

11 Overhill Road  
New Providence, NJ





Welcome to 11 Overhill Road! This absolutely gorgeous 3 Bedroom, 1.5 Bath home in the sought after Tall Oaks section of New Providence (with a Summit mailing address) boasts on-trend designer touches at every turn. With close proximity to Midtown Direct Train, Route 78 and excellent restaurants and top notch shopping, this home is absolutely divine.

Drive up the gorgeous, winding tree-lined street and admire this home's stately blue-gray exterior complemented by charming shutters and cheery red door. Enter into the chic Entry Foyer graced by a designer quatrefoil light fixture and the elegant staircase. Enter the blissful, sun drenched Living Room with gleaming hardwood floors, a beautiful fireplace and windows where the sunlight pours in. Flow easily into the Office that serves as a magnificent work from home space. An original French door, windows at 3 exposures and original built-ins make this room both beautiful and functional.





Dinner parties are a dream in the luminous Dining Room with chic warm gray paint and wallpaper, an original corner China cabinet and a to-die-for light fixture.





The Dining Room flows seamlessly into the Kitchen featuring Farrow and Ball painted custom cabinetry, Corian countertops, stainless steel appliances and a bay window overlooking the idyllic backyard. Prepare to be wowed by the stunning Breakfast Room complete with a Custom Built In that includes a gorgeous Banquette. The Breakfast Room opens up to a fabulous entertaining Patio making indoor/outdoor entertaining seamless. Just beyond the Patio, enjoy complete privacy in the spacious yard. An attached 1 Car Garage and a tasteful Powder Room round out the First Level.





Ready to retire for the evening? The Primary Bedroom boasts tons of windows and sunlight, hardwood floors, and 2 Closets. The second closet also leads to the Third Level that has plenty of potential for expanding the home. Down the hallway, spacious Bedrooms 2 and 3 include tons of sunlight and roomy closets. Bedroom 3 also includes cool, original built in drawers for extra, efficient storage. Don't miss the beautifully updated Hall Full Bath that includes hexagonal floor tile and a magnificent marble topped custom vanity.







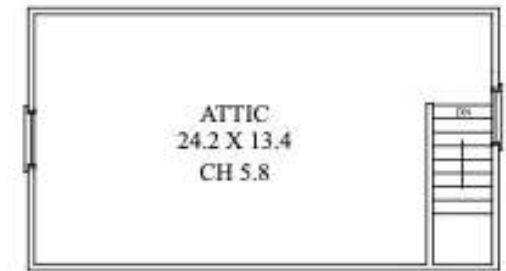
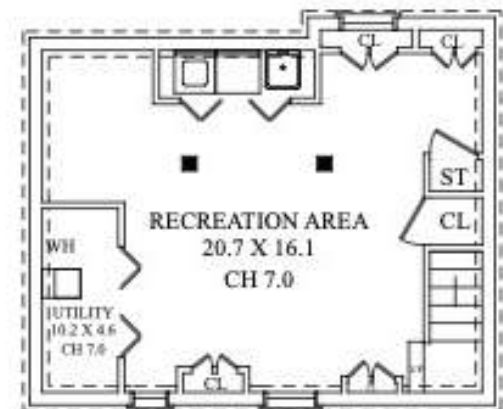
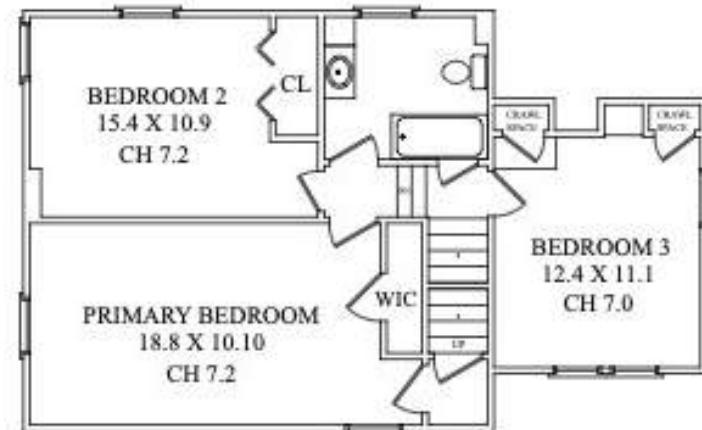
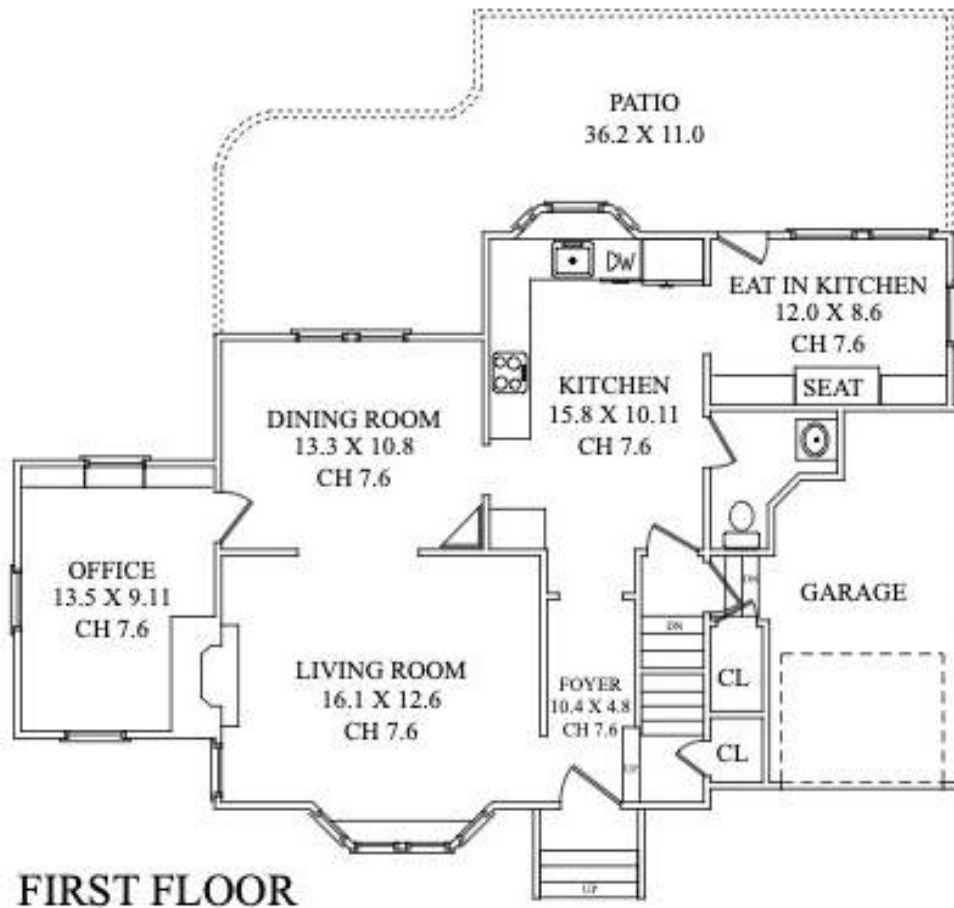
And that's not all! Don't miss the renovated Lower Level with a fabulous Recreation Room with NEW tile flooring, tons of storage space and a Laundry Closet. Whether it's TV watching, arts and crafts or imaginary play, there is room for it all. With its fabulous Tall Oaks location, easy access to New York City, Midtown Direct Train and a sought after school district, you will undoubtedly want to call 11 Overhill Road home.





