



11 Heritage Road || FLORHAM PARK

Magnificent Brick Front Colonial with 7 bedrooms, 4.1 baths ideally located on 2.35 acres of stunning, level property on a quiet cul de sac. The grand 2-story entrance hall features incredible natural light, a chandelier and 2 coat closets. The dining room features chair rail with molding beneath, hardwood floor, and great natural light from 3 windows with custom window treatments. The gourmet eat-in kitchen features gorgeous custom white cabinetry, top of the line appliances, 3 Pella windows over the sink that looks out onto the beautiful deck & backyard, and a sunlit eating area with French doors that open to the deck. The kitchen is open the family room with fireplace with brick surround, speakers for sound system and 4 windows. The beautiful living room features 5 windows, 3 of which are bay windows. Glass door opens to a spacious home office. A walk-in pantry, laundry room and beautiful mudroom with easy access to the 3-car attached garage complete the 1st level. The second level features a stunning master suite with a master bedroom with high tray ceiling and huge walk-in closet, a gorgeous sitting room and spa-like master bath with Jacuzzi & shower. 5 more bedrooms and 2 full baths complete the 2nd level. The beautifully finished lower level features a media room, recreation room with incredible bar, an exercise area, study area and 7th bedroom with full bath. Amazing amenities include an alarm system, central vacuum, water softener, French drains, two sump pumps with battery backup, all new Pella windows throughout the 1st and 2nd level, and new Andersen windows in the lower level. This beautiful gem in the ideal Florham Park location is sure to impress!

























FIRST LEVEL

Grand Entrance Hall: chandelier, 2 coat closets.

Living Room: chair rail with molding beneath, deep ceiling molding, hardwood floor, 5 windows with custom window treatments (3 are bay windows).

Dining Room: chandelier, chair rail with molding beneath, deep ceiling molding, hardwood floor, 3 windows with custom window treatments, speakers for sound system.

Gourmet Eat-in Kitchen: white custom cabinetry, center island with quartz countertops, Subzero refrigerator/freezer, KitchenAid double ovens, Jenn-Air 4 burner gas cooktop, very quiet ASKO dishwasher, 3 Pella windows over sink, wood floor, recessed lights, chandelier over sunlit eating area, walk-in pantry, French door opens to deck.

Family Room: fireplace with brick surround, speakers for sound system, 4 windows.

Powder Room: window, sconce over mirror over Kohler pedestal sink, tile floor.

Glass door opens to **Office:** hardwood floor, 3 windows with custom window treatments, speakers for sound system.

Mudroom: double closet, hardwood floor, recessed light, backstairs to 2nd floor.

Easy Access to **3-car Attached Garage** with electric garage door openers.

Laundry Room: LG Front Loading Washer & Dryer, tile floor, utility sink.

SECOND LEVEL

Luxurious Master Bedroom: high tray ceiling, Restoration Hardware fixture, 4 windows with custom window treatments, hardwood floor, huge walk-in closet with window.

Sitting Room: 2 windows with custom window treatments, ceiling fixture.

Spa-like Master Bath: Jacuzzi, shower, speakers for sound system, recessed lights, mirror over double sinks set in tile countertop over vanity, commode behind door.

Bedroom 2: ceiling fixture, double closet, hardwood floor, 2 windows with custom window treatments.

Bedroom 3: double closet, 2 windows with custom window treatments, light fixture, hardwood floor.

Bedroom 4: 2 windows with window treatments, double closet, ceiling fixture.

Full Bath: shower over tub, recessed lights, window, linen closet, mirror over 2 sinks set in corian countertop over vanity.

Bedroom 5: 4 windows, ceiling fixture, carpet.

Full Bath: shower, light fixture over mirror over sink set in vanity, tile floor, window.

Bedroom 6 / Office: carpet, chandelier, 2 windows, closet.

Backstairs to **Mudroom**

BEAUTIFULLY FINISHED LOWER LEVEL

Pair of French doors open to **Media Room:** carpet, lighting.

2nd Kitchen/Bar: granite countertop, refrigerator, microwave, flatscreen TV, custom cabinetry, 3 light fixture, wood floor.

Recreation Room: 3 windows, wood floor, recessed lights, built-in cabinetry.

