



94 NORTH HILLSIDE
Livingston, New Jersey



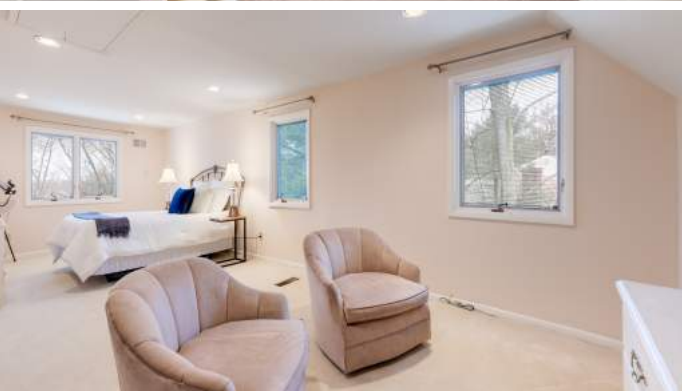
Looking for a cool vintage modern home with open and airy rooms, pretty views and tons living space and storage? Look no further than 94 N Hillside Avenue! Modern is back and this classic contemporary, with amazing flow and plenty of room to spread out, is an extraordinary opportunity to make this home your own. Close to shopping, dining, Riker Hill Art Park, houses of worship, downtown Livingston and top-notch schools, this is a special opportunity to own a spacious home in the highly desirable Riker Hill neighborhood! Drive up to find a maturely landscaped front yard with the added bonus of a circular driveway that offers plenty of parking. With its clean lines and crisp curb appeal, this home aims to please.



As you enter through the double front doors, the vaulted ceiling, hardwood floors and open and airy space are just a few of the magnificent details that grab your attention. Beauty and sunlight abound in the gracious Living Room with its stunning rustic brick fireplace, open glass shelves and a row of windows overlooking the picturesque property. Dinner parties are divine in the magnificent Dining Room with ample storage. The Dining Room flows seamlessly to the oversized, bright Kitchen that will satisfy any cook. Custom wood cabinetry, granite countertops, a large island, and sunny breakfast area all lend to the Kitchen's style. Open to the kitchen is the large Family Room which is perfect for gatherings or relaxing after a long day. And with double sliding doors leading out to the Deck, indoor/outdoor entertaining is seamless.



When it's time to retire for the evening, stroll up the staircase to the Private Primary Suite. With 2 Custom Walk In Closets, Custom Built Ins and its own Dressing Room, this space offers unlimited possibility to be the ultimate retreat. The Primary Suite boasts 2 roomy and well-appointed Full Baths so there is no sharing a bathroom! Walk up a separate staircase on the other side of the home to find a completely separate Second Level with 2 fabulous bedrooms with tons of closet space. This level also boasts tons of storage with a large Walk In Closet and Linen Closet. A Full Hallway Bath with a double vanity rounds out the Second Level. For an added bonus, Bedroom 3 can easily be converted to two separate rooms as it was in the past.