# THE FLOORPLAN

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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

- Entry Foyer featuring hardwood floors, staircase to Second Level, Closet, brushed gold quatrefoil light, crown molding, baseboard molding
- Living Room featuring hardwood floors, fireplace with custom millwork mantle and brick surround, bay of windows and window on fireplace wall with custom shades, recessed lighting, crown molding, baseboard molding, open built in shelving under bay window
- Dining Room featuring hardwood floors, grass cloth wallpaper, 2 windows with custom roman shades, original China corner built in, designer brushed gold light fixture, baseboard molding, recessed lighting
- Office featuring French door at entry, hardwood floors, Built Ins with open and concealed storage, windows at 3 exposures, brick accent
- Chef's Kitchen featuring custom cabinetry painted with Farrow and Ball paint, Corian countertops, brushed gold hardware, tile backsplash, tile flooring, bay window, LG stainless refrigerator/freezer, Kenmore stainless oven/range, Kenmore stainless built in microwave, Kenmore stainless dishwasher, recessed lighting, skylight, furniture style built in with open and concealed storage, door to Lower Level
- Breakfast Room featuring tile flooring, custom wall of built ins with open and concealed storage and bench/banquette, recessed lighting, baseboard molding, windows at 2 exposures, door to Rear Patio
- Powder Room featuring tile flooring, pedestal sink, 2 sconces, light/fan, baseboard molding
- 1 Car attached garage, Closet, electric door

## SECOND LEVEL

- Second Level Landing featuring hardwood floors, shallow storage Closet, light with glass shade
- Primary Bedroom featuring hardwood floors, vaulted ceiling, windows at 2 exposures, 2 closets (1 with staircase to 3rd Level), custom window treatments, baseboard molding, recessed lighting
- Bedroom 2 featuring hardwood floors, vaulted ceiling, windows at 2 exposures, double sized Closet, baseboard molding, recessed lighting
- Renovated Full Hall Bath featuring hexagonal floor tile, window with custom shade, custom built in/vanity with storage and marble countertop, on trend (Designer - California Faucets) brass fixtures, vaulted ceiling, tub/shower combination with oversized subway tile surround, Designer (Kelly Wearstler) sconce, recessed light
- Bedroom 3 featuring hardwood floors, vaulted ceiling, windows at 2 exposures with custom shades, original built in drawers, Closets, baseboard molding, flush mount light fixture

## THIRD LEVEL

- Unfinished/Storage Area, potential for expansion

## LOWER LEVEL

- Recreation Room featuring NEW slate tile flooring, drop ceiling with recessed lighting, original built in cabinetry, Utility Closets, under stairs Closet
- Laundry Closet with Kenmore washer and dryer, utility sink

## FRONT YARD/BACKYARD

- NEW Bluestone staircase to driveway, landing area with brick surround and front bluestone steps
- Flagstone stepping stone path at side of house
- Spacious driveway with parking for 2 cars
- Rear Paver Patio, stone retaining wall
- Upper Tier grassy area, stone retaining wall

## ADDITIONAL FEATURES/UPGRADES

- Home exterior was fully repainted in 2021
- Freshly painted throughout
- Floors refinished
- NEW boiler
- Chimney work done
- Shade Store window treatments throughout
- Radiator heat/forced air AC
- Lawn and landscaping have been maintained chemical-free - making it local wildlife (bunnies, chipmunks, & deer) and pet friendly



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