends. Through the french doors is a deck overlooking the deep park-like, fully-fenced backyard. A convenient mudroom, located off the attached 2 car Garage, and a Powder Room complete the first level.*







*Ready to retire for the evening? Head up the staircase to the second floor landing, which boasts built-in cabinetry, a picturesque window seat and plenty of storage space. Relaxation abounds in the Primary Suite Sitting Room with views of the front yard. The vast Primary Bedroom features oversized windows, a tray ceiling with recessed lights, and a walk-in closet with built-ins.*

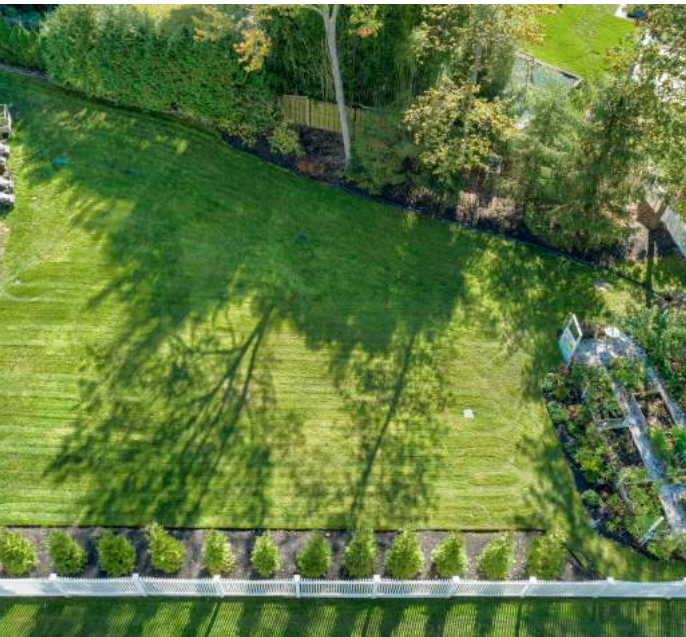




*The Primary Bath includes tile floor, a furniture-quality vanity with granite countertops and wall mirrors, tile walk-in shower and corner spa tub with tile surrounds. The 3 additional spacious Bedrooms have hardwood floors, recessed lighting, and access to the well appointed Hall Bath. A tasteful Laundry Room with built-in cabinetry completes the second level.*







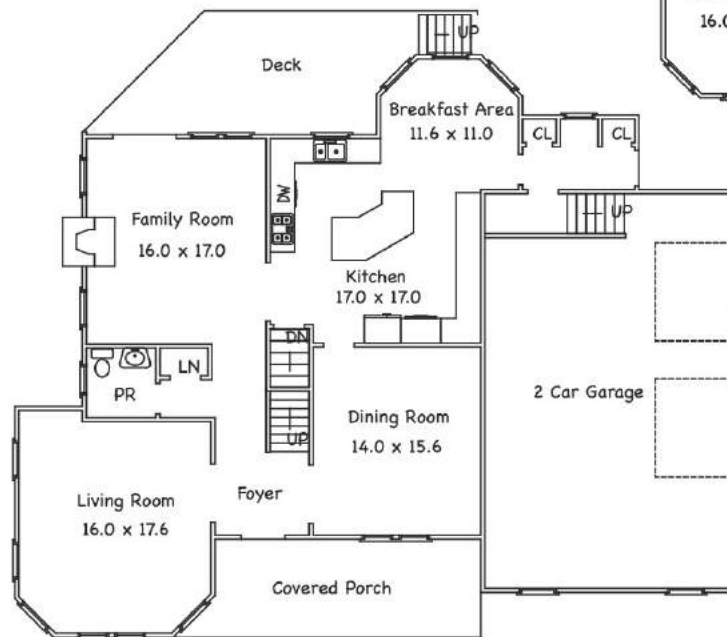
And there's more! The home's fully-finished and carpeted lower level features 4 additional rooms and provides plenty of space for a Media Room, Recreation Room, Play Room, and beyond! A convenient Full Bath rounds out the lower level. With its incredible interior and exterior features, close proximity to top notch schools, Great Swamp Wildlife Refuge, Midtown Direct Train and downtown shopping and restaurants, 75 Southern is the perfect place to call home!



