

# *Storybook Home*



*340 a Sidney Road*

Hunterdon County, Franklin Township



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Franklin Township

Storybook Home on Nearly  
9 Wooded Acres

Welcome to a singular Frank Lloyd Wright-inspired custom built home in Franklin Township's charming Pittstown. Featured on the front page of national publications including (2001) Better Homes and Garden, Fine Homebuilding magazine, this storybook home exudes modern charm on nearly nine wooded acres. Offered for the first time by the original owner, this 2000-built residence with a 2005 addition provides a sun-splashed floor plan of over 4,000 square-feet. The flexible layout offers four bedrooms and four full baths, with expansive spaces for entertaining or relaxing. Finished in cedar clapboard and shingles, serene views are enjoyed from a wraparound cedar porch, cedar deck and paver patio. Established landscaping and mature trees create a peaceful setting.

Highlights of the flowing floor plan include oak hardwood floors, trim and baseboards, solid six-panel stained pine doors, two gas fireplaces, window walls, arched doorways, abundant closet and storage space, neutral paint colors, recessed lighting and wall sconces. Notable gathering areas such as a gourmet center island kitchen, fireside great room, formal dining room, first level private den/fourth bedroom, gracious primary suite and multi-room addition over the three-car garage set this home apart. Surrounded by gorgeous scenery, this residence is set extremely far back from the road at the end of a 1/3-mile paved drive. A double set of Mission-style doors with glass insets reveals the oak-floored foyer with a handsome style wood staircase and views into some of the adjacent gathering spaces. The dining room lined in crown moldings is an elegant spot for special occasions, while the expansive yet intimate great room's focal point is a river rock-faced propane and wood-burning fireplace flanked by wood cabinetry. Perfect for casual get-togethers, the great room's dramatic window wall frames bucolic views of the acreage. A den/fourth bedroom and direct access to the full bath, is tucked behind a set of double glass doors, where a picture window overlooks natural panoramas.

In the gourmet kitchen, desirable details include oak floors, stained birch cabinets, and an entertainment size center island topped in granite with breakfast bar seating. An impressive collection of stainless steel appliances from GE Café



Series™, Sub-Zero™ and KitchenAid™ streamline meal prep. The adjacent breakfast room presents additional counter space, a pantry closet, an elongated transom-topped window wall, charming window seat and an atrium door to the wraparound porch for warm weather dining. This part of the home also has a full bath featuring a tile shower, a convenient laundry room and access to the attached garage.

Added in 2005, a 777-square foot addition set above the three-car garage is arranged with an airy loft featuring oak floors, a carpeted leisure/sitting room offering two double door closets, a home office filled with natural light from its picture window, and a full bath designed with a soaking tub, half-tiled slate tiled walls, slate tiled floors, white birch double sink vanity with granite counters and a linen closet. Upstairs, the generously-sized primary suite is an indulgent retreat with a bedroom featuring towering ceilings, a gas fireplace, transom-topped arched window wall, window seat, sitting area and an enormous windowed walk-in closet. A spa-like primary bath presents an oversized tile shower enclosed by clear glass with dual sprays and seat, a double sink vanity capped in granite, a Jacuzzi™ jetted tub, private commode and vaulted ceiling. Two additional bedrooms on this level feature walk-in closets and share a full bath.

Historic Pittstown is in Franklin Township, a 23-square-mile municipality where farm stands, vintage homes and wide open spaces lend additional charm to the gently winding roadways. Sited in an old stone building, the Pittstown Inn is a celebrated gourmet restaurant offering contemporary American specialties in the middle of this quaint hamlet. Centrally situated about halfway between Manhattan and Philadelphia, Franklin combines the best of countryside living with easy access to suburban and metropolitan amenities. Serving Pittstown residents is North Hunterdon High School in Annandale, a nationally-recognized Blue Ribbon School of Excellence.





