

LOIS SCHNEIDER REALTOR

THE FIRST NAME IN FINE PROPERTIES



8 Rolling Hill Drive, Chatham Township, New Jersey



8 ROLLING HILL DRIVE

Fine suburban living at its best. The prestigious Rolling Hill section of Chatham is home to this impressive, newly-built Colonial, where sprawling estates dot the neighborhood.



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Family Room

Brand new and beautiful, this 6-bedroom, 5.1-bath Colonial reflects the gold standard for sophistication and quality construction set by distinguished local builders, S. DeMarzo & Sons.

With its access to Chatham's excellent schools, downtown, New York City commuter trains, this new home offers location, luxury and lifestyle!



Family Room



Dining Room



Mudroom



Butler's Pantry



Living Room

High ceilings, elaborate moldings and trims, wide entries, rich hardwood floors, raised panel wainscoting and oversized windows in most of the home enhance its character. The living room and formal dining room offer elegant formal entertaining, while an open concept kitchen and family room at the rear of the home are perfect for casual gatherings and relaxation.

The elegant kitchen features crisp white custom cabinetry topped with sleek black granite, with a subway tile backsplash, high-end stainless steel appliances and breakfast area with double French doors that open to the rear patio and spacious yard framed by privacy plantings. A butler's pantry with a wet bar connects the kitchen to the dining room for ease of service. A nearby mud room with custom cubbies and access to the two-car attached garage add convenience, along with a powder room on this level. Deep, coffered ceilings, a focal fireplace with marble surround and generous windows lend comfort and elegance to the family room – beautifully designed with today's homebuyer in mind.







Master Suite & Bedrooms

A gracious second-floor hallway introduces generous bedrooms outfitted with double custom closets, high ceilings, hardwood floors and lovely trims. The master suite enjoys a double-doored entry into the bedroom set beneath a high tray ceiling with recessed lighting. His- and her- custom-fitted walk-in closets connect the bedroom with the luxury marble-clad master bath, complete with a free-standing soaking tub, twin vanities, an oversized frameless shower with bench and a separate commode. Two bedrooms are joined by a Jack and Jill bath with double vanity and oversized shower. A fourth bedroom has an ensuite bath. Two hallway linen closets and a laundry room with built-ins complete this level.

A gracious, wide staircase leads to the privately set finished third-floor bedroom with a full bath and sitting area – the perfect guest quarters or in-law suite. Expansive walk-in attic storage resides on this level.



special features

Exterior

- Overhead 200 amp electric service
- Hardy Plank siding
- Black Timberline roof
- Copper roofs over front porch & bay window
- Belgium Block curbing
- Professionally landscaped
- Underground sprinklers
- Brick pavers: walks and patio
- All Azak exterior trim (No primed pine that rots in 5 years)
- Garage doors: Barn Style, vinyl clad steel doors

Interior

- Fireplace in the Family Room
- Anderson Tilt-wash Windows
- Jeldwin fiberglass exterior doors

Floors

- All 3 ½" select Red Oak floors
- 2 Panel Masonite doors
- 4" Colonial Casing, 7" Colonial Base and Shoe Molding, 5" Colonial Crown Molding on second floor, 2 Piece Colonial Crown Molding on first floor
- Panels and chair railing in Dining Room, Foyer, and Upper Hall
- Custom closets
- Bead Board in the basement Recreation Room

Kitchen

- White cabinets with Black Granite or White Carrera tops
- All Thermador appliances (36" gas stove, 18" freezer, 30" refrigerator, 24" dishwasher, 27" oven & microwave)
- Kohler faucet
- Garbage disposal
- Under counter lights

Butler's Pantry

- White cabinets with Black Granite tops
- 24" wine cooler & bar sink

Vanities

- All wood, white with marble tops

Family Room

- Coffered ceiling, marble surrounding the fire place, mantle is set up for flat screen TV

Powder Room

- Pedestal sink, marble floor, and raised panel walls

Master Bed Room

- Tray ceiling

Master Bath

- Large Master shower with rain head and hand held shower spray, marble floor and walls, custom glass shower enclosure, soaking tub, and custom vanities with mirror frames

All Other Baths

- Marble and tiled floors with matching base and shower stall, glass enclosures

Laundry Room

- Tile floor, white cabinets, granite top, under mount sink, and a Kohler faucet

Basement

- Recreation Room, Exercise Room, Guest Bedroom with egress window, and full tile Bath with shower.
- Wall to Wall carpet

Level 3

- Finished with Full Bath, Bedroom and Sitting Area

Systems

Heating and Air Conditioning: 2 Furnaces, 4 zones

- 1 Furnace for the basement & first floor (2 zones)
- 1 Furnace for the second floor & third floor (2 Zones)
- High Efficiency furnaces & air conditioners

