

Gracious & Elegant Halsey Farm Estate



5 Halsey Farm Road
Tewksbury Township



Custom designed, an estate-caliber stone and genuine stucco manor is beautifully sited on three± open acres at Halsey Farm Estates, one of Tewksbury's premier enclaves. With over 9,698 square feet of sumptuous living space including the finished lower level, an open floor plan presents five bedrooms, six full baths and a powder room. Resort-style amenities such as the heated gunite pool, baseball batting cage and pitching machine, basketball hoop and patio embraced by professionally landscaped grounds offer a fine backdrop for fun and entertaining. There is also a finished, three car attached garage.

Elaborate interiors are detailed with lustrous Brazilian cherry wood floors, five gas fireplaces, four are masonry, custom millwork, handsome built-ins, upper-end lighting from Fine Arts and Metropolitan™, high ceilings with architectural detailing, rounded corner walls, solid core two-panel doors, French doors and arched room openings. A full paver driveway and paver stone walkway lead to this stunning residence surrounded by park-like acreage on a quiet cul de sac. Highlights of the elegant entrance foyer include a mahogany railed staircase, chandelier with lift, crown and raised panel moldings. Sightlines from the foyer reveal the living room appointed with Brazilian cherry floors featuring contrasting wood inlays, a marble façade and hearth gas fireplace, coffered ceiling and transom-topped window wall. In the dining room, Brazilian cherry floors, a pentagonal-shaped bay window, raised panel walls and crown moldings are gracious design elements. The adjacent butler's pantry presents granite counters, a stainless steel bar sink and glazed off-white wood cabinets. A transom-topped pentagonal bay window allows natural light to stream into the library fitted with wall-to-wall cherry cabinetry and bookcases. Tucked behind a French door, the sun room's expansive window wall overlooks tranquil countryside views, while the coffered ceiling is a graceful touch. The formal powder room is finished in Venetian plaster walls and has a marble countered cherry wood vanity and crown molding treatments. Continuing the open flow is a great room presenting Brazilian cherry floors, a full transom-topped window wall, concrete and stone dual-sided gas fireplace, an entertainment center, crown moldings and chandelier. A spectacular center island chef's kitchen contains cabinetry with select bird seed glass upper doors and under-cabinet lighting, a pentagonal-shaped breakfast room set under tray ceilings and Brazilian cherry flooring. There is a full complement of stainless steel appliances including a Wolf™ six-burner



natural gas stove, Viking™ refrigerator/freezer, Miele™ dishwasher, Dacor Connect™ warming drawer and double wall ovens, U-Line™ icemaker and GE™ microwave. Additional amenities in the adjoining kitchen's butler's pantry include a stainless steel bar sink, Miele™ coffeemaker, walk-in shelved pantry and instant hot water dispenser. Nearby is a mud room with Brazilian cherry floors, bead board walls, built-in bench and coat rack and access to the covered front porch. A well-designed laundry room and rear staircase are also close at hand. Completing this level is a den or sixth bedroom featuring a windowed walk-in closet and an adjoining full bath.

On the second floor, a luxurious master suite is comprised of a tray ceiling bedroom illuminated by a Schonbek™ chandelier, master sitting room with marble façade gas fireplace, walk-in closet, and spa-inspired master bath. This opulent bath offers a marble-topped double sink cherry vanity, tiled steam shower enclosed by a clear glass door, jetted tub and separate commode. There are two additional bedroom suites with full, private baths on this level, as well as two additional bedrooms sharing another full bath. There is an abundance of closet space throughout these spacious, luxurious rooms.

The 2,700+ square-foot finished lower level provides a fabulous venue for entertaining. It is introduced by a foyer leading to gathering spaces including a billiards room, game room, cherry bar area with gas fireplace, professionally-designed home theater with seating for eight, entertainment kitchen, recreation room, exercise room and full bath. Built in 2007 and offered for the first time by the original owners, this estate home is meticulously maintained and shows pride of ownership throughout.

While Halsey Farm is surrounded by wooded privacy for a sense of seclusion, it is also centrally located just a few miles from Interstate 78 and Route 22. Local amenities include Trump National Golf Club in Bedminster, the historic villages of Oldwick and Cokesbury, Round Valley Recreation Area and Ken Lockwood Gorge Wildlife Management Area. Newark Liberty International Airport is about 45 minutes away.





