

24 BILLINGSLEY DRIVE

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LIVINGSTON, NEW JERSEY



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ELEGANCE



Beautifully renovated from top to bottom, this architecturally distinctive custom home is certain to draw attention. Situated in desirable Collins Estates, this fine home rests on one-third acre and is positioned to take full advantage of all Livingston has to offer.

Step inside, where the open, easy flow brings spaces designed for entertaining and comfortable daily living. As you move from one inviting room to the next, architectural detailing is on display in the form of deep crown moldings, picture frame moldings below chair rails, coffered ceilings and furniture quality built-ins. Rich hardwood floors absorb incoming sunlight and the versatile finishes can accommodate a wide array of tastes and furnishings. In the family room, a gas fireplace adds warmth and comfort, while this generous room opens effortlessly to the kitchen and sliders take you out to a deck and private backyard. As you might expect of any luxury home, this kitchen is a show stopper. White cabinets are topped solid surface quartzite counters and a subway tile backsplash, while high end stainless steel appliances are arranged for easy access. A butler's pantry in the formal dining room aids with dinner service. For your convenience there is a full laundry room, pantry closet and powder room nearby.





COMFORT

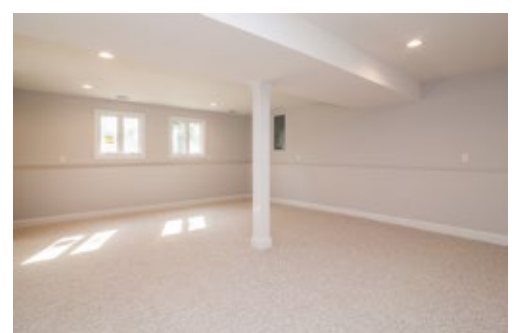
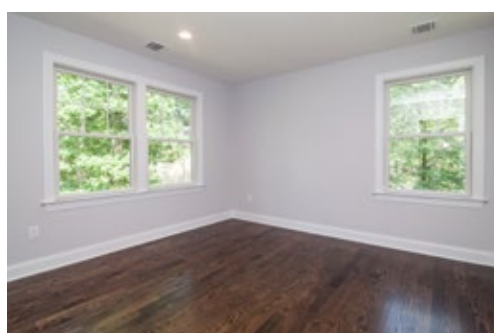
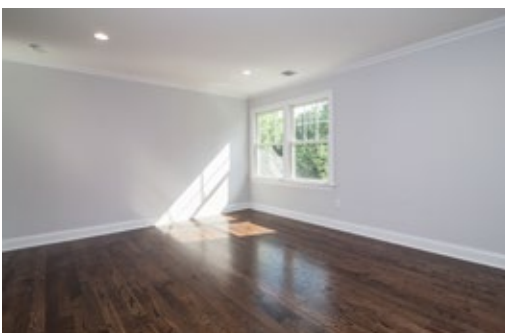


At the end of a hectic day, rest and relaxation are found on the second level. Housing four comfortable bedrooms, there is a special space for everyone. The master suite includes a huge walk-in closet with built-ins and a master bath designed to simplify your morning routine. Guiding everyone through the daily rush is the well-equipped hall bath.

Additional finished space is found in the walkout lower level. The recreation room upholds the standards set by the rest of this fine home. A mud room connects to the 2-car garage and there is a full bath, storage, utilities and access to the patio and backyard.

Outside, the level backyard is bordered by mature shrubbery and tall trees. A paver patio welcomes al fresco dining and entertaining, while the grassy lawn is made for bare feet, active play and gardening.

With so much personality, this rebuilt and renovated custom colonial is better than new. Situated in a quiet neighborhood, shopping, recreation, top rated schools and NYC transportation remain at your fingertips. Versatile, spacious, elegant and relax, this is a place you can easily call home and one you will be proud to showcase often.