Plumbing

- All white fixtures, satin nickle Kohler faucets and trims
- Toilets & Faucets: Kohler
- Sinks: white under mount
- 75 Gallon power vent hot water heater
- 2 April Air Humidifiers

Central Vacuum with Hose and Tool Kit

Lighting Fixtures

- Recessed Lighting
- Lighting Includes all outdoor lights (wall mount, hanging, and floor lights), all indoor lights (ceiling and wall mount), door chimes, door bell buttons, under counter lights

Security System

- 4 camera prewired locations for exterior monitoring
- Smoke detectors, CO2 Detectors, and Burglar Alarm system, 3 wired keypads.

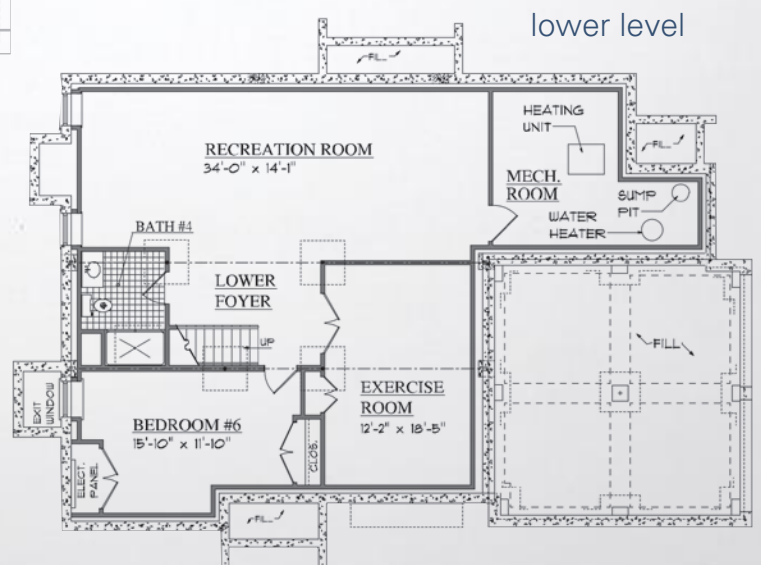
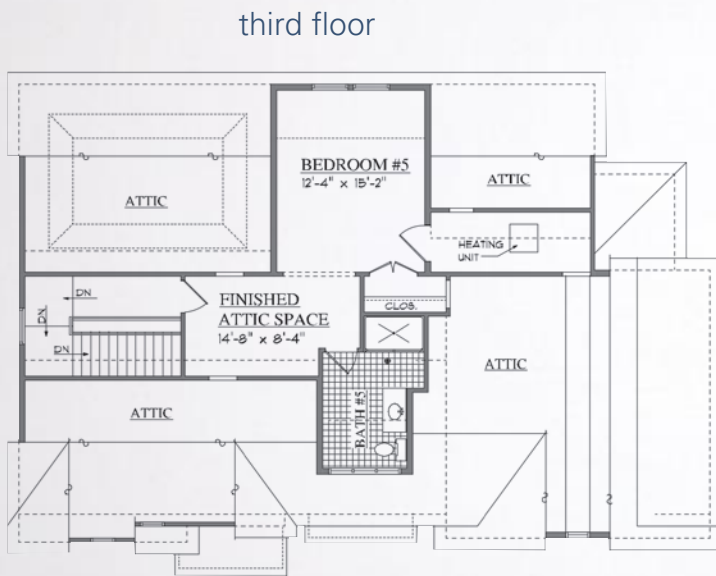
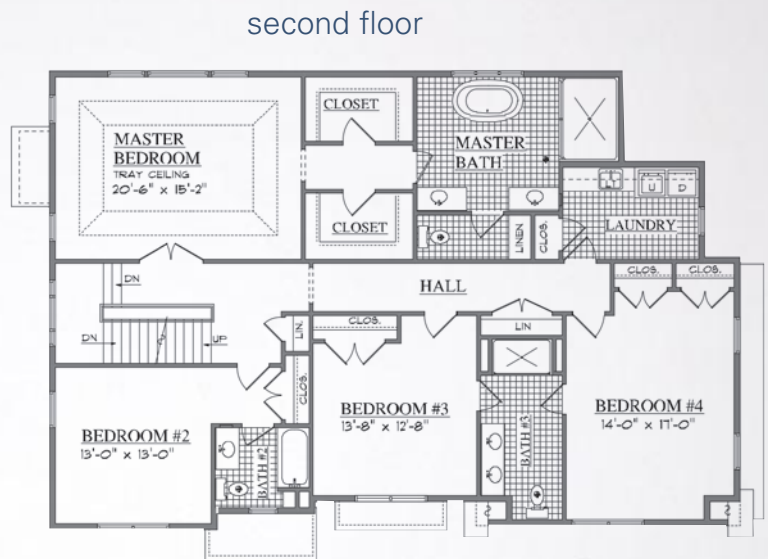
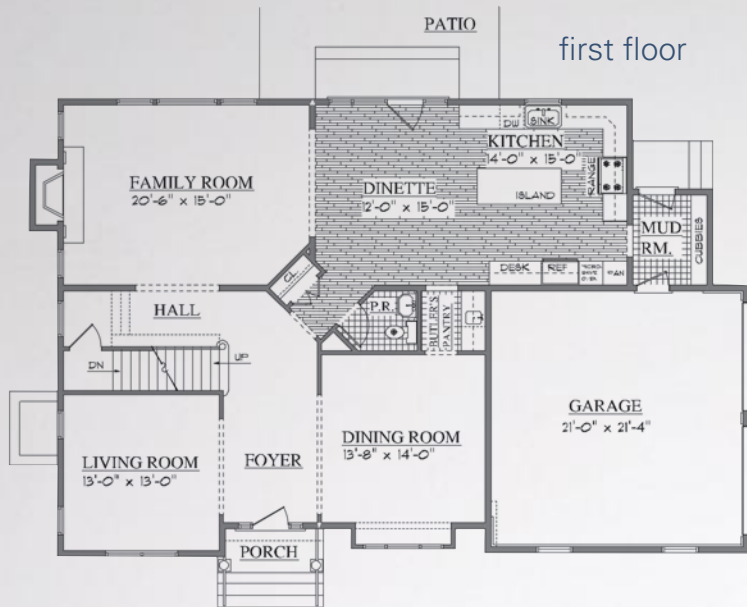
Cable and Phone