Main Level

FOYER

Brazilian cherry floors, African mahogany ten-foot door flanked by sidelights and topped by transom window, staircase with mahogany railings, arched doorways, chandelier with lift, crown and raised panel moldings walk-in shelved closet

LIVING ROOM

Brazilian cherry floors with inlays, marble façade and hearth fireplace with gas log starter and wood mantle, coffered ceiling, transom-topped window wall

DINING ROOM

Brazilian cherry floors, pentagonal bay window, raised panel walls, crown molding

BUTLER'S PANTRY

Granite counters, stainless steel bar sink, shelved double door closet, glazed and painted off-white wood cabinetry

GREAT ROOM

Brazilian cherry floors, full transom-topped window wall, two eight-foot French doors, concrete and stone dual fireplace with gas logs, fifteen-foot wide cherry, two ceiling fans, entertainment center, crown moldings, chandelier

FORMAL POWDER ROOM

Brazilian cherry wood floors, Venetian plaster walls, marble-topped cherry vanity, two sconces, crown molding

LIBRARY

Brazilian cherry wood floors, transom-topped pentagonal bay window, wall-to-wall cherry cabinetry and bookcases, recessed lighting, crown and dentil molding, double French doors

SUN ROOM

Distressed tile floors, window wall, coffered ceiling, ceiling fan, French door



Main Level

KITCHEN

Brazilian cherry floors, center island with breakfast bar seating, under-cabinet lighting, cabinets with select bird seed glass upper doors, stainless steel appliances include Wolf™ six-burner natural gas stove, separate Viking™ refrigerator/freezer, Miele™ dishwasher, Dacor Connect™ warming drawer, Dacor™ double wall ovens, U-Line™ icemaker, trash compactor, GE™ microwave

KITCHEN BREAKFAST ROOM

Brazilian cherry floors, pentagonal-shaped, tray ceiling

KITCHEN BUTLER'S PANTRY

Stainless steel bar sink, Miele™ coffee maker, walk-in shelved pantry, Insta-Hot

MUD ROOM

Brazilian cherry floors, bead board walls, bench and coat rack, service entrance leads to covered front porch

DEN

Shelved and windowed walk-in closet, can be used as sixth Bedroom

FULL BATH

Tiled shower with clear glass door, marble-topped maple vanity, faux painted walls, adjoins Den

LAUNDRY ROOM

Tiled floor, cherry cabinets, sink with cabinet, Whirlpool™ washer and dryer, folding counter, built-in ironing board

REAR STAIRCASE TO SECOND LEVEL

ATTACHED THREE-CAR GARAGE

Storage cabinets, windows, back door access to outside, three automatic door openers, access to Lower Level





Upper Level

MASTER BEDROOM

Brazilian cherry floor, Schonbek™ chandelier, double door entry, tray ceiling, recessed lights, ceiling fan

MASTER SITTING ROOM

Brazilian cherry floors, double French door entry, enclosed marble façade gas fireplace, raised panel walls and fireplace mantle, picture frame moldings, Casablanca™ ceiling fan, tray ceiling

MASTER BATH

Brazilian cherry floors, built-in vanity with mirror, cupboards and drawers, walk-in closet, cherry wood double sink vanity, marble counter, framed mirror, recessed lights, jetted tub, tiled steam shower with bench and glass door, separate water closet with window

SECOND BEDROOM

Carpet, tray ceiling, recessed lights, walk-in closets with two sets of built-ins, ceiling fan

SECOND BEDROOM EN SUITE BATH

Tile floor, wood vanity, tile shower with clear glass door shower

THIRD BEDROOM

Carpet, walk-in closet, tray ceiling, recessed lights, ceiling fan

THIRD BEDROOM EN SUITE BATH

Tile floor, tiled bath tub with glass door, maple vanity



Upper Level

Upper Level

FOURTH BEDROOM

Carpet, recessed lighting, walk-in closet, built-in drawers, ceiling fan

FULL BATH

Tile floor, double maple vanity with cabinet, mirrors two sinks, caesar-stone counter, tiled shower with glass door, separate commode

FIFTH BEDROOM

Carpet, tray ceiling, recessed lights, shelved walk-in closet with window, ceiling fan