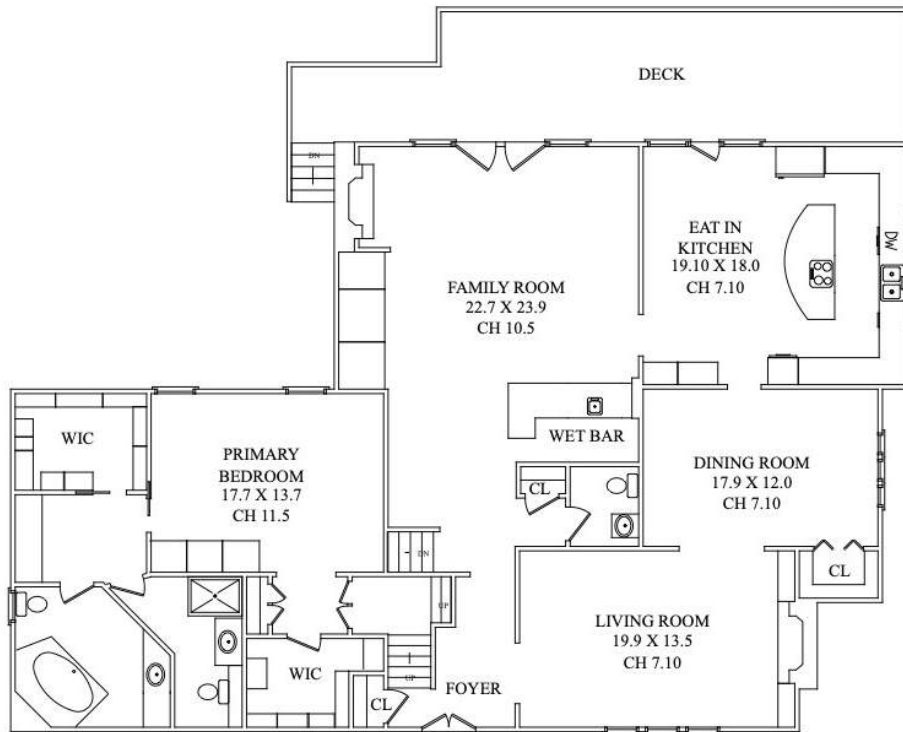




And there's more! The Lower Level is ENORMOUS and includes plenty of additional, functional living space. First, don't miss Ensuite Bedroom 4 with its own separate entrance, a Custom Built In, Full Bath and lower level deck. This Bedroom would be fabulous for multi-generational living, visiting guests or a live-in au pair. Down the hall, you'll find a convenient Laundry Room with tons of storage. The lower level also boasts a large area perfect for a Recreation Room and/or Children's Play Room. Working out is a dream in the spacious Exercise Room with its own separate entrance. A Full Bath and TONS of storage round out the Lower Level.

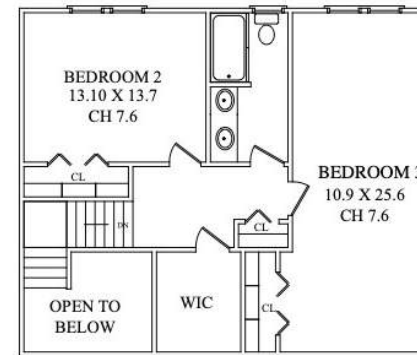
With its incredible neighborhood, Blue Ribbon Schools, proximity to New York City and convenience to fantastic shopping and restaurants, 94 N Hillside is the perfect place to call home.

