



8 CHARLES PLACE · CHATHAM

**h** | THE SARITTE HAREL TEAM BRINGING PEOPLE HOME

8CHARLESPLACE.COM

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**kw** PREMIER PROPERTIES  
KELLERWILLIAMS.

Experience Victorian elegance at this breathtaking 4 bedroom, 2 full, 2 half bath home, nestled on a private double wide .34-acre oasis in a coveted pocket neighborhood in Chatham Boro. This gracefully renovated 1854 residence has been updated to modern standards while maintaining classic original detailing throughout.

The wrap-around front porch welcomes you to four levels of meticulously designed living space, where timeless sophistication and contemporary comfort unite living, entertaining and dining areas. The sun-lit formal living room has an original hand-carved marble fireplace mantel and new plantation shutters, while the spacious formal dining room has a bay window and original built-in cabinets. Hidden behind a discreet door lies the newly renovated first-floor powder room with Serena and Lily wallpaper.







The heart of the home lies within the gourmet designer eat-in kitchen, where Fieldstone inset soft-close cabinets, quartz countertops, subway tile backsplash and new recessed lighting harmonize with exposed brick detailing. Professional-grade stainless steel appliances and a large farmhouse sink overlooking the zen-like grounds elevate the cooking experience, while a charming eat-in breakfast nook offers additional built-in pantry storage for added convenience.

Adjacent to the kitchen is the family room where original built-ins lend character and warmth to the space, creating an inviting haven.



Retreat to the second and third floors, where four generously sized bedrooms and an office await. The serene primary suite, with three oversized closets, provides a tranquil sanctuary. The new en-suite bathroom boasts double sinks and a built-in make-up vanity from James Martin with Artic Fall quartz countertop while the glass enclosed custom shower with penny round and oversized subway tiles has been meticulously designed with top-of-line Kohler fixtures including body sprays, overhead rain shower and handheld fixtures.

In addition to the primary suite, the second level features two more spacious bedrooms, a private home office and a newly renovated hall bathroom, featuring a beadboard-paneled vanity and a tub/shower. The recently renovated third floor hosts an additional bedroom with built-in bench seating, shelving, and an arched window offering serene views of the pristine backyard along with a bonus space/walk-in closet.



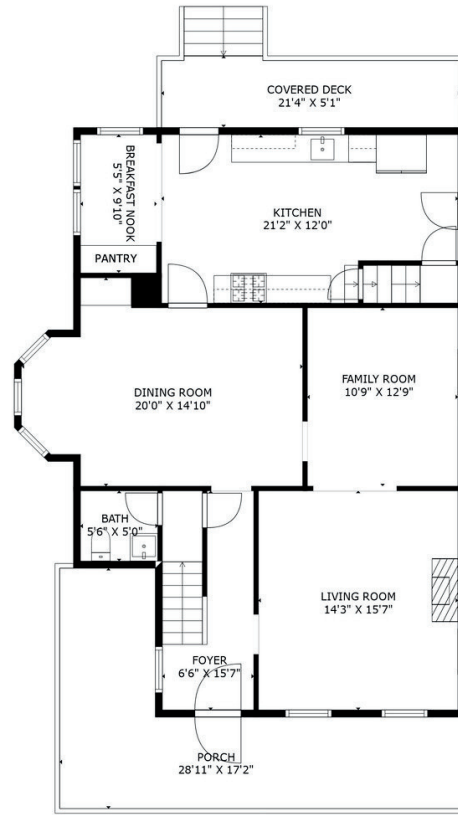
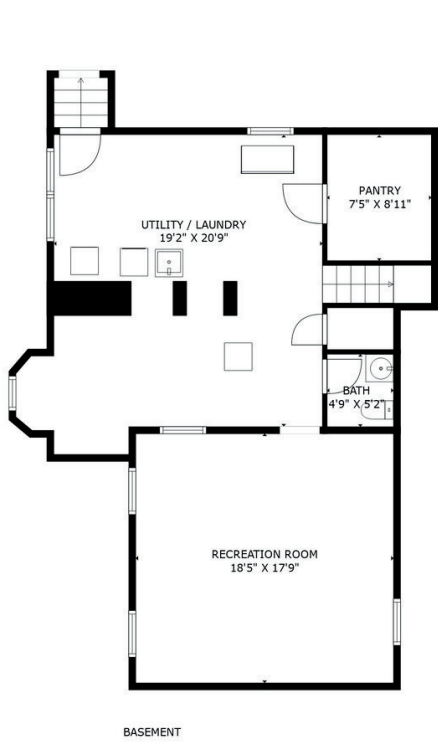
Discover additional living space in the finished lower level, boasting a large recreation room, laundry area, half bath and oversized storage room with built-in shelving.

Outside, the fully fenced double wide totally flat backyard welcomes you with mature landscaping, new magnolia privacy trees and a new rock retaining wall creating a picturesque oasis. Two sprawling paver stone patios, one featuring a built-in fire pit offers an ideal space for hosting gatherings or simply unwinding while the yard offers abundant space for play.

