

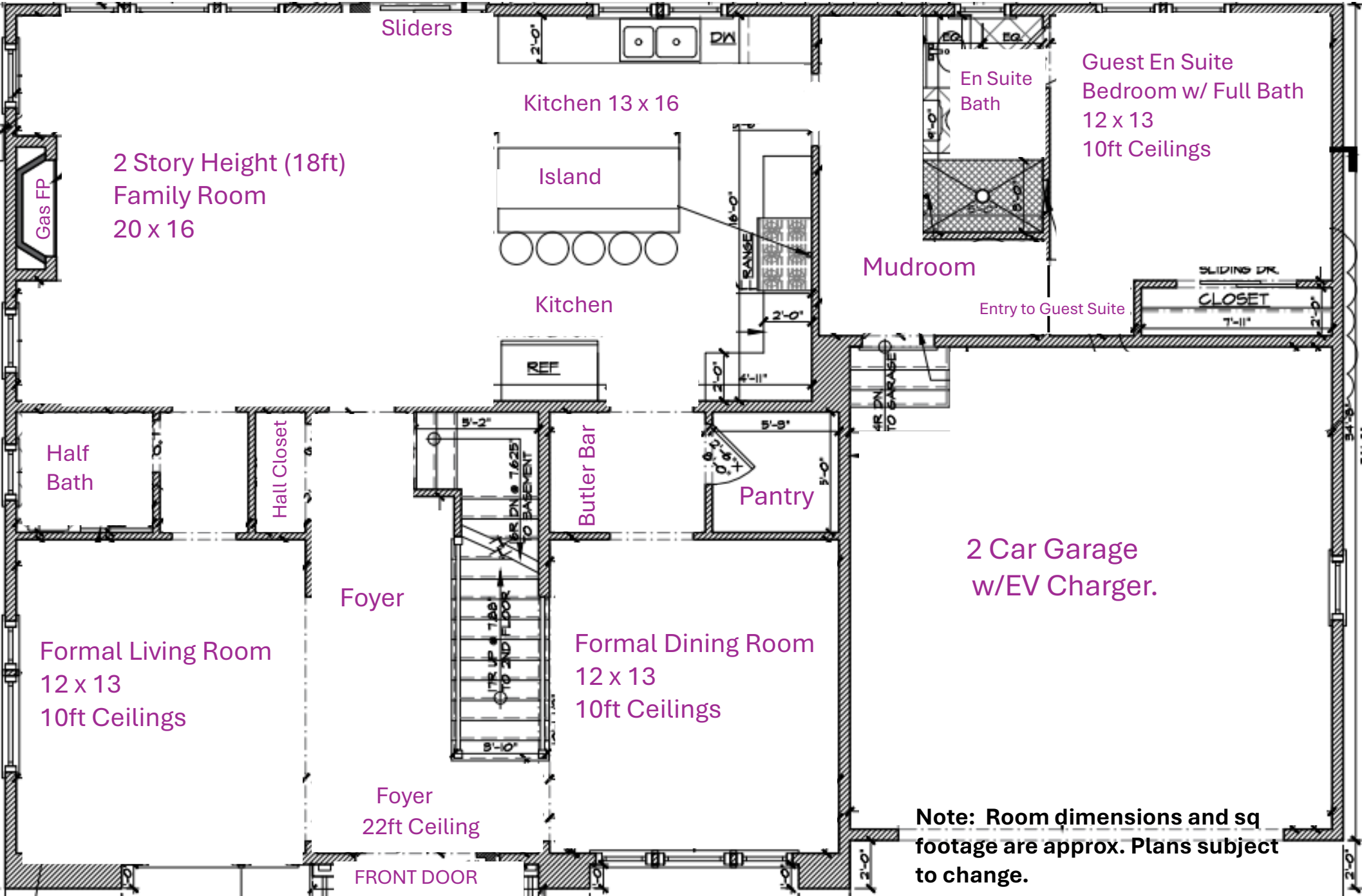
# 83 Falcon Road, Livingston, NJ 07039

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

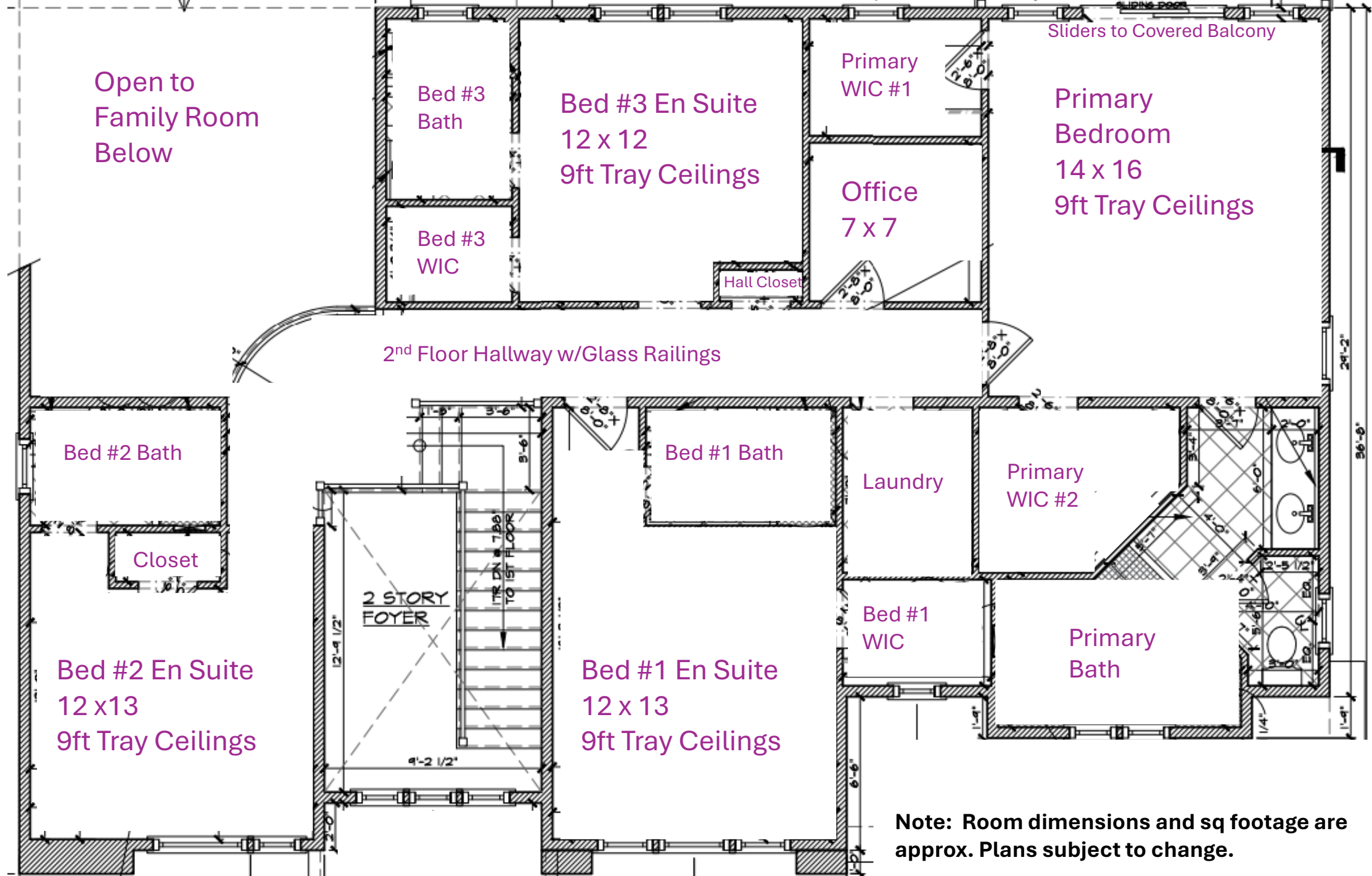
Offered at \$2,499,000



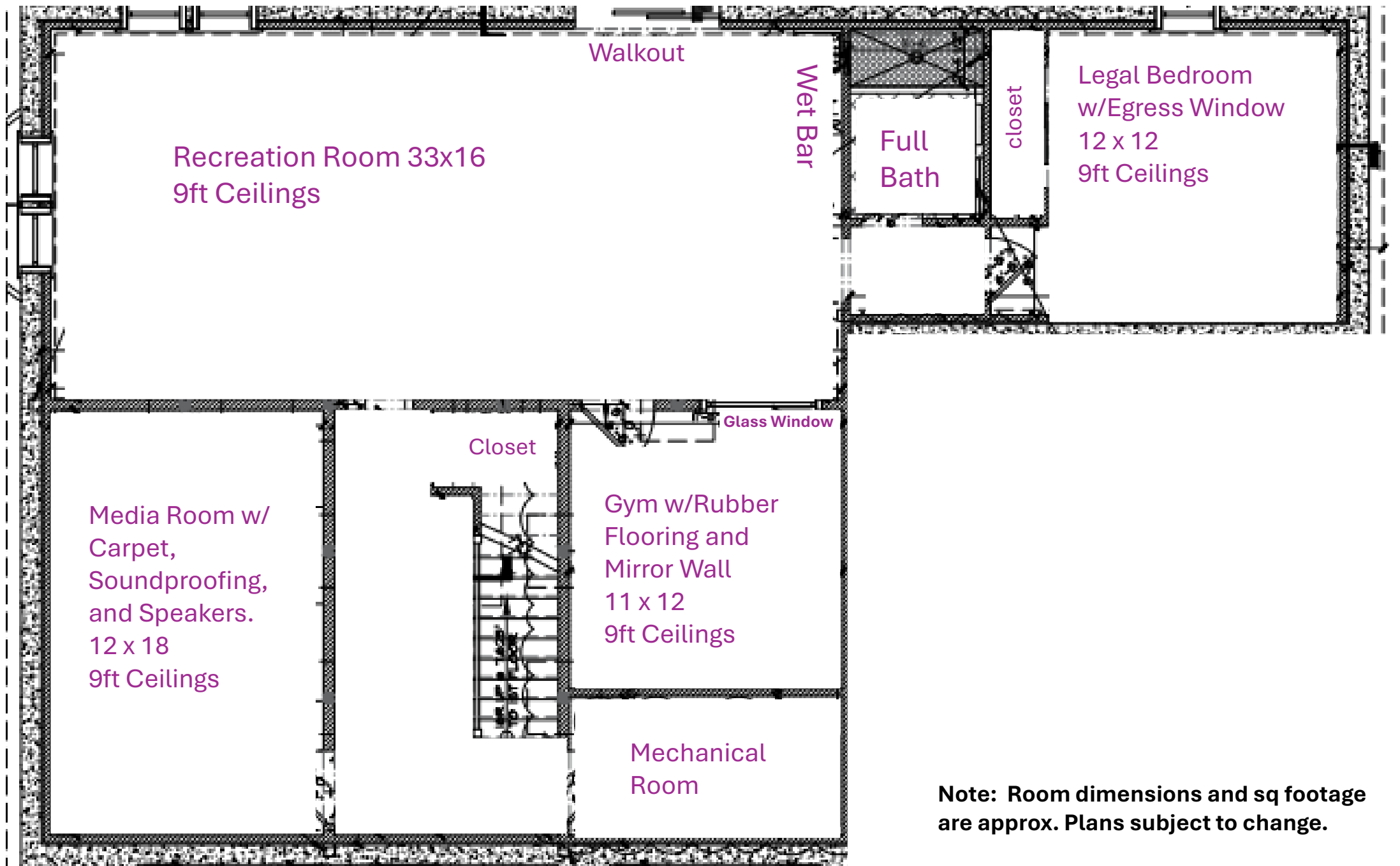
1<sup>st</sup> Floor  
1,531 sq ft



2<sup>nd</sup> Floor  
1,500 sq  
ft



Basement  
1,531 sq ft



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

# 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: 1<sup>st</sup> & 2<sup>nd</sup> Floor 3,149 sq ft | Basement 1,531 sq ft | Total Finished Sq Footage 4,679

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

- 1<sup>st</sup> 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.
- 2<sup>nd</sup> Floor Primary Suite w/Tray Ceilings & Private Covered Balcony.
- 2<sup>nd</sup> Floor Primary Spa Bath w/Heated Floors, Dual Showers, Soaking Tub & Water Closet.
- 2<sup>nd</sup> Floor Primary Walk-in Closets (2) w/custom shelving and drawers.
- 2<sup>nd</sup> Floor Laundry Room
- 2<sup>nd</sup> 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. Sounding Proofing in Media Room, All Bathrooms, and Mechanical Room.
- Materials: 2 HVAC Units | 4 Zones – Basement, 1<sup>st</sup> Floor, 2<sup>nd</sup> 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.