THE FLOORPLAN



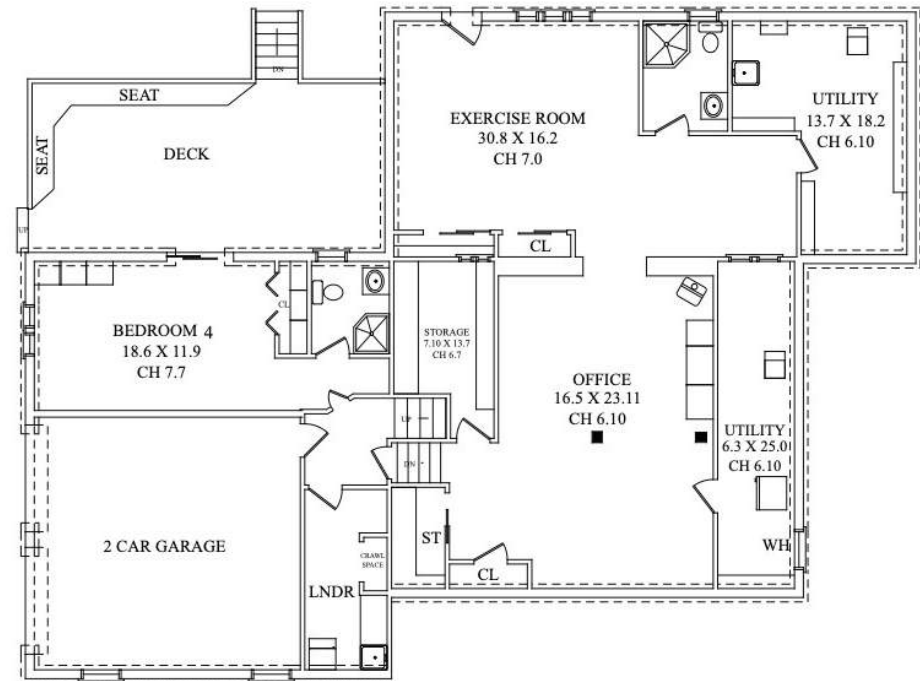
FIRST FLOOR

MAIN FLOOR



SECOND FLOOR

** Please note, Bedroom 3 previously was two separate rooms and can easily be changed back by the buyer



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

INSIDE & OUT

MAIN LEVEL

- 2-Story Entry Foyer featuring double wood doors, hardwood floors laid on a diagonal, wallpaper, Coat Closet, staircase to Second Level, chandelier, baseboard molding, 2nd Coat Closet off of foyer
- Powder Room featuring tile flooring, pedestal sink, wallpaper, glass shelf, sconce
- Living Room featuring carpeting, wallpaper, recessed lighting, fireplace with floor to ceiling washed brick surround, open glass shelves, large picture window, built in concealed storage, crown molding, baseboard molding
- Dining Room featuring carpeting, wallpaper, chandelier, ceiling medallion, recessed lighting, crown molding, baseboard molding, crown molding, baseboard molding, pocket door to Kitchen
- Chef's Kitchen featuring tile flooring, custom cabinetry, granite countertops, tile backsplash, 2 corner bread cupboards, large island with seating for 3, Bosch dishwasher, GE Monogram refrigerator/freezer, GE Monogram double wall ovens, GE electric cooktop, built in GE Monogram microwave, recessed lighting, skylight
- Breakfast Room featuring tile flooring, wallpaper, chandelier, floor to ceiling built in cabinetry, French sliding door to Deck, baseboard molding, open to Family Room
- Family Room featuring vaulted ceiling, carpeting, custom built in Bar with laminate countertop, storage, bar sink, custom mirrored backdrop behind bar, modern Custom Media Built In, recessed lighting, track lighting, fireplace with floor to ceiling stone surround, architectural windows and 2 French sliding doors to Deck, open to staircase to Lower Level, surround sound speakers

FIRST LEVEL

- Carpeted staircase to Primary Suite
- Primary Suite featuring double doors at entry, vaulted ceiling, carpeting, 2 Walk In Closets with custom storage, Linen Closet, recessed lighting, modern Custom Built In Desk, Night Tables and Headboard, Custom Media/Dresser Built Ins, Dressing Room with modern Custom Built In Dresser, 2 Full Bathrooms (see below)
- Primary Bathroom 1 featuring floor and wall tile, built in jetted tub, custom wall to wall vanity with makeup area, mirrored walls, vaulted ceiling, skylight, recessed lighting
- Primary Bathroom 2 featuring floor and wall tile, custom vanity, glass door shower, mirrored wall, vaulted ceiling, skylight, vanity lighting

ADDITIONAL FEATURES

- Intercom system
- Central vac system
- Windows/doors with interior blinds
- Alarm system

SECOND LEVEL

- Second Level Landing featuring carpeting, flush mount light fixture, wallpaper, baseboard molding, Walk In Closet, Linen Closet
- Bedroom 2 featuring carpeting, Double Door Closet, recessed lighting, baseboard molding
- Full Hall Bath featuring floor and wall tile, custom wall to wall vanity with laminate countertop, mirror with ledge, tub/shower combination with tile surround, sliding glass doors
- Bedroom 3 featuring carpeting, Double Door Closet, recessed lighting, windows at 2 exposures

LOWER LEVEL

- Landing Area featuring tile flooring, recessed lighting, door to Garage
- 2 Car Garage
- Laundry Room featuring tile flooring, open shelving and storage, utility sink, wire shelving, Whirlpool Duet front loader washer and dryer, hanging storage
- Ensuite Bedroom 4 featuring carpeting, track lighting, sliding door to Lower Deck, Double Sized Closet, modern Custom Media and Storage Built In, track lighting, recessed lighting, baseboard molding, Bathroom featuring tile floor and walls, vanity with laminate countertop, custom mirror with ledge, vanity lighting, shower
- Carpeted staircase to Lower Level
- Finished Walk In Storage Closet
- Office Area (could be used as Recreation Room) featuring carpeting, Utility Closet, paneled walls
- Exercise Room featuring carpeting, mirrored walls, Storage Closets, door to backyard, flush mount lighting
- Full Bath featuring tile flooring, vanity with laminate countertop, glass door shower, flush mount light/fan
- Unfinished Walk In Storage/Utility Room

FRONT & BACKYARD

- Large driveway, pavers at entry, circular/turnaround area
- Immense privacy with mature plantings shielding house from street
- Paver front walkway
- Covered front entry
- Professionally landscaped
- Oversized Rear Deck
- Lower Deck featuring built in seating and storage
- Irrigation system

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