

AN ESTATE PORTRAIT

146 Village Road

HARDING TOWNSHIP • NEW JERSEY



*An extraordinary private estate
where timeless architecture meets
resort-style living.*

3.48 PRIVATE ACRES
FIVE ENSUITE BEDROOMS
FULLY FINISHED LOWER LEVEL
HEATED SALTWATER POOL
OUTDOOR KITCHEN & BAR



WELCOME

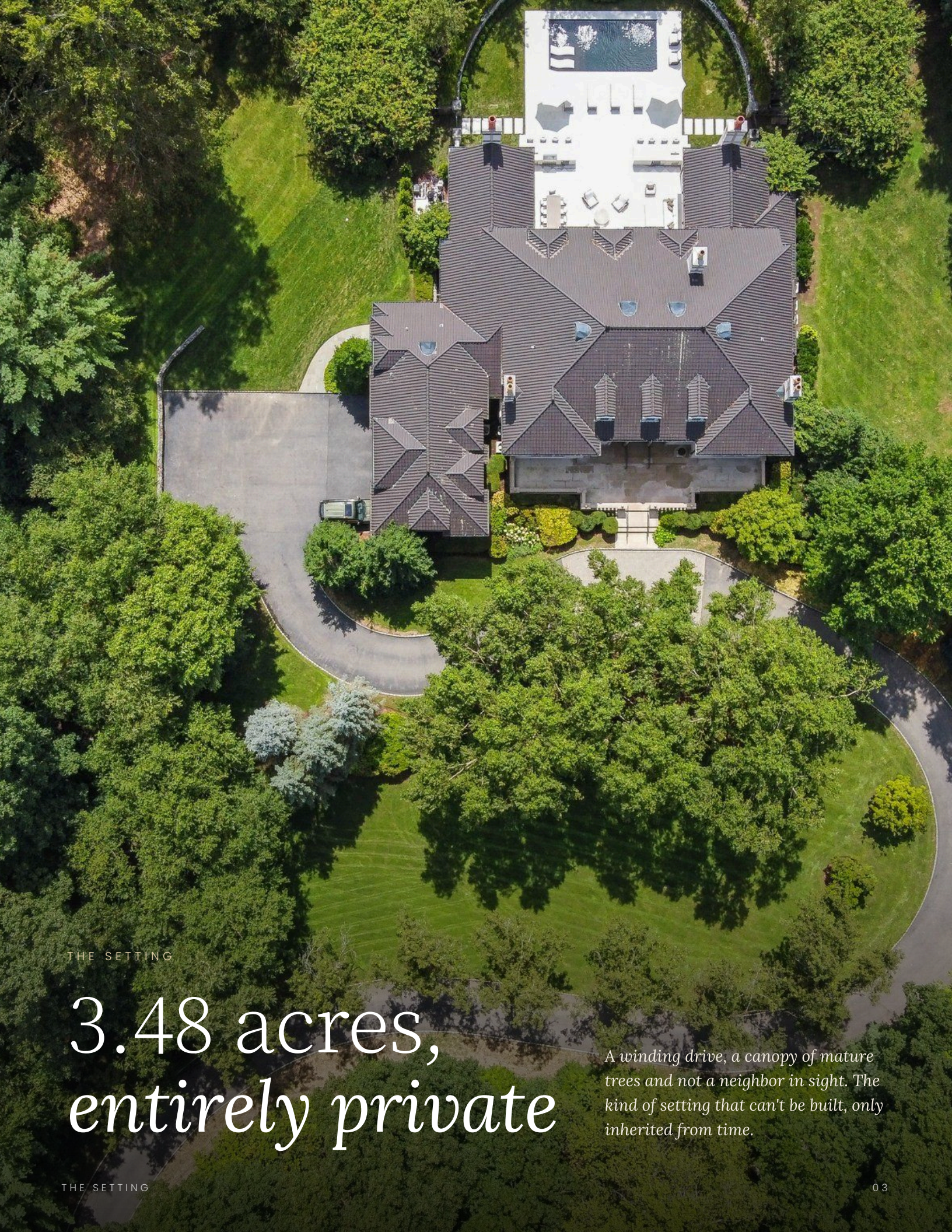
A world unto itself

At the end of a winding private drive framed by tall trees, 146 Village Road reveals itself slowly: a stucco and limestone residence on 3.48 acres of lush gardens and mature landscaping.

