



# 4 Grasmere Court

LIVINGSTON, NEW JERSEY

## FEATURE SHEET

### Interior

- Prime Location in Bel Air Neighborhood
- Property Backs to East Hills Park
- I-Beam Construction
- Multi Zone Hot Water Baseboard Heating
- Multi Zone Central Air Conditioning
- Whole House Generator
- Radiant Heat Flooring in Kitchen and Primary Bath
- Pella Windows
- 2 Gas Fireplaces
- Limestone Tiled, Double Height Foyer with Curved Staircase
- Top of the Line Kitchen Appliances
- Marble and Quartz Countertops
- Incredible Storage Throughout
- Bosch Security System

### Exterior

- 3 Car Heated Attached Garage
- Circular Paver Driveway
- In-Ground, Heated Saltwater Gunitite Pool with Spa
- Outdoor Audio System
- Covered Porch
- Stone Patio
- Fire Pit
- Covered Hot Tub
- Mature Landscaping
- Irrigation System
- Storage Shed



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## INCLUSIONS & EXCLUSIONS

### Inclusions

- Piano
- Pool table
- Banquette Table and Chairs and Kitchen Island Bar Stools
- Office Safe
- Hot Tub
- Large Stainless Barbeque
- Whole House Audio System and Crestron Lighting/Home Automation System (Sold As Is With No Known Issues-Not Used By Seller)

### Exclusions

- Shelving from Garage, Shed and Basement