## *Main Level*

### **ENTRY FOYER**

Oak floor, double set of Mission-style entry doors

### **DEN/FOURTH BEDROOM**

Oak floor, double glass door entry, ceiling fan, picture window

### **DINING ROOM**

Oak floor, chandelier

### **GREAT ROOM**

Oak floor, river rock-faced propane and wood-burning fireplace with gas log insert and raised hearth, two sets of wood cabinets flank the fireplace, recessed lights, window wall, ceiling fan, two arched doorway entries, ceiling fan



## Main Level

### KITCHEN

Oak Series™ five-burner cooktop with downdraft, stainless steel Sub-Zero™ 2000 refrigerator, stainless steel GE™ double wall ovens, top oven is convection, stainless steel KitchenAid™ microwave oven hardwood floor, stained birch cabinetry, spacious granite-topped center island, breakfast bar, stainless steel sink, stainless steel GE Café

### KITCHEN BREAKFAST ROOM

Oak hardwood floor, additional counter space, pantry closet, elongated transom-topped window wall, atrium door to wraparound porch, window seat

### FULL BATH

Tiled floor, wood vanity with granite countertop, tiled shower

### LAUNDRY ROOM

Washer/dryer hook-up, utility sink, cabinetry

### BASEMENT

Full, unfinished, ample storage options, utilities

### THREE-CAR ATTACHED GARAGE

Finished, oversized, eight-foot insulated doors, propane gas space heater





## Upper Level

### PRIMARY BEDROOM

Carpet, towering ceiling, lighted ceiling fan, spacious (20'x7'9") walk-in closet with window, gas fireplace, window wall topped by transoms, window seat, sitting area

### PRIMARY BATH

Tile floor, oversized tile shower with seat and dual sprays, double sink vanity with granite counter, two wall sconces, two vanity mirrors, medicine cabinetry, Jacuzzi™ jetted tub, vaulted ceiling, private water closet

### THIRD BEDROOM

Carpet, lighted ceiling fan, walk-in closet with access to eaves

### SHARED BATH FOR SECOND AND THIRD BEDROOMS

Tile floor, tiled tub, two wood vanities, two wall mirrors, two light fixtures

### SECOND BEDROOM

Carpet, two walk-in closets, lighted ceiling fan



## Addition

### 2005 ADDITION OVER THREE-CAR GARAGE (777 SQFT)

#### LOFT

Oak flooring, ceiling fan, wall sconce

#### LEISURE/SITTING ROOM

Carpet, two double door closets, ceiling fan

#### OFFICE

Carpet, ceiling fan, attic access, egress via one of two double door closets, large picture window

#### FULL BATH

Soaking tub, half-tiled slate tiled walls, slate tiled floors, double white birch vanity with granite counters, two mirrors, two light fixtures, linen closet



## Features

### Interior

- Oak hardwood floors on First Level
- Oak trim and baseboards
- Six-panel solid stained pine interior doors
- Arched doors and windows
- Mission-style windows
- Window walls
- Andersen™ Thermopane casement windows
- Andersen™ Thermopane doors
- Recessed lighting
- Crown molding on first level and second level hallway
- Wall sconces
- Ceiling fans
- Gourmet center island Kitchen
- Private Library/Fourth Bedroom
- Elegant Formal Dining Room
- Fireside Great Room
- Gracious Primary Suite
- Spa-like Primary Bath
- Tiled Baths
- Abundant closet space
- Below floor insulation
- Two x Six construction
- All duct work is insulated
- 2005 –Addition-over Three-Car Garage offers Loft, Sitting/Leisure Room, Office, Full Bath

### Exterior

- Cedar clapboard/shingle siding
- Twenty Three-year Elk™ premium laminated fiber-glass roof
- Forty year asphalt shingle roof
- Flag lot accessed by 1/3-mile blacktop drive
- Wraparound cedar porch and rails
- Gutter guards
- Cedar deck
- Paver patio
- Shed
- Established landscaping includes: pachysandra, boxwoods and evergreens

### Miscellaneous

- Custom Frank Lloyd Wright-Inspired Residence
- Year Built:2000, 2005 Addition
- Offered by the Original Owner
- RDG Construction (Builder)
- SLA Inc. Architecture, Glenside, PA
- 8.9+ wooded acres
- Main House 3,231 sqft plus three-room addition 777 sqft, totaling 4,022 square feet of living space
- Total Utility Bill 2022-2023 (\$341,00 monthly)

