



### **112 Pleasant Grove Road Long Valley NJ Feature/Upgrades**

- Original carriage house with 2 car garage, concrete floor, electric, storage upstairs
- Converted 100x25 stable currently a studio apartment with 88 solar panels, own septic system, 1 bedroom, 1 bath with washer and dryer; kitchen, living room, and 1 garage bay (not currently included in rental), natural gas forced hot air, 2 AC mini splits, and storage area - tenant month to month \$1475/month;
- 2 barns out back with electric and water. First barn is 12'x38' with two 12'x16' stalls, Second barn is 12'x40' with 10' overhang, 12'x16' stall, 12'x12' stall, and 12'x12' utility/feed space
- Original stone building which used to be used as a smokehouse - keep garbage cans here for storage
- 20 Kilowatt Generac gas generator near stone building that powers the house and back building
- Low utility bills since electric is produced by solar panels and economical gas forced hot air heat
- House has 3 sump pumps and 2 natural gas boilers
- Fenced area for horses and a grass exercise ring (water troughs negotiable)
- House is clapboard wood. Painted in 2021
- Blue stone patio out back
- Kitchen
  - Wolf 6 burner/griddle (natural gas) plus Wolf microwave drawer
  - Dacor Double oven
  - Subzero refrigerator
  - Farm sink
  - Pot filler
  - Heart pine floors in kitchen and breakfast nook
  - Custom cabinet with pull out; dog food and cat food bins
  - Custom built in cabinets for pantry
  - Marble countertops
- Fireplace in Family/TV room and two fireplaces in Living/Sitting room
- 3 Stone fireplaces on the first floor were built in the classic German Valley style native to the area
- The upstairs bedrooms can be accessed by either the front or back staircases.
- 3 Season porch with built in storage benches with mahogany floor and ceiling
- Built-ins in the sitting room with fireplace; pumpkin pine floor and wood beams in the ceiling
- French doors leading to front porch
- Steam heat - natural gas
- 10 ft ceilings
- Half bath in foyer and also full bath on first floor
- Family room with built in bookcase and wood beams in the ceiling
- Laundry room/bathroom on second floor with built in cabinets, jacuzzi but and shower
- Another full bathroom on the second floor



- Primary bedroom with fireplace (not functional), walk-in closet, and regular closet
- Bedroom with fireplace (not functional) and pumpkin pine floors
- Attic fan
- Beautiful front porch