Renovated in 2026, the home pairs uncompromising craftsmanship with a designer's eye. Deep custom millwork, Phillip Jeffries wallcoverings and statement lighting carry through every room, from the two-story foyer to a fully finished lower level that rivals a private club.

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THE SETTING

3.48 acres,
entirely private

A winding drive, a canopy of mature trees and not a neighbor in sight. The kind of setting that can't be built, only inherited from time.

THE SETTING

03



THE ARRIVAL

Timeless *by design*

A winding driveway framed by tall trees leads to a freshly painted stucco and limestone façade set within professional, mature landscaping. A grand, expansive entry terrace welcomes guests to the front door.

After dark, landscape lighting traces the grounds. An oversized, heated three-car garage offers direct access to the lower level, and a full-house generator stands ready.



THE GRAND ENTRY TERRACE

THE EXTERIOR

Winding tree-lined drive

Freshly painted exterior

Stucco & limestone façade

Grand entry terrace

Landscape lighting

Mature landscaping

Heated 3-car garage

Full-house generator



DESIGNER FEATURES

The details *that define it*

A striking interplay of soaring and varying ceiling heights throughout the first level

Five bedrooms, all ensuite · six full and two half baths

Nestled on 3.5 private acres

Hardwood flooring throughout, including new herringbone in the kitchen and family room

Tile flooring in the foyer, first-floor hallway, bathrooms and laundry room

Radiant heated flooring in select rooms

Deep custom millwork, built-ins, niches, moldings and trim work throughout

Four wood-burning fireplaces with gas inserts: family room, great room, library and primary suite

Primary bath with wall-to-wall oversized stone slabs

Two sweeping staircases (foyer and primary closet), plus a back staircase and an apartment-suite staircase

Apartment suite with living room, oversized bedroom, kitchen and bath

Two powder rooms, one on each wing of the home

Oversized first-floor laundry with tall windows, custom cabinetry and a wet sink

Oversized heated three-car garage with direct lower-level access

New mudroom with inset cabinetry and integrated backlighting

Designer Phillip Jeffries wallpaper throughout; custom PJ linen mural in the second-floor gallery

Fully finished lower level

Ambient illumination and statement designer fixtures throughout



ENTRY GALLERY

A dramatic first impression

The two-story foyer sets the tone: coffered ceilings with soft dome lighting, oversized checkered flooring and a sweeping curved wood staircase with a custom herringbone runner. The gallery opens to every room on the first level.

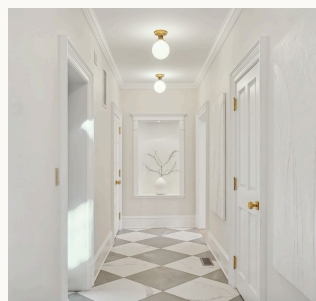
Custom French doors to the library

Two walk-in custom storage closets

Second-story gallery with custom PJ linen mural



THE CURVED STAIRCASE, FROM ABOVE



CHECKERED TILE CONTINUES
THROUGH THE FIRST-FLOOR
HALLWAY



GREAT ROOM & COCKTAIL LOUNGE

Soaring 22-foot ceilings

Made for entertaining, the great room rises a full two stories around a custom, fully equipped wet bar in satin porcelain slab and white oak.



LOOKING BACK TOWARD THE FOYER

Wood-burning fireplace with gas insert · hardwood floors

Custom built-in shelving with ambient lighting

Oversized windows & French doors to the courtyard and garden



FORMAL DINING

Wine, *on display*

26 × 17

DINING ROOM, FEET (APPROX.)

A built-in wine wall behind glass, wrapped in satin-finish porcelain slab, makes the dining room a showpiece. Wainscoting and classic dentil molding crown the room with timeless architectural detail.

