



## **101 OVAL ROAD, ESSEX FELLS**

6+ Bedrooms; 5 Full Baths; 3 Half Baths

Built Approximately: 1914

Lot Size: 1.68 Acres

### **RECENT IMPROVEMENTS**

#### **The Main House and Grounds**

- New Family Room with French Doors
- Recently updated the third level full bath
- Updated the security system with cell service backup
- Dry basement with water-tight, mold resistant paint
- New primary sump pumps plus state-of-the-art backup pumps powered by water pressure during power outages or primary pump failure
- Added dry well and underground pipe system
- New exterior basement door
- Replaced wood on Pergola and covered posts
- New landscaping around the perimeter of the main house, carriage house and gardens
- Updated irrigation system with new pump and control panel
- Sealed wood roof – 2014
- Painted exterior stucco with permanent paint which includes a 25-year transferrable warranty, wood replaced and refinished – 2013
- Converted oil to gas heating and installed a new commercial grade Weil-McLain furnace – 2013
- Replaced 2 central air conditioning units – total of 3-zones
- Installed new Cedar Shake roof on all structures – 2012
- Oil tank removed with certifications – 2012



## RECENT IMPROVEMENTS cont'd

### The Carriage House and Grounds

- Rebuilt heating system in the carriage house that includes a 4-car garage –2015
- Updated carriage house to include a new kitchen, living room, full bath and bedroom plus freshly painted and new wall to wall carpeting

### ADDITIONAL FEATURES

- Wide plank hardwood floors, high ceilings, recessed lights, natural wood paneling, abundant natural light
- 2 Fireplaces: Living Room & Family Room
- Designer kitchen with terra cotta tile floor, custom wood cabinets, stone counters and backsplash, under-cabinet lighting, high-end stainless steel appliances, center island and an adjoining breakfast area with a French door to the patio
- Storm windows and doors
- Pool powder room with entrance from the pool area
- Covered front portico
- Paved driveway with stone curbs and additional parking
- Covered Pergola connects the main house to the carriage house/garage
- Heated Gunite pool with patio surround and gardens
- Professionally landscaped property
- Central location adjacent to the Essex Fells Country Club and close to shopping, recreation, schools and NYC transportation

\*Please note: this list provided by owner