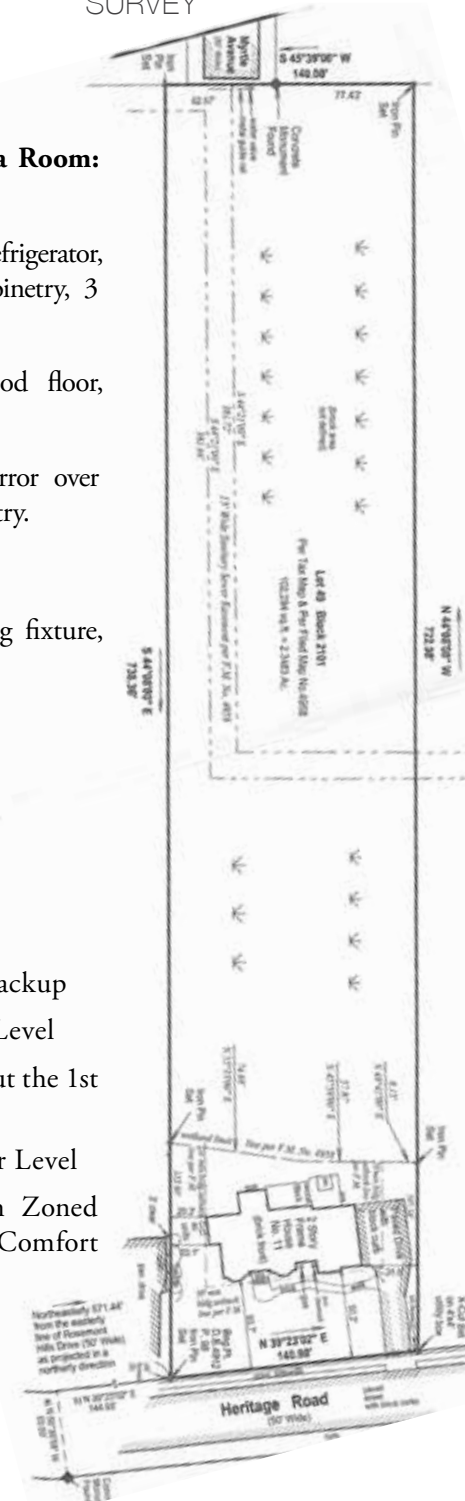
New Full Bath: shower, shelves, mirror over granite countertop set in custom cabinetry.

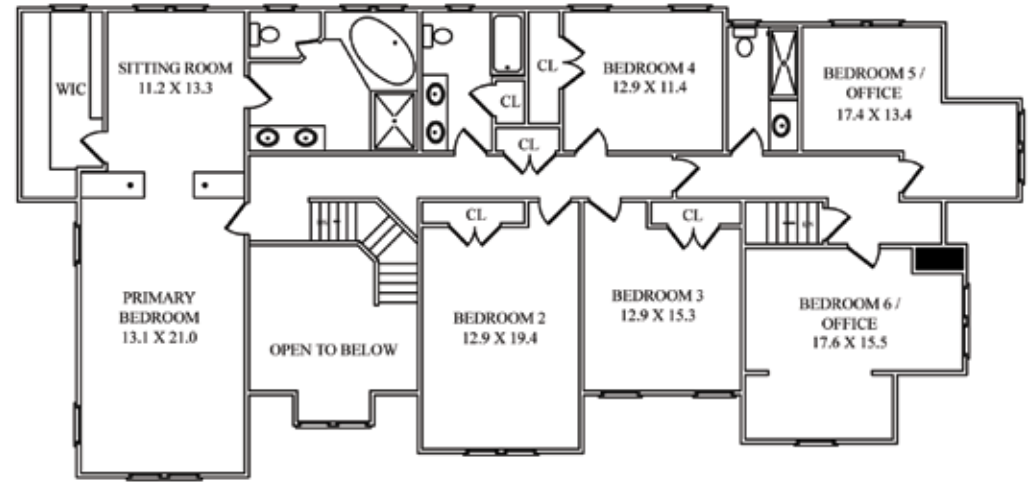
Storage Room

Bedroom: legal egress window, ceiling fixture, carpet, 2 sconces, double closet.

