

## Home Summary for

### 35 Crestwood Drive, Watchung NJ

*Featured on NBC's Open House NYC, awarded The House of The Season 2009*

*"Where rustic meets modern, New York style loft"*

#### **General Highlights**

- Custom built Southern European inspired estate (handcrafted between 2006 - 2010)
- 5 Bedrooms, 4 full, 1 half bathrooms
- Over 6000 square feet of living space
- Excellent commute options, 23 miles to Holland Tunnel
- Nearly 2 acres lot (tax based on 1.5 zoning)
- Nestled on top of the hill, slightly leveled lot, facing north-east
- 5 Zones hydro radiant heated floors (Polaris)
- 7 Zones ductless AC system
- Environmentally friendly, PSI spray foam insulation (energy efficient house, utility bills cut by nearly 50%)
- Newest standard septic system
- Private well (3500 ft. deep)
- Heated garages (hot air)
- On demand Bosch water heater
- Water softener
- Underground leader drainage

#### **Exterior Highlights**

- Natural stone and stucco, lime/organic finish
- All wooden, custom designed windows manufactured in Germany with tinted glass on south side of house
- Custom designed front entrance and side doors with custom wooden arches
- Certain Teed 50 year warranty premium "slate look" shingle roof
- Copper gutters with stainless steel protectors
- Custom roof ventilation system
- 3 Car carport with stone arches and wooden ceiling
- 3 carriage style custom garage doors (3-6 car garage space)

- Decorative night lanterns on all house corners and driveways entry stone posts
- Landscaping lights, motion lights, carport and garage door lights
- Half circular driveway, 2 driveways with separate street entries (paved crushed stone)
- 1000 sq. ft. flagstone patio with natural stone retaining wall, timber frame structure with seasonal roof, wood and stainless steel railing. Oversized, double custom made patio door, custom railing
- Partially wooded backyard with almost an acre of grass pampered field

### **Interior Highlights**

- Timber framed (old world craftsmanship)
- Sophisticated details throughout
- Mural painted doors
- Structural artistic walls
- Solid mahogany interior doors
- Custom floors (stained concrete)
- Hand made tiles in Kitchen
- Oak solid wood floors, black walnut floors
- Heated floors throughout
- Rounded antique brick wall, open to 2<sup>nd</sup> floor
- Floating staircase: black walnut and stainless steel, open to 2<sup>nd</sup> floor
- Dramatic 2 story great room open to second floor (21 ft. high)
- 9 ft. high attic (1,000 sq. ft.)

### **1<sup>st</sup> Floor Details**

#### **Entry**

- Rounded entry with state of the art concrete/wood inlay floor
- Dome ceiling
- Marmorino plaster walls
- Oversized walk in coat closet
- Custom solid oak and black walnut doors with metal details

## **Great Room**

- 23'x25'
- 21 ft. high ceiling with custom designed hand scraped timber (no screws post and timber frame, 600 hand curved pegs, nearly 20 tons of visible timber)
- Custom handcrafted floors (acid stained concrete with wood inlays and river stone details).
- State of the art, metal work artist's stainless steel and black walnut floating staircase with modern details balcony
- 2 story dual side 21 ft. high natural stone fireplace with artistic aged finish and Rumford components
- Oversized arched French window
- Double French doors

## **Main Hallway**

- 17'x21', open to second floor
- Custom flooring
- Rounded walls
- Custom arched window
- Post and beam framing

## **Kitchen**

- 24'x27'
- 9' high beam ceiling
- Custom designed 20 ft. long kitchen island with round drawers
- Custom stained concrete countertop
- State of the art handcrafted, stained concrete floor tiles with solid wood design
- Sub Zero and Thermador appliances (built in coffee maker, wine cooler, wall oven, microwave, dishwasher)
- Downcraft Electrolux hood
- 4 Artistic mural painted doors
- 4 Oversized sliding windows with tinted glass
- Old brick wood burning fireplace
- Large pantry

## **Mud Room/Second Foyer**

- 16'x16'
- Custom doors

## **Family Room**

- Game Room or Play Room
- 16'x36'
- Double French doors
- 6 Oversized privacy windows
- 2 arched windows

## **Laundry**

- 7'x10'
- Custom cabinetry

## **Powder Room**

- 7'x8'
- Post and beam structure
- Rounded wall
- Black walnut flooring

## **Bedroom #1**

- 16'x16'
- Oversized wooden arched windows
- Walk in closet with window
- Custom bathroom

## **Bedroom #2**

- 14'x16'
- Walk in closet
- Bathroom with Japanese style Jacuzzi
- Toilet with bidet
- Custom cabinetry

## **Second Floor Details**

### **Master Bedroom Suite with Bath**

- 18'x27'
- 18 Ft. cathedral ceiling with post and beam structure
- Wire lighting
- Rounded walls
- Oversized tinted glass, sliding windows
- Large custom walk in closet
- State of the art handcrafted copper and wood oversized bathtub, copper double sink, copper toilet

### **Bedroom #4**

- 13'x14'
- Custom walk in closet

### **Bedroom #5**

- 27'x14'
- French style arched windows
- Custom faux walls
- Custom walk in closet

### **Bathroom**

- Custom concrete bathtub and sink counters
- Under bath lighting
- Antique closet doors
- Marmorino walls
- Glass shower
- Large window