Two chandeliers & four designer Arteriors sconces

Oversized windows overlooking the front limestone patio

Swinging door to the butler's pantry

THE CHEF'S KITCHEN

Taj Mahal & white oak





THE 8-FOOT QUARTZITE ISLAND, OPEN TO THE FAMILY ROOM



THE LA CORNUE RANGE

Taj Mahal quartzite countertops, backsplash and integrated sinks meet custom inset white oak cabinetry with integrated pullouts, bespoke built-ins and thoughtfully concealed storage, all on new herringbone wood floors beneath high ceilings.

The kitchen overlooks the family room and courtyard, and French doors open straight outside.

APPOINTED WITH

Five-burner La Cornue range

Dramatic custom range hood with pot filler

True Residential appliances

Built-in True refrigerator drawers · built-in ice maker

Miele dishwasher · built-in microwave

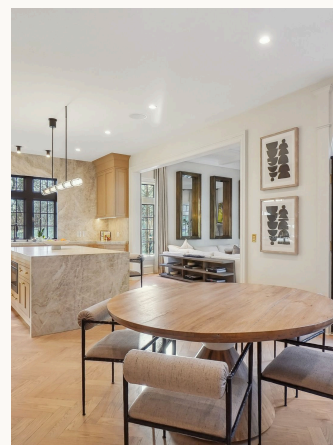
Instant hot water · under-cabinet lighting

8-foot center island with integrated shelving on both sides

Fully equipped breakfast wet bar / coffee station



COFFEE STATION · BREAKFAST AREA WITH ARCHED FRENCH DOORS



THE BUTLER'S PANTRY

Large walk-in pantry, custom high-gloss cabinetry

Granite countertops

Sub-Zero refrigerator & freezer

Café dishwasher

Marble professional wine refrigerator

Walls lined in Phillip Jeffries wallpaper



FAMILY ROOM

Where every day unfolds

Oversized windows throughout; French doors to the courtyard
Wood-burning fireplace with gas insert, stone façade and mantel
Coffered ceilings · herringbone flooring
Striking Arteriors sconces



OPEN TO THE KITCHEN BEYOND



THE MUDROOM

New, with inset cabinetry and integrated backlighting.

THE LAUNDRY ROOM

Oversized and on the first floor, framed by tall windows, with custom cabinetry and a wet sink.



THE LIBRARY

Paneled, quiet, refined

High ceilings lined in Phillip Jeffries wallpaper, paneled walls and custom oak cabinetry and bookshelves give the library a quiet, clubby feel. A discreet wet bar and cigar lounge make it an evening favorite.

28 × 17

LIBRARY, FEET (APPROX.)



Wood-burning fireplace with gas insert

Oversized windows that flood the room with light

French doors to the foyer, plus hallway access

Hardwired Ethernet port



THE PRIMARY RETREAT

A 1,300 sq. ft. retreat

A private hallway lined with striking alabaster sconces leads to the first-floor primary retreat of approximately 1,300 square feet. The bedroom opens to a sitting room, a dressing room, two custom closets including the two-story dream closet, and a spa-like bath.

Custom king-size tufted velvet bed with built-in mirrors on each side

Oversized Arteriors chandelier · coffered ceilings

Real wood-burning fireplace with gas insert

Sitting area with hotel-inspired coffee bar: two pull-out refrigerator drawers, inset white oak cabinetry, alabaster stone counters, Phillip Jeffries fabric wallpaper

Dressing area with wall-to-wall white oak inset cabinetry, pull-out drawers, built-in mirrors and window bench

Floating sweeping staircase to the two-story closet

Additional closet with inset cabinetry & window seat



“A floating, sweeping staircase rises from the dressing room to the two-story dream closet.”



THE TWO-STORY CLOSET

The dream closet

Two stories tall beneath vaulted ceilings, lined in soaring custom California Closets cabinetry. Glass-front cabinets turn clothing, shoes and accessories into a display.

