



SOUTHPOINTE REALTY INC.

REAL ESTATE ADVISORS

SouthPointe Realty Inc.
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1515 Baltusrol Drive – Special Features

- **Location / Lot / Home**
 - +/- 1.30 Acres, one of the largest lots in the prestigious Verdict Ridge Golf and Country Club
 - Rear Yard Overlooks the Iconic 16th Green
 - (Par 5 - <https://verdictridge.com/course-tour-&-our-pros>)
 - Authentic French Country Estate with Natural Stone Exterior, Cedar Shingle Roof, Copper Gutters-Downspouts-Flashing-Roof Valleys-Accents and Dormers
- **In-Home Health and Fitness**
 - HydroWorx Resistance Pool for Low-Impact Training/Treadmill, Swim-In-Place Technology and Hydrotherapy.
 - Fitness Room with High-Performance Rubber Flooring, Tongue & Groove Wood Paneled Walls & Floor-to-Ceiling Mirror
 - Rejuvenating Sauna and Therapeutic Steam Bath
- **Front Entry**
 - Covered Front Entry with Flagstone Porch
 - Barrel-Ceiling Entry Hall with Custom Faux Finish, Accent Lighting and Architectural Art Niche
 - Hardwood Floors Flow seamlessly through Main Living Areas and Primary Suite

- **Great Room**

- Elegant Arched Openings, Custom Faux Finishes and Intricate Tile Inlays
- Soaring Ceilings with Exposed Beams and Coffered Ceiling
- Striking Floor-To-Ceiling Natural Stone Wood-Burning Fireplace
 - Natural Gas Starter
 - Hand-Crafted LedgeStone Surround with Stone Slab Mantel
 - Built-In Wood Storage and TV Niches
 - Raised Flagstone Hearth with Integrated Entry Step

- **Kitchen**

- Exposed Wood Beams and Wood Columns
- Natural Stone Exhaust with French Country Mural on Tile Backsplash
- Viking Gas Range, Warming Drawer and Pot Filler
- Flagstone Knee Wall at Kitchen Bar
- Wine Bar with Textured-Glass Cabinetry, Built-In Wine Rack, Integrated Stemware Glass Rack, and Elegant Round Copper Sink
- Side Bar with Pass-Through Slider Window to Sunroom
- Sleek Granite Tops with Tile Backsplash
- Stainless Steel Appliances and Oversize Walk-In Pantry
- Breakfast Area Overlooking Rear Yard and Golf Course

- **Dining Room**

- Tray Ceiling Adorned with Artistic Mural, Framed with Trim Architectural Accents
- Designer Crystal and Cast Metal Chandelier

- **Primary Suite**

- Main Level Primary with French Door Entry and Gracefully Curved Entry Hall
- Spectacular Multi-Tiered Tray Ceiling with Accent Lighting
- Artisan European Fabric Wall Coverings
- Gas Fireplace with Marble Hearth and Decorative Trim Surround
- Primary Bath:
 - Dual/Separate Marble Vanities and Backsplash
 - Decorative Tile Shower with Massaging Body Jets and Elegant Tile Niches
 - Soaking Jet Tub, Towel Warmer Rack and Separate Commode Room

- Formal Study:
 - French Door Entry with Decorative Textured Glass Lights
 - Rich Wood Paneled Ceiling and Wainscoting
 - Gas Fireplace with Decorative Mantle and Surround
 - Private Flagstone Porch with Natural Stone Columns and Wrought Iron Railings
- **Sun Room**
 - Flagstone Flooring, Bead-Board Ceiling, Exposed Brick & Tongue & Groove Walls
 - Arched Transoms Create a Spectacular View of Golf Course and Fill the Sunroom with Natural Light
 - Passthrough Window from Sunroom to Kitchen
- **Fitness Pool Room**
 - HydroWorx Resistance Pool for Low-Impact Training/Treadmill, Swim-In-Place Technology and Hydrotherapy.
 - Flagstone Flooring, Exposed Brick Walls and Cathedral Wood Bead-Board Ceilings
 - Operable Skylights, Recessed Lighting and Towel Warmer Rack
- **Rear Yard**
 - Fenced Wooded Natural Area for Furry Family Members
 - Expansive Flagstone Porch with Covered and Open-Air Spaces
 - Natural Stone and Brick Decorative Retaining Walls
 - Putting Green and Sandbox
- **2nd Floor / Garage Apartment**
 - Ornate Wrought Iron Balusters on Stair Railing to 2nd Floor
 - Dual Vanity and Large Linen Closet
 - Kitchenette with Granite Tops and Eating Area
 - Storybook Inspired Play place with Adorable Arched Entry Door, Roof Façade, Flower Box Window, and Built-In Bunk Beds – Ultimate Nook for Little Ones
 - Ample Storage Throughout
 - Peaceful Loft / Library Retreat overlooking Great Room

- **Additional:**

- Walk-in Attic Storage Areas Perfect for Additional Bedrooms or Bonus Rooms
- Radiant Heat Flooring Throughout Main Level
- Encapsulated Crawl Space
- Andersen Windows and Doors
- Whole House Generac Natural Gas Generator
- Barrel Ceiling Picture Gallery with Accent Lighting in Guest Area
- Pocket Office/Workspace near Kitchen
- Centralized Heated and Cooled Electrical, IT and Communications Room
- Large Cedar Closet with Shelving and Large Attic Storage Areas
- Central Vacuum
- Oversize Garage with Golf Cart Storage and Rear Entry 3rd Garage Door
- Mud Room/Drop Zone with Full Bath at Garage Entry
- Irrigation System
- Artisan Inspired Murals