HIGHLIGHTS

THE INTERIOR

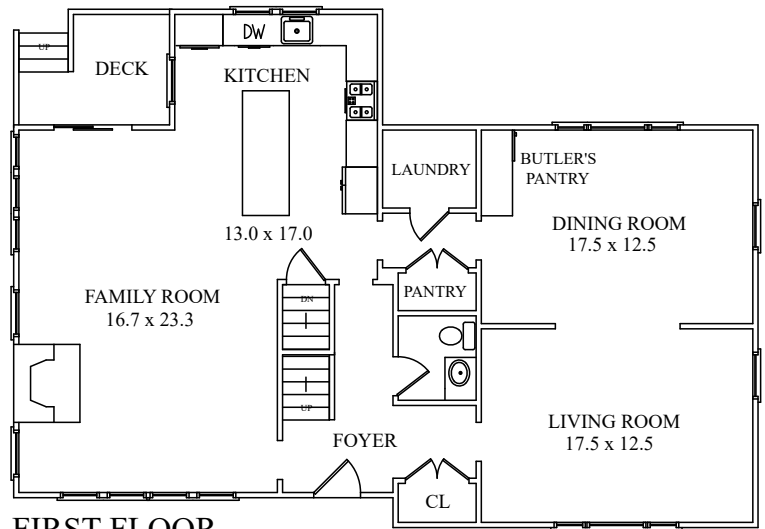
- Beautifully finished on three levels with an open concept main level, comfortable second level bedrooms and leisure space in the walkout lower level
- Hardwood, tile and carpeted flooring, decorative moldings and trim, coffered ceilings, furniture quality built-ins, recessed lights, gorgeous finishes and abundant natural light
- Gas fireplace in the family room
- Designer kitchen with white cabinets, solid surface quartzite counters, subway tile backsplash, center island breakfast bar, large windows above the sink, high end stainless steel appliances, an adjoining breakfast area open to the family room and sliders to the deck
- Conveniences include a first level laundry, pantry closet and powder room, plenty of storage and utilities in the basement
- 2-zone forced air heating
- 2-zone central air conditioning
- Thermal windows and doors
- Garbage disposal

THE EXTERIOR

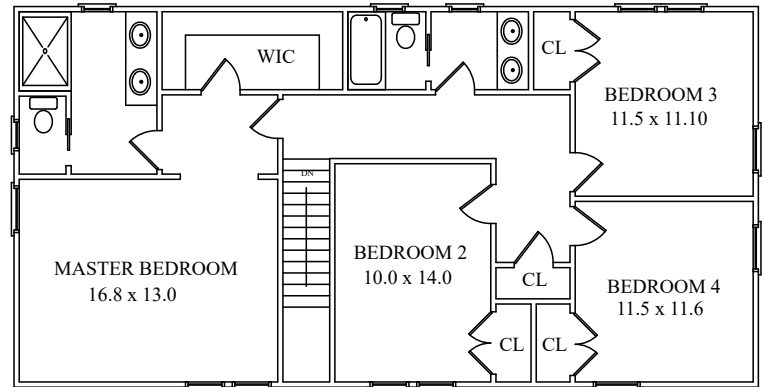
- Composition siding
- Covered front portico
- Stone front walkway and steps with handrails
- Paved driveway with additional parking
- Built-in 2-car garage with interior access and automatic garage door opener
- Deck and paver patio overlooking a level, private backyard
- Professionally landscaped property with sprinkler system
- Desirable Collins Estates location near shopping, recreation, top rated schools and NYC transportation
- Easy access to major highways, business centers and Newark Liberty International Airport

THE PARTICULARS

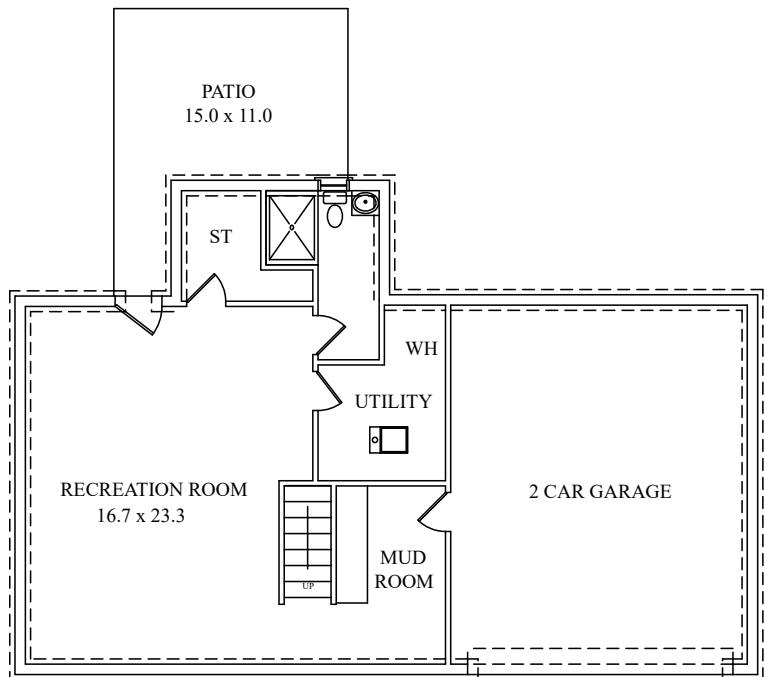
- Custom Colonial
- 10 Rooms: 4 Bedrooms, 3 Full & 1 Half Baths
- Rebuilt: 2016
- Lot Size: 121 x 120 (.33 Acre)



FIRST FLOOR



SECOND FLOOR



LOWER LEVEL

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