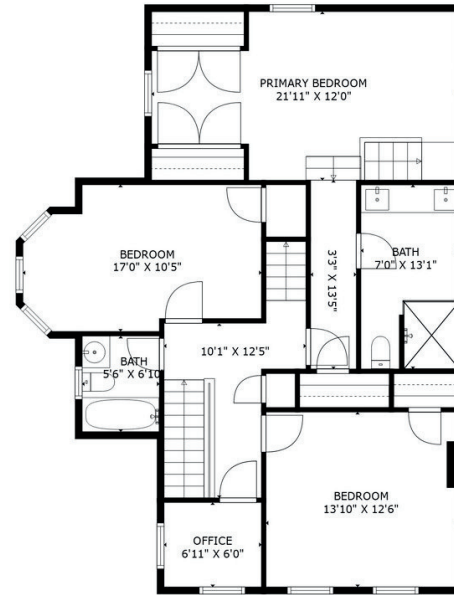
The garage/farmhouse offers storage and pure potential. Now repurposed into a two-car garage complete with newly installed electrical and an EV charger, the unfinished loft on the 2nd floor presents boundless opportunities for customization.



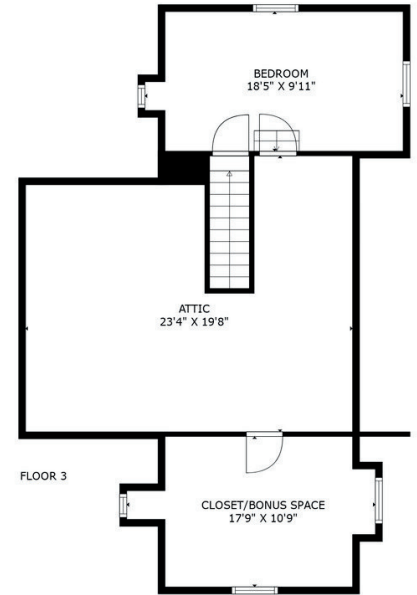
# FLOOR PLAN



FLOOR 1



FLOOR 2



FLOOR 3

## PARTICULARS

- 4 generously sized bedrooms
- 2 full baths, 2 half bath
- Graceful Victorian home, built 1854. Renovated 2017, 2021
- 4 levels of thoughtfully designed living space with an elevated aesthetic
- Situated on a private .34 acres in coveted pocket neighborhood moments from downtown Chatham
- 0.7 miles to Chatham train station
- 0.5 miles to Washington Avenue Elementary School

## HIGHLIGHTS

- Gracious formal living room with original hand-carved marble fireplace mantel
- Large formal dining room with crown molding, original built-in China cabinet, bay window with views of the private backyard
- Spacious family room, adjacent to living room, with original built-ins
- Convenient first floor powder room with designer wall covering
- Kitchen:
  - Gourmet designer eat-in kitchen (2017) with Fieldstone inset soft close cabinets
  - Quartz countertops, subway tile backsplash and exposed brick detailing
  - Professional grade stainless steel appliances and large white farmhouse sink
  - Eat-in breakfast nook with additional built-in pantry storage
- Primary Suite
  - Large primary suite with 3 oversized closets
  - Newly built spa-like en-suite bathroom with double sinks, built-in make-up vanity from James Martin with Artic Fall quartz countertop and custom oversized glass shower with top of the line Kohler fixtures including body sprays, overhead rain shower and handheld fixtures
- Second level features 2 additional bedrooms and a private office space with plantation shutters that share a newly renovated hall bathroom with tub/shower

- Renovated 3rd floor features 4th bedroom and bonus space/walk-in closet
- Finished basement with laundry area, half bath and large recreation room
- Central AC, 2 zones. Newer HVAC unit (2014)
- Heat: forced hot air, 2 zones
- Newer electrical
- Newer plumbing
- Water softener
- Tankless hot water heater
- Whole house water filtration system

## IMPROVEMENTS

- Reconfigured 2nd floor layout to build out luxurious primary suite and provide (to code) access to the 3rd floor bedroom
- New Anderson and renovated original windows throughout
- Newly refinished hardwood floors
- New light fixtures in the dining room, living room and throughout the 2nd and 3rd floor, including recessed lighting
- New designer window treatments throughout
- New custom carpet runners on stairs to 2nd and 3rd floors
- New plantation shutters in living room and office
- Recently repainted every room- walls / moldings / ceilings and doors

- New Serena and Lily wallpaper in powder room and kitchen nook
- Newly installed Alarm System including garage
- Newly installed French drains and 2 sump pumps

## EXTERIOR

- Charming covered wrap-around porch
- New front brick walkway
- New exterior perimeter fence with driveway and side access gates
- Oversized flat backyard on double lot with mature landscaping and new rock retaining wall
- Extensive privacy planting, including new magnolia trees along back perimeter
- Newer paver stone patio (2015) and new 2nd paver stone patio with built-in fire pit (2021)
- Regraded driveway, new brick apron, new Belgian curbs and widened crushed stone portion offering ample parking
- Detached garage provides parking for 2 cars with 2nd floor unfinished loft and newly added electrical and new EV charger
- New 6 zone sprinkler system including drip line for front and rear plantings
- New basement outdoor Bilco doors
- Roof: Asphalt shingle
- Exterior: Clapboard



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