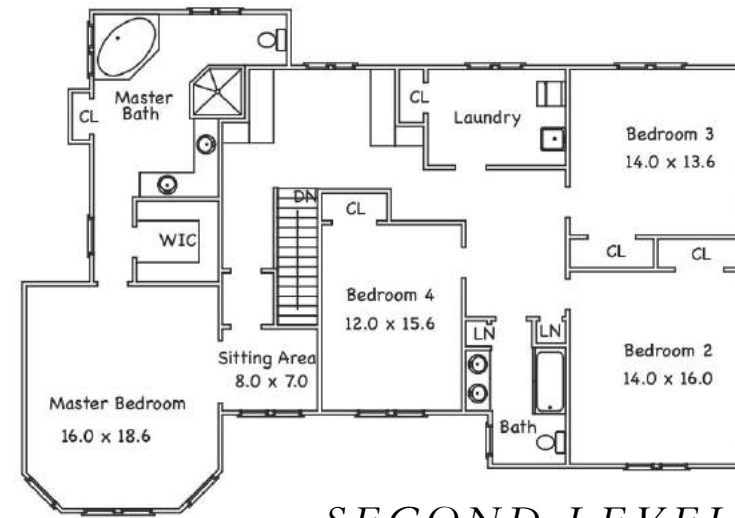




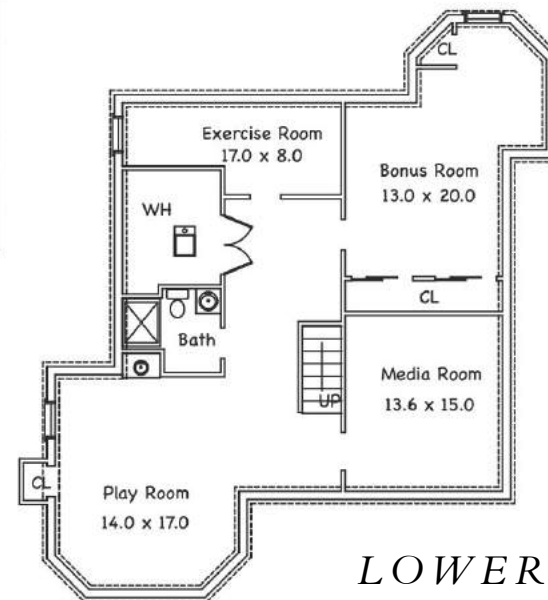
# THE FLOORPLAN



FIRST LEVEL



SECOND LEVEL



LOWER LEVEL



# INSIDE & OUT

## FIRST LEVEL

- Center-hall foyer featuring hardwood floors and stairs to the upper level
- Living Room featuring crown moldings, recessed lights, and hardwood floors
- Dining Room featuring hardwood floors, two chandeliers, crown molding, and chair rail with picture frame moldings below
- Gourmet Chef's kitchen with hardwood floors, crisp-white cabinetry, granite counters and tile backsplash. High end appliances include a Sub-Zero refrigerator, Viking gas cooktop, two wall ovens, and a Bosch dishwasher. Center island breakfast bar with pendant light
- Breakfast Area featuring cathedral ceilings, deep bay window and chandelier
- Family Room featuring hardwood floors, crown molding, recessed lights, ceiling fan and French doors open to the deck and large level backyard.
- Powder Room featuring hardwood floors, crown molding and pedestal sink.
- Mud Room with tile floor, two closets, and access to the attached 2-car garage

## SECOND LEVEL

- Wide second floor landing featuring built-in cabinetry/shelving and window seat
- Private Primary Bedroom featuring tray ceiling, recessed lights, and ceiling fan, hardwood floors and walk-in closet with built-ins
- Primary Bath with a tile floor, furniture quality vanity with granite counter top and wall mirrors, tile walk-in shower and a corner tub with tile surround
- Primary Bedroom Sitting Room with front facing windows
- Bedroom 2 featuring hardwood floors, crown molding, recessed lights and a large closet
- Bedroom 3 featuring hardwood floors, chair rail, recessed lights and a large closet

- Bedroom 4 featuring hardwood floors, beadboard wainscoting, recessed lights and closet
- Hall Full Bath featuring a tile floor, oversized vanity with two sinks and wall mirror, recessed lights, linen closet and tile shower/tub
- Laundry Room featuring built-in cabinetry, mosaic glass backsplash, and sink

## LOWER LEVEL

- Carpeted stairs to the lower level
- Play or Recreation room featuring carpet, and recessed lighting
- Media room featuring carpet and recessed lighting
- Bonus room featuring carpet, recessed lighting and large sliding door closet with built in storage
- Additional bonus room featuring carpet and recessed lighting
- Full bath featuring tile floor, recessed lights, vanity with sink and tile shower

## ADDITIONAL FEATURES & UPGRADES

- 2-zone forced air heating
- 2-zone central air conditioning
- Security system
- Freshly painted interior
- Covered front porch
- Paver front walkway
- Paver driveway with Belgian block curbs and additional parking
- Attached 2-car garage with new garage doors
- Deck access from the family room
- Professional landscaping with mature trees, shrubbery, specimen plantings and established lawn.





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