



**9 1ST**

9 1ST ST, FLORHAM PARK, NJ 07932

**\$2,998,000**

*150 Years*

**JOHN D WOOD & CO.**

London, Country & International Property

5382440

## 9 1ST

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OWNER FINANCING AVAILABLE subject to conditions! Step into the pinnacle of refined living with this architectural masterpiece by Sorella Homes. Offering 3 finished levels of expertly designed space. Located in a quiet, sought-after neighborhood, this custom residence blends timeless design with modern sophistication. From the Board & Batten exterior with stone & wood accents to the grand arched double front doors, every detail is thoughtfully curated. 10' ceilings (9' 2nd), black Pella casement windows, & solid oak floors set a tone of elegance throughout. Chef's eat-in kitchen includes Thermador appliances, custom backsplash, cabinet pantry & walk-in pantry for max storage.

**Heating - Fuel Type: Gas,  
Sewer: Public,  
Garage Count: 3 Car Garage,  
Fireplace Count: 2 Fireplaces,  
Water: City Water,  
Special Program: Global Luxury**

**\$2,998,000**



Stylish butler's pantry w/beverage fridge & baker's oven. Family room boasts a fireplace with wood log or gas log set option & custom built TV wall unit. First floor bedroom w/ ensuite bath offers flexibility for guests or a home office. Extras include laundry rooms on 1st & 2nd floor for convenience. Upstairs, the luxurious primary suite features a fireplace, 12' x 24' walk-in closet, spa-like bath w/radiant heat floors, soaking tub, & double vanity w/ addl makeup station. Lower level includes a guest bedroom, full bath, spacious great room & designated space for gym/playroom or large home office. Outside, enjoy a paver patio w/grill island & fire pit. Addl highlights include a 3-car garage w/ lower level access, generator, EV charger, custom landscape w/sprinklers & 10-year builder's warranty. Bedroom 19.0ft x 16.0ft Bedroom 15.0ft x 15.0ft Bedroom 17.0ft x 15.0ft Bedroom 13.0ft x 15.0ft Dining Room 14.0ft x 20.0ft Family Room 21.0ft x 15.0ft Kitchen 18.0ft x 20.0ft



