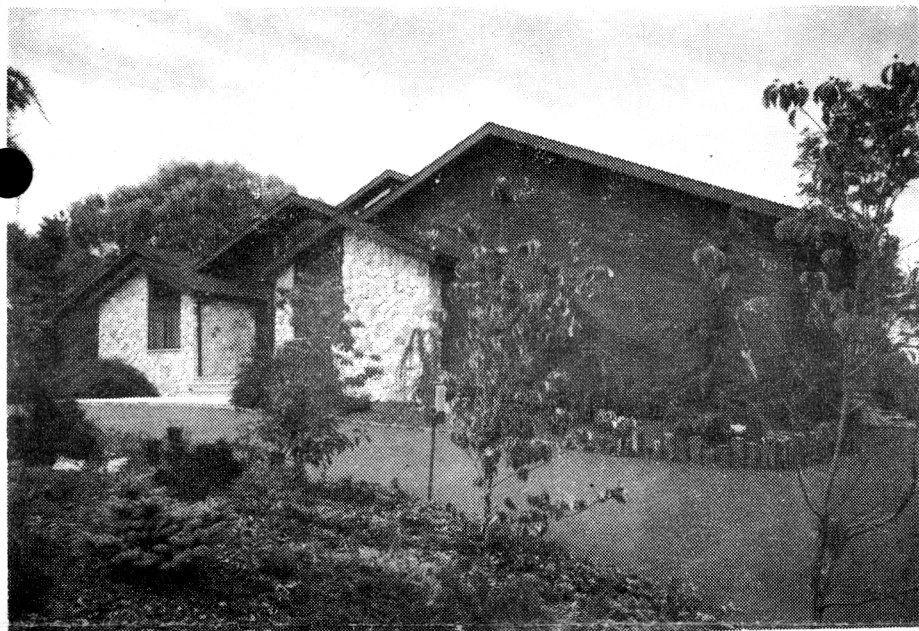


37336

18 Chapel Hill Rd., S.H. \$1,200,000 1F.
(AKA 17 Chapel Hill Rd. - Parsonage Estates)37336 18 Chapel Hill Rd., S.H. \$1,200,000 1F
(AKA 17 Chapel Hill Rd. - Parsonage Estates)

Off Parsonage Hill Rd.

Lot: approx. 1½ acre Lot 60 Blk 4903

Contemp. Ranch, Hallmark, approx. 2 yrs. old, Redwood & marble stone, comp. rf, all ss/scrs, 220 VS, 400 amps.

1st-8-ch, 1r w/fp, dr, kit, brk.nk, lav, 5 brs, 6 baths.

2nd-3-1 br, 1 bath w/s.o.t., 1r suite plus library.

Garden level-1-rec.rm, bath w/stall.

FA: Gas 6 zone Central A/C 6 zone /circular drive

3-car att. garage w/2 elec.drs, paved belgian blocked

L-55.7 B-324.2 '83 Rate \$4.18 Taxes \$15,879.82

Poss: 90 days o.a.a. 12,000 sq.ft. of luxurious

living situated on approx. 1½ professionally land-

scaped acres. The cool, sheer elegance of the

entrance foyer sets the tone for the exquisite &

totally unique experience the house affords, high-

lighted by lavish interior design. A fish pond

w/bubbling water fountain greets the guests in the

atrium, which is filled w/rare tropical plants &

SEE ADDITIONAL INFORMATION (OVER)

LR: BtCo 379-1661 60021003/120021003 (CB 1 - \$45)

Owner: Old Short Hills, Inc., By Larry Wong, Pres.,

c/o L.R. L.R. MUST ACCOMPANY. PLEASE 1 DAY NOTICE

IF POSSIBLE. ALL NEG. THRU L.R.

(AKA 17 Chapel Hill Rd. - Parsonage Estates)

R. 18 Chapel Hill Rd., S.H. 12-8-3-lav. 6 brs. \$1,200,000.

9/26/83 SOLD \$975, 9/26/84 NO MTG.

