



KELLER WILLIAMS

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THE KELLER WILLIAMS TEAM IN NEW JERSEY



10 Browning Drive

Livingston, New Jersey



Luxurious New Construction in sought after Livingston! It is not every day that New Construction this exceptional and elegant comes on the market. Move right in to this perfectly designed 6 Bedroom, 5 Full and 1 Half Bath home with a seamless open floor plan, high ceilings and high end finishes at every turn. Simply put, this home is a model of absolute perfection.



Drive up the tree-lined street and prepare to be transfixed by this home. Hardie plank siding, natural stone accents and a Front Porch all contribute to the home's incredible curb appeal. Enter through the oversized arched wrought iron entry doors to the spacious and sunlit 2-Story Foyer featuring marble tile with a decorative marble inset and an elegant staircase with decorative iron railings leading to the Second Floor. Dinner parties are a dream in the magnificent Dining Room featuring wide plank hardwood floors, windows at two exposures and a to-die-for chandelier with crystal detail. Flow easily into the Gourmet Chef's Kitchen that is sure to impress any chef. French glazed cabinetry and a warm wood, enormous custom island, Calacatta quartz countertops, stainless steel professional grade appliances (Thermador/Electrolux/Bosch) and designer pendant lighting make the Kitchen extraordinary. Storage abounds with extensive upper and lower cabinetry and a Walk-In Pantry with floor to ceiling shelving and a built in cabinet with sink. The Kitchen includes plenty of room for a table certain to be the perfect spot for family meals.





The Kitchen desirably opens directly to the dazzling Family Room sure to be the hub of the home. A wood burning fireplace with beautiful floor to ceiling stonework flanked by French doors, a custom lit coffered ceiling and gorgeous windows with views of the lush backyard are the best in design and function. A French chandelier and a 65" TV, with all the bells and whistles (Sonos soundbar, subwoofer, in-wall speakers) only add to the magnificence of this room. Not a thing will be out of place with the BEST Mud Room around. An adorable, checked floor, a Double Door Coat Closet and a Walk In Laundry Room/Shoe Closet means all sports clothes are easily washed and all equipment is out of sight. Having guests? No problem when you have a sensational Guest Bedroom Suite with a fully custom Walk In Closet and chic hexagonal and subway tiles in the bathroom. Rounding out the First Floor are a 2 Car Garage and an absolutely breathtaking Powder Room.



When it's time to retire for the evening, the exquisite staircase leads you to the second floor with 4 spacious bedrooms. Luxury abounds in the private and open Primary Bedroom Retreat with a tray ceiling, an electric fireplace, dual custom Walk-In Closets and light literally pouring in through the generous windows. Enjoy a soak in the tub in the spa-like Primary Bathroom complete with a custom double vanity, marble tile and a shower with steam and a rain showerhead. Three additional bedrooms (1 is ensuite) are steeped in sunlight and include generous custom closets. All baths are finished to perfection with on-trend tile and fixtures. Finally, laundry is an absolute pleasure with a Second Level Laundry Room.





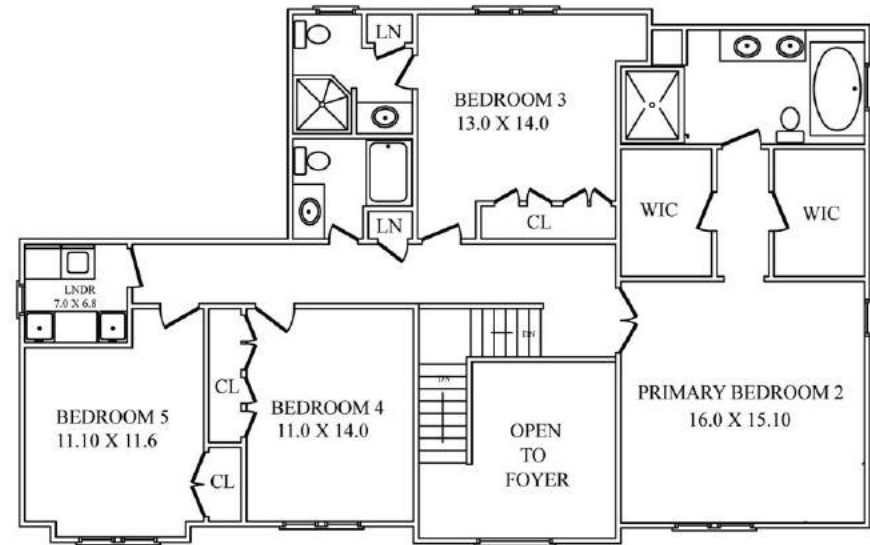
And there's more... The Lower Level boasts an enormous Recreation Room with a Bar and cool brick accent wall, a Media Room and tons of flexible spaces to use as an Office, an extra Bedroom, Exercise Room and/or Wine Room. A sleek Full Bath and abundant storage round out the Lower Level.