- RG6 wired to every Bedroom, Kitchen and Recreation Room. Phone to Master Bedroom and Kitchen

Speakers

- Prewired for a smart phone controlled audio system, 2 wired speakers in the following rooms: Kitchen, Family Room, Dining Room, Living Room, Master Bath, and outside Patio

Floor Plan: 8 Rolling Hill Drive, Chatham Township, New Jersey



High ceilings prevail throughout the lower level recreation room as well, finished with tongue and groove wainscoting and wall-to-wall carpeting. A sixth bedroom, full bath and exercise room add versatility and additional leisure living. A large storage/utility room is located nearby.



Lower Level

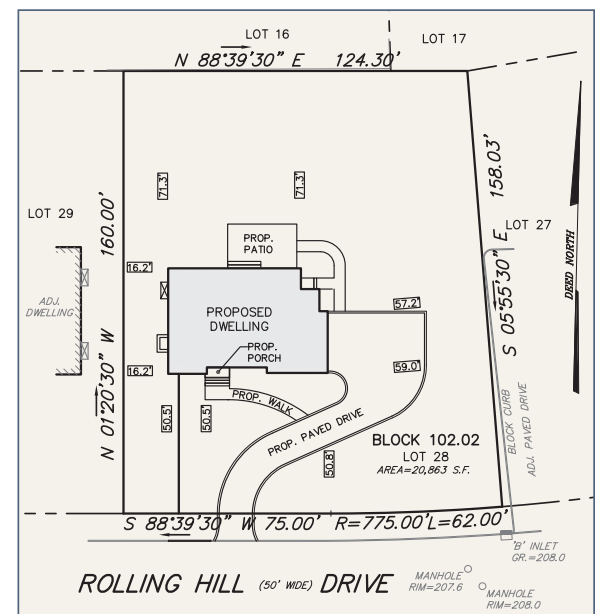
about the builder

S. DeMarzo & Sons LLC, has long been a name recognized in the area for the finest in quality construction.

S. DeMarzo & Sons is a family operated construction business that was established in 1952 by Samuel DeMarzo and his son Joseph DeMarzo, Sr. and Dominic DeMarzo.

Today the business is owned by Joseph DeMarzo Jr. and Samuel DeMarzo Sr. The next generation is getting his experience to carry on the business in the future with Samuel DeMarzo Jr.

The experience and craftsmanship that comes with a DeMarzo built home cannot be found anywhere else in the Chatham, Madison area. The company's level of quality and craftsmanship is second to none.



Property Assessments

Land: \$627.00 Building: TBD

2016 Taxes: TBD

Lot Size: .47 acres



Located in the prestigious Rolling Hill section with access to Chatham's excellent schools, downtown, New York City commuter trains and highways, this special new home is one not to be missed!



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