Full-length mirrored doors

Built-in backlighting & toe-kick lighting

Built-in safe

Built-in dresser with custom fabric jewelry organizer

PJ wallpaper · wood floors with custom runner





THE PRIMARY BATH

Stone, *wall to wall*

Massive stone slabs wrap the room, with a freestanding jetted soaking tub beneath an Arteriors chandelier.



European-style walk-in glass shower with bench & illuminated niche

Built-in TV

Dual floating-sink vanity, stone top, integrated sinks, oversized backlit mirror

Matching floating makeup vanity with backlit mirror

Fine Italian fixtures

Private WC with PJ wallpaper, white oak paneled wall & wall-hung smart toilet



THE SECOND LEVEL

A gallery *in linen*

A wraparound gallery with an extra-wide platform landing, framed by tall windows and dressed in a custom Phillip Jeffries linen mural and designer runner.

Three bedrooms, all ensuite

Walk-up attic

Extra-large “seasonal” closet / storage

Back staircase down to the kitchen





ONE OF THREE UPSTAIRS ENSUITE BEDROOMS

ENSUITE BEDROOMS

Every bedroom, *its own bath*

All five bedrooms are ensuite, with six full and two half baths in total, plus two powder rooms, one on each wing of the home.

5

BEDROOMS

6

FULL BATHS

2

HALF BATHS





GUEST APARTMENT

A suite of its own

A private apartment suite with its own living room, kitchen, full bath and staircase: a flexible, self-contained space that can easily be converted into a sixth bedroom.

Living / dining room	15'5" × 22'2"
Oversized bedroom	16'5" × 22'2"
Kitchen with pantry	12'2" × 7'7"
Full bath	13'0" × 7'10"
Private staircase	✓

Dimensions from floor-plan measurements; approximate.



THE LOWER LEVEL

Your own *private club*

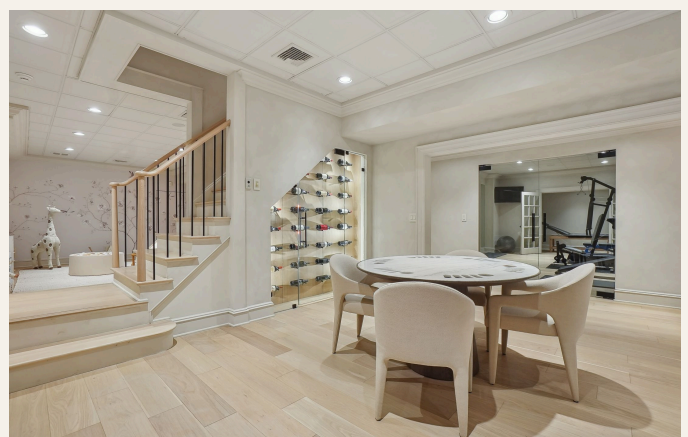
Fully finished and wrapped in custom limewash walls with frameless doors, the lower level is built for entertaining and wellness.