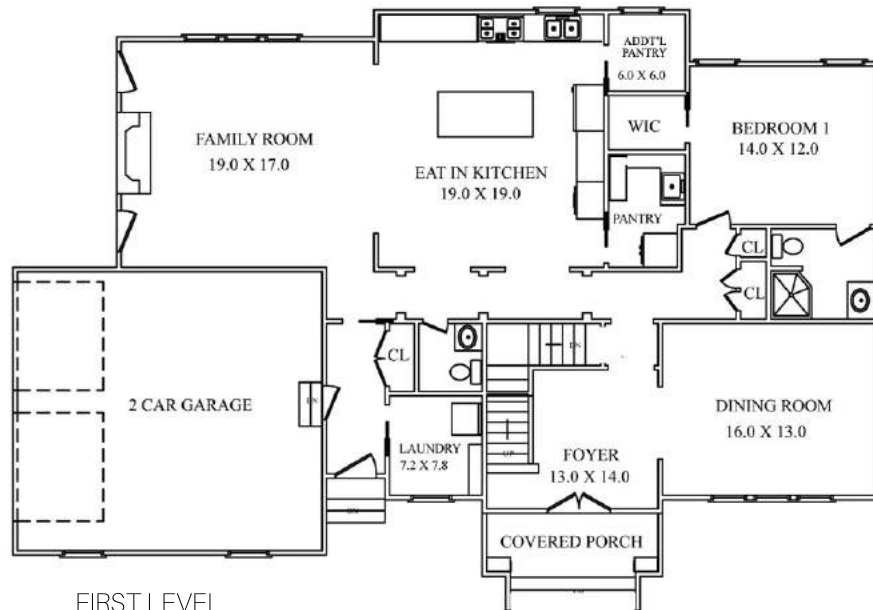


Words truly do not do this home justice. 10 Browning is a dream home in every way. Just 1 mile from place of worship and close proximity to Collins Elementary, NYC transportation and luxury shopping, this home must be seen to be believed!

