

83 Falcon Road, Livingston, NJ 07039

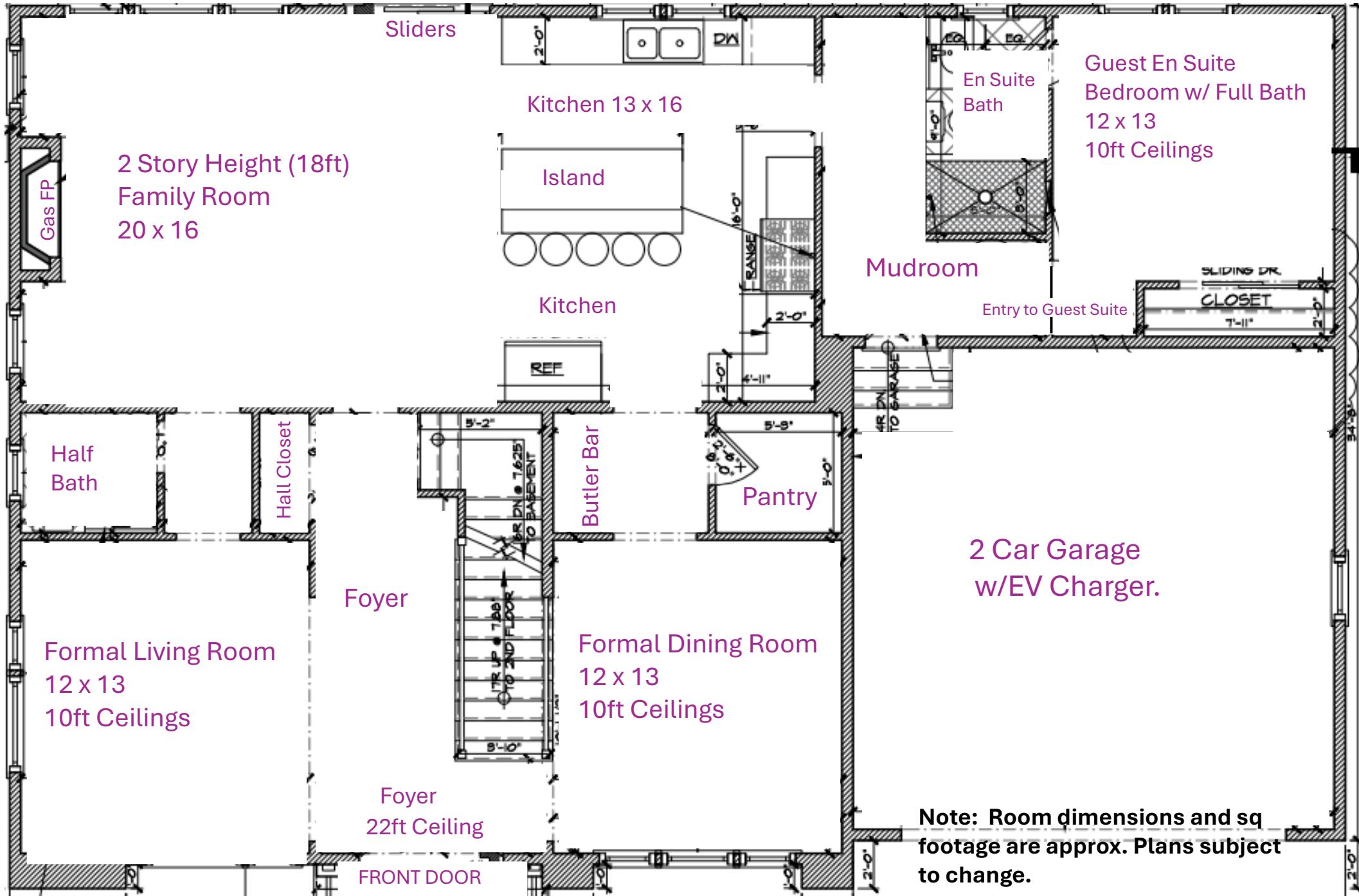
Built and Designed by New Jersey General Contractors & Builders - NJGCB