Open-concept media room with built-in TV

Enclosed wine wall in porcelain slab, with lighting

Snack bar with integrated sink, beverage refrigerator & floating shelves

Staircase leading directly to the garage





SIX-PERSON SAUNA WITH BUILT-IN BENCH



THE GYM

WELLNESS & PLAY

The spa, at home

Gym with oversized mirrors, built-in shelving & double glass doors

Separate massage room with built-in shelving

Six-person sauna with built-in bench

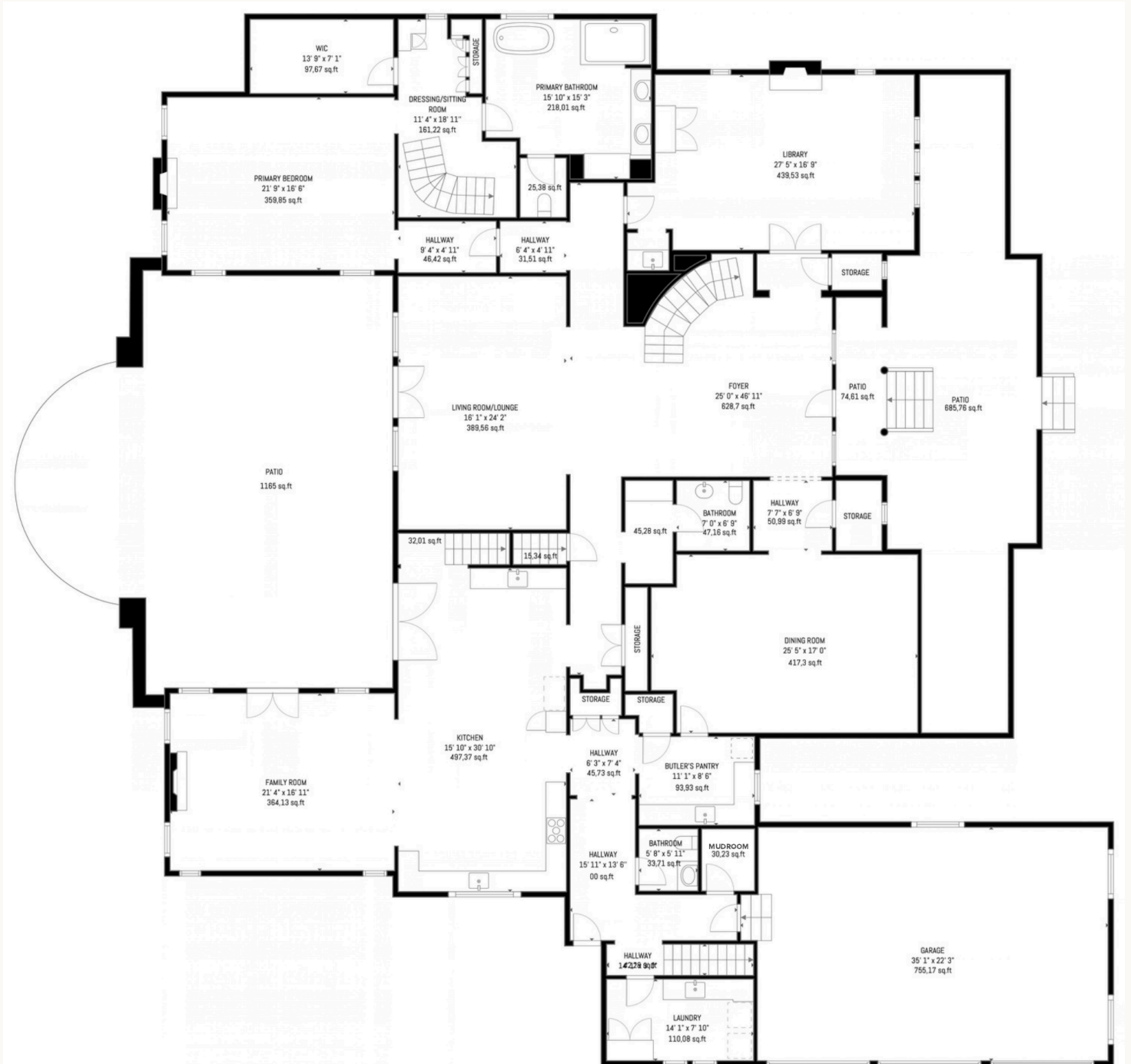
Steam shower with built-in bench, floating vanity & WC

Play / game room with custom built-ins throughout

Huge additional unfinished area for storage



First Level



Measurements are approximate and provided for reference only. Not to scale.

Second Level

Three ensuite bedrooms, the upper gallery, the two-story dressing room and the guest apartment.



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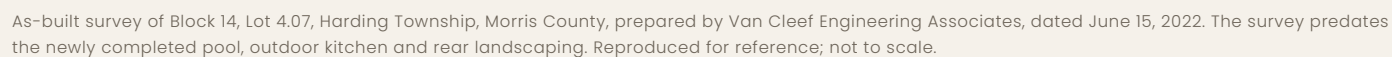


FLOOR PLANS

ATTIC
40' 0" x 50' 3"
1176.23 sq ft

1.5m
366.03 sq ft

Media / game room	14'5" × 29'10"
Gym	20'8" × 17'0"
Playroom	14'5" × 20'3"
Sauna	8'1" × 7'11"





THE PRIVATE RESORT

Summer, *perfected*

The newly completed grounds are a private resort: a heated gunite saltwater pool with a sun shelf and automatic cover, set in pale stone and framed by lawn, stone walls and new landscaping.