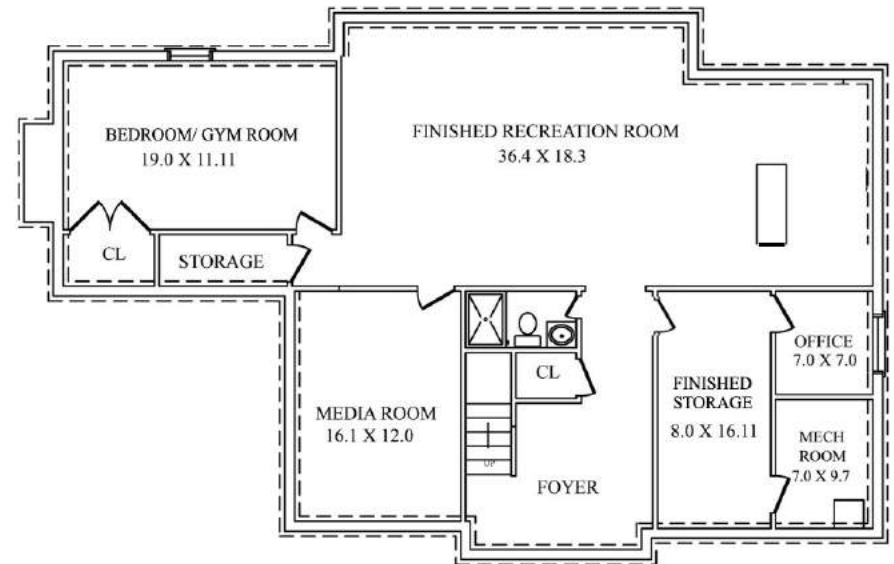
THE FLOORPLAN



SECOND LEVEL



FIRST LEVEL



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

FIRST LEVEL

- 2-Story entry foyer featuring majestic double wrought iron doors at entry. Marble floor with 36-inch diameter cutout marble medallion in the center of the floor. Black swirl design iron and wood railing with knotted balusters. Large specialty foyer window. 8-Light crystal chandelier, decorative ceiling cut out with inset rope lights. Crown molding.
- Dining room with solid hardwood 5-inch-wide hickory floors, 6-Light farmhouse style crystal chandelier.
- Hallway with custom design arch pillars with hickory hardwood floors and hanging wrought iron vintage ceiling lights.
- Gourmet chef kitchen featuring- natural travertine floor, designer custom French glazed cabinets with soft close drawers, including decorative upper glass door cabinets with custom lighting, custom rope lighting under the cabinets, pull out for knife/canister storage, cutlery/accessory insert, Calacatta Quartz countertops & backsplash, 94 x 36 island with Calacatta Quartz countertop & Mahogany cabinets featuring soft close drawers, Thermador 36" 6-burner rangetop with custom hood matching cabinets, Two Dishwashers (Thermador and Bosch), Thermador Oven/Microwave combo, Stainless Steel Electrolux 32" Refrigerator/32" Freezer, Wine Fridge, Bowers & Wilkins ceiling speakers.
- Attached walk-in Pantry with custom shelves by Closet Factory, Stainless Steel Refrigerator and Sink
- Open design family room adjacent to the kitchen with 13' coffered ceiling with recessed lights and custom rope lights within each box, wood burning fireplace with custom stonework and bluestone mantle, French chandelier, 65" mounted TV with Sonos soundbar/subwoofer/In-Wall Speakers.
- Second entrance leading to the Mudroom featuring marble flooring, door to Garage, and side room with custom shoe closet and a washer/dryer combo unit.
- Ensuite Guestroom/Bedroom 5 featuring hardwood floors, ceiling fan, recessed lighting, walk-in closet with built-in shelves, windows with custom blinds, Bathroom featuring tile flooring, wood vanity and shower.

SECOND LEVEL

- Primary Bedroom with double French doors, hardwood floors, tray ceiling, chandelier, recessed lights, wall mounted TV and electric fireplace
- "His" and "Her" walk-in closets featuring custom closets by Closet Factory.
- Primary bathroom featuring tile flooring, double vanity, shower featuring Thermostatic shower system (rainshower, wallshower and handheld) and Steam system, soaking tub.
- Ensuite Bedroom 2 featuring hardwood floors, reach-in closet with custom shelving by Closet Factory, recessed lights, Bathroom featuring shower with glass door, wooden vanity with countertop, light sconces, storage closet
- Bedroom 3 featuring hardwood floors, reach-in closet with custom shelving by Closet Factory, recessed lights
- Bedroom 4 featuring hardwood floors, reach-in closet, recessed lights
- Laundry room with stacked washer/dryer, sink
- Hallway featuring hickory hardwood floors, skylight, storage closet
- Bathroom featuring tub/shower combination, wooden vanity with marble countertop, light sconces, tile flooring

LOWER LEVEL

- Staircase to basement level
- Brick wall cutout in lower landing area with focus lights
- Large entertainment/game room area featuring an English pub style wet bar with custom lights, wooden bar table with high chairs, Bowers & Wilkins ceiling speakers
- Media room with large wall mounted Samsung TV and Sony Playbar/Subwoofer
- Bedroom 6/ Gym room featuring double door closet, egress window
- Small office room with egress window
- Full bathroom
- Utility room with heating furnace, water heater, sump pump and whole house water filter system
- Electronics closet with Sonos system, wifi routers

BACKYARD/EXTERIOR

- 2 car garage with Epoxy flooring, 2 8' wide doors
- Side Paver patio with pergola
- In-ground Sprinkler system
- Full house hardi plank siding- 7.25-8" width
- Natural stone siding and front porch
- Custom wrought iron design faux balcony above the front porch
- Second entryway to the mudroom with fiberglass door and wrought iron grill
- Exterior wired front spot lights

sueadler.com/10Browning



CELL: 973.936.9129
OFFICE: 973.376.0033 x101
EMAIL: info@sueadler.com
sueadler.com/10Browning



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