SECONDARY STAIRCASE, LAUNDRY CLOSET

WALK-UP ATTIC

Cedar-lined, heat and a/c closet





Lower Level

Beautifully finished level offers an additional 2,700+ square-feet of living space

FOYER

Carpet, recessed lighting, two closets

CHERRY BAR

Tile floor, granite counters, Marvel™ bar refrigerator, stainless steel bar sink, gas log fireplace with tile façade and hearth, mantle topped by raised paneling

BILLIARDS ROOM

Carpet, pool table light fixture

GAME ROOM

Carpet, recessed lighting

HOME THEATER

Professionally-designed, carpet, projector, screen, 8 reclining seats, wood paneling, wood columns, cove lighting, crown molding

ENTERTAINMENT KITCHEN

Tile floor, stainless steel KitchenAid™ refrigerator, GE™ microwave, KitchenAid™ stainless steel dishwasher, double stainless steel sink, maple cabinets

RECREATION ROOM

Two desk stations with granite counters, maple cabinets, storage closet

FULL BATH

Tile floor, tiled shower with glass door, maple vanity with sink, linen closet

EXERCISE ROOM

Carpet, recessed lighting, ceiling fan, French door entry



Features

Interior

- 9,698 square-feet of luxurious living space including the finished Lower Level
- Fine Arts™ and Metropolitan™ lighting
- (Nine-foot to Two-story) ceiling heights
- Cathedral and coffered ceilings
- Custom millwork
- Brazilian cherry wood floors
- Raised panel and picture framed walls
- Solid core two-panel doors
- French and arched doorways
- Rounded corner walls
- Gourmet center island Kitchen
- Five gas fireplaces (one is dual, four are masonry)
- Library with coffered ceiling, built-in bookcases
- Venetian plaster wall in Formal Powder Room
- Master Suite with Sitting Room, luxury Master Bath
- Possible sixth Bedroom in First Level Den
- (2,700 square-foot) finished lower level with Entertainment Kitchen, professional Home Theater

Exterior

- Stone, stucco (not artificial) and fabricated masonry
- Limestone window sills
- Composition shingle roof
- Chimney caps
- Heated in-ground 40,000-gallon gunite pool
- (3.5 ft-8.5 ft) pool depth
- Paver patio with built-in benches
- Six-foot aluminum fence
- Baseball batting cage and pitching machine
- Basketball hoop
- Paver front walkways
- Extensive landscaping and up-lighting
- Full paver driveway
- Front and rear landscape lighting
- Storage shed

Miscellaneous

- Year Built: 2007
- Halsey Farm Estates neighborhood
- Architect Doug Coleman
- Builder Richard Paini, Lansley Development
- Custom-built residence on cul de sac road
- Original owner
- 3± acres of park-like open, level property with landscaped yard
- 9,698 total square footage includes 2,700 square-foot finished lower level
- 2018-19 taxes: \$39,328

Systems

- 27,000 kW Generac™ generator, powers 80-85% of house
- Five heating and air conditioning units
- Five units- six zone, natural gas forced hot air heat
- Six zones, central air conditioning
- Two Bradford & White™ 2017 gas hot water heaters with automatic shut-off valves
- Central vacuum system
- Home security system
- Two humidifiers
- French drain under foundation
- Water neutralizer
- (32-zone) irrigation system for grass and flowerbeds
- Cable and DirecTV satellite dish
- Ceiling Speakers: kitchen, breakfast area, family room, sun room, library, living and dining rooms, master bedroom, sitting and bath, bedrooms (2,3,4,5) lower level (billiards, game ,home theater and exercise)
- Exterior: upper and lower patios ceiling speakers

Landscaping

- Weeping willows, specimen trees, evergreens, Japanese maples, arborvitaes, red bud trees, paper bark maples, river birch, roses, hydrangeas, beech trees, white oaks, hickory trees, black walnut trees





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“The Country Cottages to
Luxury Living Collection”

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2017 #1 Selling Agent for Tewksbury Sold Homes & Land for Closed Dollar
Volume at \$19,064,000**
2017 #1 Selling Agent for Tewksbury Sold transactions, at 18, from \$400,000 to
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Total Closed Dollar Volume at \$33+ Million with 40 Transactions of
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Weichert’s Chairman of the Board Sales Club 2010-2017;
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