THE PRIVATE RESORT



OUTDOOR KITCHEN & BAR

Dinner under *the stars*

A fully equipped outdoor kitchen and bar with high-end Lynx appliances, integrated sinks and waterfall stone islands, set in a striking courtyard of checkered stone framed by the home's arched French doors.





THE COURTYARD, OPENING OFF THE GREAT ROOM, KITCHEN AND FAMILY ROOM



OUTDOOR LIVING

- Striking courtyard with checkered stone patio
- Outdoor kitchen & bar with Lynx appliances
- Waterfall stone islands, integrated sinks
- Heated gunite saltwater pool
- Sun shelf & automatic pool cover
- Circular fountain with waterfall feature
- New landscaping with large stepping-stone feature
- Privacy & metal fencing
- Underground lawn sprinklers



AN ESSAY

On building, *and on arriving*

There is a certain romance to building a house from nothing. Then comes the reality. In Harding Township, simply securing a conforming lot costs roughly \$2.5 million, before a single drawing is filed. Design, approvals and construction follow, and a home of this scale and finish routinely takes years to finish.

To recreate 146 Village Road, with its stone and millwork, its finished lower level, and its grounds of hardscape, retaining walls, a long private drive, a heated pool and an outdoor kitchen, would cost well over \$10 million in construction alone. In a 2023 home assessment, a Chubb risk consultant placed the home's replacement cost at approximately \$10.9 million, and that was before the 2026 renovation.

Some things can't be built at any price. Mature trees, established gardens and a sense of permanence take decades. Here, they are already in place.

TO BUILD TODAY

ESTIMATE

Conforming Harding lot	\$2.5M
Residence, finishes, hardscape, pool & grounds	\$10M+
Design, approvals & construction	Years
Total to build	\$12.5M+

146 VILLAGE ROAD

Complete,
renovated in 2026,
ready to move in

\$6,499,000

No contractors to manage, no change orders, no waiting. Just the rare chance to step into a finished estate for about half of what it would cost to create.

Land and construction figures are the seller's estimates and are for illustration only. The Chubb figure is an insurance replacement-cost estimate from a 2023 home assessment, not an appraisal of market value. Buyers should consult their own professionals.

146 Village Road

HARDING TOWNSHIP · NEW VERNON · NEW JERSEY 07976

\$6,499,000

OFFERED AT

5

ENSUITE BEDROOMS

6 · 2

FULL · HALF BATHS

3.48

ACRES

21

ROOMS

THE PROPERTY

Style	Custom home · stucco & limestone · tile roof
Built	1999 · renovated 2026
Lower level	Fully finished, plus storage
Attic	Walk-up
Garage	Oversized heated 3-car, lower-level access
Driveway	Private, blacktop & paver block
Power	Full-house generator · underground utilities
Heat	5+ zones, forced air & radiant hot water; natural gas
Cooling	5+ zone central air
Water / Sewer	Well · septic (5+ bedroom, town verified)
Systems	Security, fire alarm, stereo, sump pump
Pool	Heated in-ground gunite, saltwater
Schools	Harding Twp. elementary & middle · Madison High
Taxes	\$34,643 (2025)

ROOM DIMENSIONS (APPROX.)

Foyer	30 × 28
Great room	16 × 24
Library	28 × 17
Dining room	26 × 17
Kitchen	16 × 30
Family room	22 × 16
Primary bedroom	22 × 17
Bedroom 2	16 × 17
Bedroom 3	17 × 17
Bedroom 4	16 × 16
Bedroom 5	17 × 22
Garage	35 × 22



Information deemed reliable but not guaranteed. All room sizes are approximate. Buyers should independently verify all information.



146 Village Road

HARDING TOWNSHIP · NEW JERSEY

Private showings by appointment through your real estate professional.