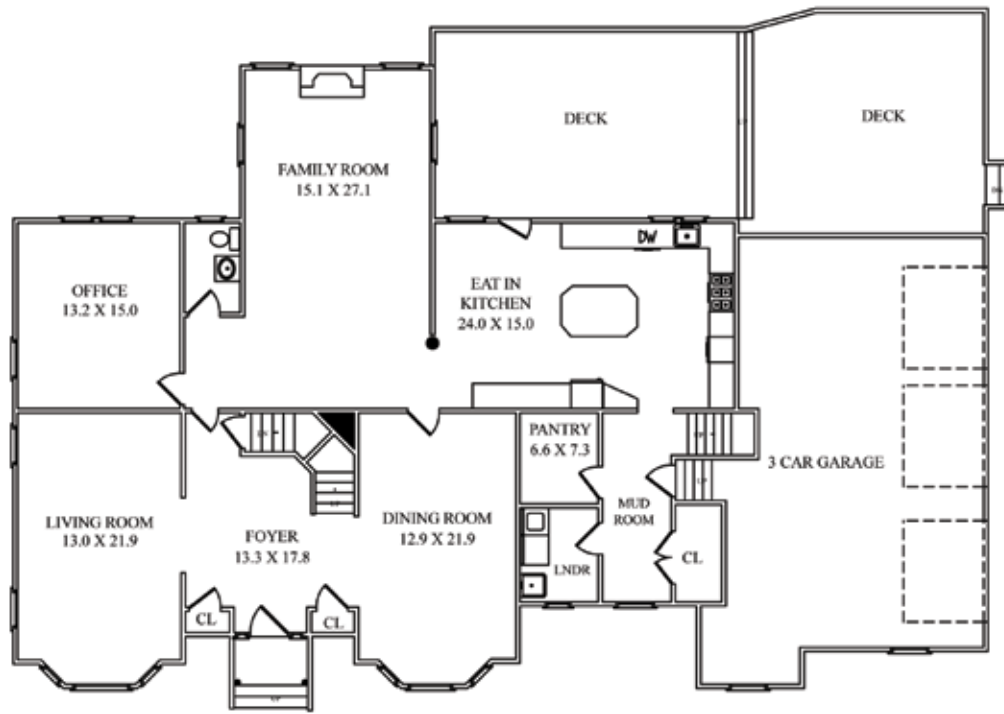
AMENITIES

- Alarm System
- Central Vacuum
- Water Softener
- French Drains
- Two Sump Pumps with Battery Backup
- Aprilaire Dehumidifier in Lower Level
- All New Pella Windows Throughout the 1st and 2nd Floors
- New Andersen Windows in Lower Level
- Second Level Forced Air System Zoned into Three Areas for Customizable Comfort
- Lower Level Air System Zoned for Main and Lower Levels

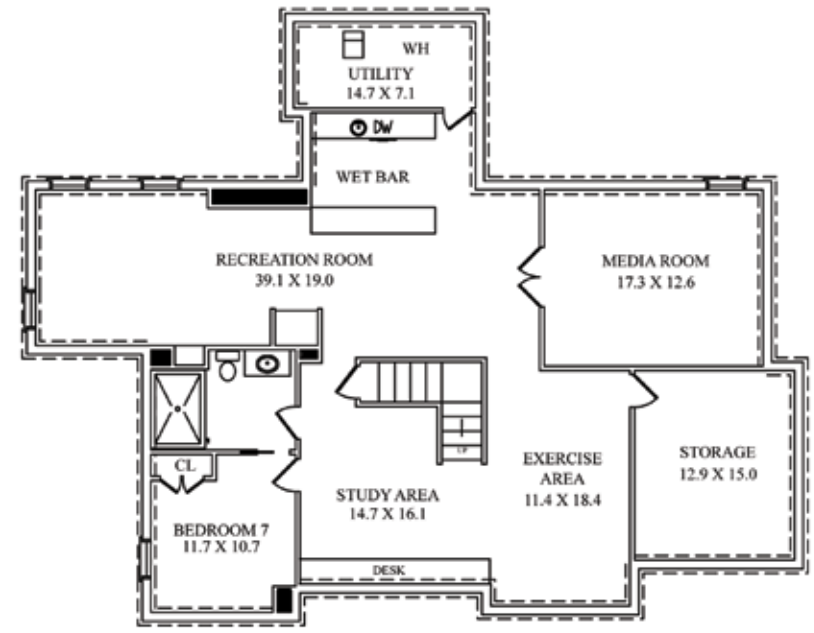




SECOND LEVEL



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



Arlene Gonnella

Sales Associate

#1 Agents on Midtown Direct Train Line in NJ in 2020 with over \$223M in sales!

#1 Agents in Millburn/Short Hills for 15 years, including 2020!

#1 Agents in Essex County for 11 years, including 2020!

#1 Agents Nationally at Weichert, Realtors for 15 years, including 2020!

(c) 201.306.1357

arlene@gonnellateam.com

GonnellaTeam.com

**Weichert**
All Under One Roof...

Real Estate
Mortgage
Insurance
Closing Services

**Gonnella**
TEAM



Short Hills Office
505 Millburn Avenue • Short Hills, NJ 07078
973.376.4545



© 2020 Weichert, Realtors®. If your home is currently listed with a real estate broker, this is not intended to be a solicitation of the listing. Each WEICHERT® franchised office is independently owned and operated. Weichert® is a federally registered trademark owned by Weichert Co. All other trademarks are the property of their respective owners. REALTOR® is a federally registered collective membership mark which identifies a real estate professional who is a Member of the NATIONAL ASSOCIATION OF REALTORS® and subscribes to its strict Code of Ethics. All square footage, room dimensions, and lot sizes are approximate. Offering subject to errors, omissions, prior sale, change of price, or withdrawal without notice. The information herein is provided by the seller, and not Weichert, Realtors, and while deemed reliable, is not guaranteed.