3/21/84 STILL U/C DO NOT BOTHER OWNER

37336 000 18 Chapel Hill Rd., S.H. \$1,200,000 1F .
(AKA 17 Chapel Hill Rd. - Parsonage Estates)



ADDITIONAL INFORMATION:

overhead paddle fan. Travertine marble, rich woodwork, a tasteful use of mirrors & an imported Allmilmo custom-made kit. are a few of the exquisite features that attest to the quality & craftsmanship in this incomparable residence. First floor - custom 8 ft. entry doors. Entrance foyer - travertine marble floor w/hand-painted wallpaper. Lrg. Redwood deck off dr & kit. Atrium - waterfall & fish pond w/tropical plants & professional lighting. Lr - patterned wool carpet & travertine floor to ceiling fp w/seating capacity up to 80. Dr - formal dining w/built-in wet bar & display glass cabinets plus built-in cabinets & pass-thru cabinet to kit. Kit. - huge (30 ft.) ultra mod. w/com-pactor, instant hot water, garbage disposal, Nutone food center, Corian countertops, soap dispenser, Jenn-Aire BBQ, microwave oven, Chinese Wok w/custom stainless steel heavy duty exhaust hood, dishwasher, range, self-cleaning oven, sub-zero refrig, Greenhouse window. Maid's room - has own bath w/stall shower. Laund. room - has skylight & built-in ironing board. Pella windows thruout & Konler fixtures thruout. Garage - 3 car garage w/2 auto. opener, 2 skylights & telephone.

SEE ADDITIONAL INFORMATION

ADDITIONAL INFORMATION:

M.br - w/sitting rm. w/built-in bar & refrig, T.V. etc., marble his & her baths w/whirlpool & bidet. & Kohler Champlain fixtures. 2 huge vanities w/his & hers lavatory. Huge walk-in closet. Private deck, 2 skylights. Sliding door off sitting rm. opens to Atrium. 3 other huge brs next to M.br, each w/own bathroom w/skylights & plush w/w carpeting. (Stall showers). Nutone heaters in all baths. Powder rm - travertine vanity & floor. Connects to one of the 3 brs. 2nd floor: Staff quarters or guest suite; 1r, br, & bath w/s.o.t. Library - overlooking Atrium w/an approx. 20'x7' cedar closet. Garden level - heated enclosed swimming pool w/skid-proof cool deck, green house skyview window. Fp at pool side. Magnificent rock garden w/water falls. Redwood seating areas pool area. Easy access to tennis court from pool area. Sauna, 2 changing rms, full bath w/stall shower. Game arcade rm. Office. Exercise rm. T.V. room w/giant screen. 2nd Allmilmo kit. w/2nd dining area; kit. complete w/dishwasher, Jenn-Aire grill, oven, range. Hobby room. Doll house. Wine cellar, 3 stge. rms. W/W carpeting & acoustic tile ceilings thruout entire garden level. Entire house is burglar & fire alarmed to police station. 2 sets of central vacuums systems, copper roof valleys & flashings, centrally controlled outdoor lights, redwood wrap-around deck, concrete & steel construction, Hallmark roof, California Redwood & stone front. 6" insulation in walls, 9" insulation in ceilings. Special imported decorator door knobs thruout house, custom fitted vertical blinds & window treatments. Intercom system thruout, enclosed exterior stge. under deck. A very spacious feeling thruout. Full size regulation tennis court w/Har-Tru surface w/10 ft. high fenced in burgundy stoned walkway. 100 new pine trees on the property. Outdoor lighting includes mushroom lights. 10 yr. H.O.W. warranty. Owner has no knowledge concerning the presence or absence of UFFI, but it has not been installed since construction 1981. Mlbrn./S.H. RR Sta. Subject to errors & omissions.

5/8/84 Ppty is under contract. Don't call owner or Realtor.