### Publicity

- The Best of Home & Gardens Magazine Cover Nov/Dec. 2001
- Fine Homebuilding magazine House of the Year, “A Storybook Home” September, 1996 (Magazine Cover)
- Better Homes/Gardens Special Interest Publications “Custom House Plans” (May 2000 Magazine Cover)
- The Best of Home and Gardens Home Plans (Nov-Dec 2001) Magazine Cover 8.9+ wooded acres



### Systems

- Generac™ 20kw whole house generator
- 1000-gallon underground propane tank (owned) powers the dryer hook-up, Sanyo™ garage heater, kitchen cooktop, gas grill, two gas fireplaces
- Two zones of central air conditioning
- Private four bedroom septic, located front of home
- Two wells; one is deep water well for geothermal
- Two zones forced hot air, water based geothermal heat and air conditioning (1 zone) in attic and (1 zone) in basement
- Tank-less propane hot water heater
- ADT™ Security system, select windows wired, theft, security, fire, motion sensors
- Water softener
- UV water filter system
- InterVac™ central vacuum
- 220 Volt Electric Car Plug



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*1/28/2022- 2/02/2023: 22 Sold Homes/Closed Transactions at \$25,116+ Million in Closed Dollar Volume Sales\**

*2021: \$30.9+ Million in Closed Dollar Volume Sales with 33 Sold Homes/Closed Transactions\**

*2021: Ranked #3 in Weichert's Region and #15 of over 6,500 Associates in Company Owned Sales Offices*

*#1 Selling Realtor Weichert Bedminster Office: 2022, 2021, 2020; Oldwick Office: 2019, 2017-1996*

*One of the Top 3-15 selling Weichert Realtors Company Wide and/or Company Wide in NJ for Resale, Total and/or Closed Dollar Volume: 2021, 2017-2014, 2012-2009*

*Weichert's Chairman of the Board Sales Club Award, Ranking in the Top 1% of 6500+ Associates in Company Owned Sales Offices from: 2022-2019; 2017-2010—Weichert's President's Club: 2009-1996*

*NJ Realtors® Circle of Excellence Sales Award: Platinum Level: 2021-2019, 2017-2007, 2004\**

*2021: #1 Selling Realtor of Tewksbury Properties by OVER 6 CLOSED SALES TRANSACTIONS, TOTALING 15, and OVER 7 MILLION in CLOSED DOLLAR VOLUME SALES, TOTALING \$16.89+ MILLION\**

*2021-2019: #1 Selling Realtor of Tewksbury Properties/Closed Transactions/Closed Dollar Volume Sales:*

*2021: 15 Closed Transactions with \$16.8+ Million Dollar Volume Sales\**

*2020-2019: 24 Total Closed Transactions with \$9.4+Million in 2020 and \$10+Million in 2019 for Closed Dollar Volume Sales\**

*2021: Readington Sold Properties with 11 Closed Transactions & \$7.4+ Million in Closed Dollar Volume Sales\**

*2020-2019: \$22.6+ Million + \$21+ Million in Dollar Volume Sales with a Total of 60 Sold Homes/Closed Transactions\**

*Five Star Real Estate Agent, per NJ Monthly Magazine Buyer Survey, Ranking in top 1% to 2% of NJ Realtors: 2023, 2022, 2021, 2018-2016, 2012*

\*For closed dollar volume: 5th company-wide in 2009; 3rd in 2010-2011; 4th in NJ out of Weichert Agents 2012, 5th in Resale Dollar Volume company-wide 2014-2015. If your home is currently listed, this is not a solicitation of that listing. \*\*Information provided by Garden State Multiple Listing Service and is deemed reliable, but not guaranteed. It may include sales/listings not made by the named agent/agents of Weichert Realtors. If your property is currently listed for sale with a real estate broker, this is not intended as a solicitation of that listing. Information reliable, but not guaranteed.



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