Offered at \$2,499,000



1st Floor

1,531 sq ft



2nd Floor
1,500 sq ft

Open to
Family Room
Below

Bed #3
Bath

Bed #3
WIC

Bed #3 En Suite
12 x 12
9ft Tray Ceilings

Primary
WIC #1

Office
7 x 7

Hall Closet

Primary
Bedroom
14 x 16
9ft Tray Ceilings

Sliders to Covered Balcony

2nd Floor Hallway w/Glass Railings

Bed #2 Bath

Closet

Bed #2 En Suite
12 x 13
9ft Tray Ceilings

2 STORY
FOYER

Bed #1 Bath

Laundry

Primary
WIC #2

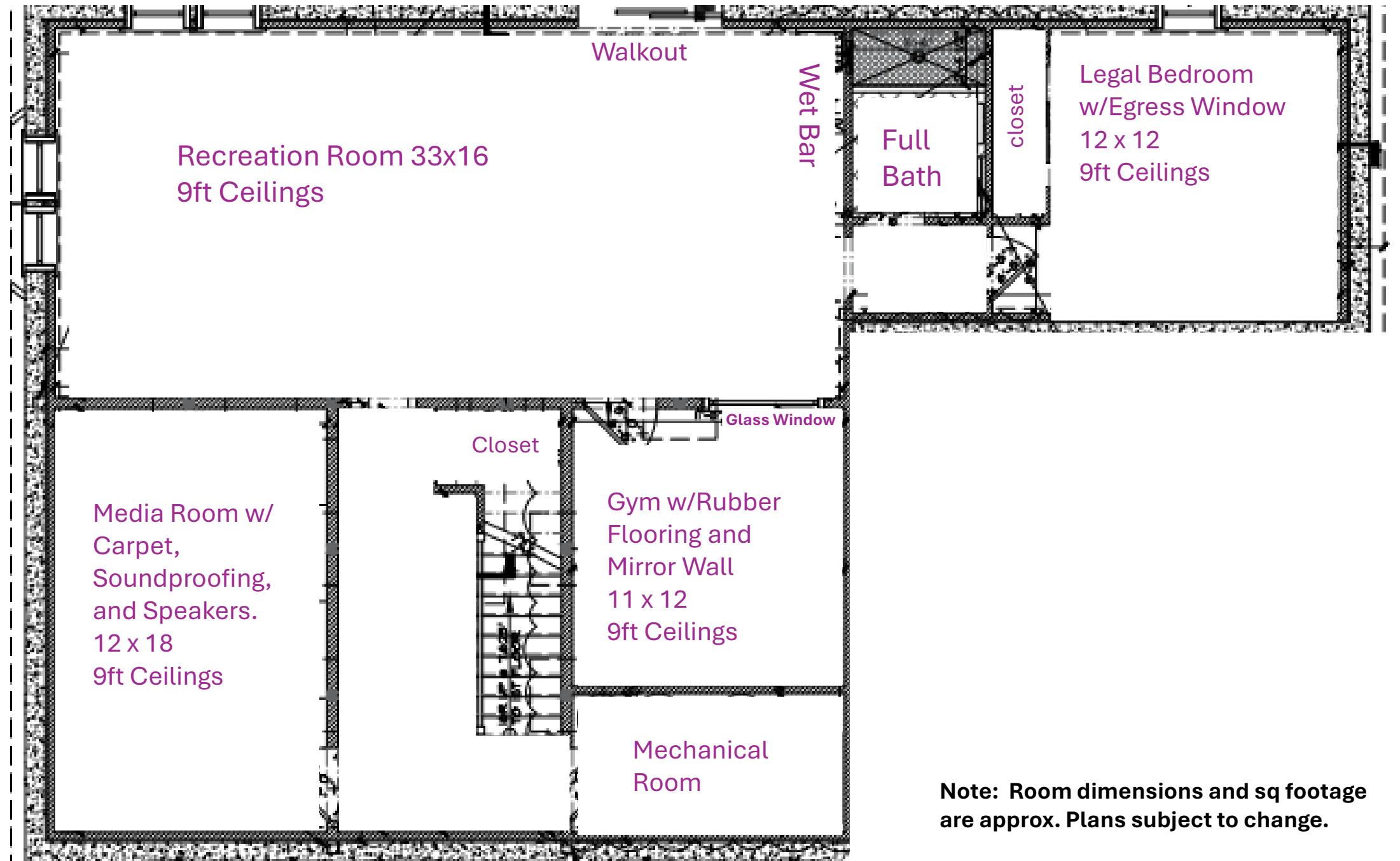
Bed #1
WIC

Primary
Bath

Bed #1 En Suite
12 x 13
9ft Tray Ceilings

Note: Room dimensions and sq footage are
approx. Plans subject to change.

Basement
1,531 sq ft



Highlights

6 Bedrooms | 6 Full Baths | 1 Half Bath | Lot Size 100 x 150 (.34 Acres) | 2 Car Garage w/ EV Charger | Finished Walkout Basement

Approx. Sq Footage: 1st & 2nd Floor 3,149 sq ft | Basement 1,531 sq ft | Total Finished Sq Footage 4,679

1st Floor 10ft Ceilings | Grand Foyer 22ft | Family Room 18ft | 2nd Floor 9 ft | Basement 9ft

- 1st Floor Guest Suite w/Bedroom, Full Bath, Closet.
- Grand Foyer w/Chevron HW Floors, Chandelier w/Motorized Lift, Staircase w/Glass Railings.
- Family Room w/Double Height Ceilings, Gas Fireplace. Sliders leading to Deck and Covered Patio w/Gas Fireplace.
- Kitchen w/Custom Cabinetry, Viking Appliances, Large Center Island, Walk-in Pantry.
- Formal Living Room, Formal Dining Room w/Butler's Pantry/Wet Bar that includes Cabinetry & Prep Space.
- Mudroom w/Storage, Bench Seating, Access to Garage.
- 2nd Floor Primary Suite w/Tray Ceilings & Private Covered Balcony.
- 2nd Floor Primary Spa Bath w/Heated Floors, Dual Showers, Soaking Tub & Water Closet.
- 2nd Floor Primary Walk-in Closets (2) w/custom shelving and drawers.
- 2nd Floor Laundry Room
- 2nd Floor Office & Linen Closet
- Basement Level Walk-out with Bedroom, Full Bath, Wet Bar, Recreation Room.
- Basement Level Walk-out with Gym w/ Large Glass Window, Rubber Flooring and Mirror Wall.
- Basement Level Walk-out with Media Room w/Carpet, Speakers, Lighting, Soundproofing.
- Basement Level Walk-out Sliding Doors leading to Covered Stone Patio w/Gas Fireplace and BBQ Line.
- Landscaping to include Sod, Underground Sprinklers, 6ft Privacy Fence.
- Materials: Triple-Pane Turn & Tilt Windows & Sliding Doors offering Superior Insulation.
- Materials: Spray Foam Insulation. Soundproofing in Media Room, All Bathrooms, and Mechanical Room.
- Materials: 2 HVAC Units | 4 Zones – Basement, 1st Floor, 2nd Floor and a second zone for Primary Bedroom.
- Materials: Poured Concrete Foundation, Hardi Plank Siding.
- Exterior: Covered Deck and Stone Patio w/Gas Fireplace.
- Exterior: Room for Future Pool.