



9 SARATOGA DRIVE · WARREN

9SARATOGADRIVE.COM

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

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**kw** PREMIER  
PROPERTIES  
KELLERWILLIAMS.

Indulge in luxury living at 9 Saratoga Drive, an exquisite end-unit townhome in the prestigious Villas at Warren. Built in 2023 by Toll Brothers, this residence features three spacious bedrooms, three full baths, and one half bath spread across three levels of beautifully designed living space. Upgraded and customized to perfection, it exemplifies refined elegance.

Step inside to a grand two-story foyer with sweeping 18' ceilings. Bathed in natural light, the bright and open layout combines style and practicality, enhanced by wide plank flooring, recessed lighting and contemporary molding. The spacious living room boasts oversized windows, while the sun-filled formal dining area seamlessly connects to a magnificent oversized deck, perfect for entertaining or enjoying quiet moments outdoors.

At the heart of the home is an exceptional chef's kitchen, showcasing stunning quartz countertops, a tasteful backsplash and an oversized center island ideal for culinary exploration. Custom cabinetry extends to the ceiling and top-of-the-line Jenn-Air appliances, including double wall ovens, elevate your cooking experience. The first floor also features a home office with French doors for a tranquil workspace, along with a convenient powder room that adds to the home's practicality.





Retreat to your private sanctuary in the primary suite, complete with a graceful tray ceiling and two expansive walk-in closets, offering an abundance of storage. The spa-like ensuite bathroom is a true oasis, featuring a dual sink vanity with quartz countertops, exquisite tiling, and an expansive glass-enclosed shower equipped with a rain shower head and built-in bench for the ultimate relaxing experience. The second level also features two additional bedrooms, each with walk-in closets, sharing a well-appointed hall bathroom. A second-floor loft with cathedral ceilings provides the perfect playroom or reading nook, while the laundry room ensures you can effortlessly tackle life's daily messes. Discover additional living space in the walk-out lower level featuring a spacious recreation area, gym, and an additional full bathroom.

Outside, The townhome is surrounded by beautifully maintained grounds, including a community playground. The expansive low-maintenance deck, with a built-in gas line, is perfect for al fresco dining, letting you enjoy the tranquility and exclusivity of this private end unit. Conveniently located near shopping, recreation, and major transit routes like Rt. 78 and Rt. 22, this townhome offers the ideal blend of luxury and convenience.



## PARTICULARS

- New townhome built in 2023 in the Villas at Warren by Toll Brothers, complete with extensive luxury upgrades
- Highly desirable end unit in premium location
- 3 bedrooms, 3 full baths, 1 half bath
- Part of NJ PILOT tax program for reduced fixed taxes
- Transferable structural warranty through 2033
- Close to shopping and recreation in Warren
- Close proximity to Rt. 78 and Rt. 22
- 1.3 miles to Warren express bus service to New York Port Authority

## HIGHLIGHTS

- Sophisticated sun-filled townhome with an open concept floor plan
- Elegant double story foyer with 18' ceilings
- Gleaming wide plank hardwood flooring
- Contemporary Iron balusters with custom stair runners

- Secluded first floor home office with French doors for added privacy
- Bright and spacious living room bathed in natural light. Prewired and plumbed for gas fireplace
- Sun-filled formal dining area adjacent to kitchen with access to spacious deck
- Kitchen
  - Exceptional eat-in chefs kitchen with gleaming quartz countertops, quartz backsplash and oversized center island
  - Abundant custom cabinetry extending to the ceiling with under cabinet lighting
  - Top of the line Jenn-Air appliances
  - Fully-outfitted pantry
- Convenient 1st floor powder room
- Primary Suite
  - Private suite with graceful tray ceiling
  - Two custom walk-in closets
  - Spa-like ensuite bathroom with dual sink vanity with quartz countertop, upgraded tiling, and an expansive glass enclosed shower with dual shower heads including rain shower and built-in bench
- Two additional bedrooms on the second level, both with walk-in closets, sharing a well-appointed hall bathroom with tub/shower.
- 2nd floor loft with cathedral ceilings
- 2nd floor laundry room with built-in cabinetry and Whirlpool appliances
- Finished walk-out lower level with recreation room, gym with custom mirrors and an additional full bathroom

- Thoughtfully designed mudroom
- Pull down attic for additional storage
- Contemporary trim and millwork throughout
- Motorized shades
- Ample recessed lighting and designer light fixtures
- Energy efficient windows
- Humidifiers, 2
- Central AC, 2 zones
- Forced hot air, 2 zones
- Security System

## EXTERIOR

- Exceptionally maintained development with community playground and HOA covering all landscaping, paving, snow removal etc
- Impressive large low maintenance deck with built-in gas line
- Extremely private, tucked away end-unit on premium lot with lush surroundings
- 2 car attached garage
- Paved double width driveway
- Exterior: concrete board and stone
- Roof: Asphalt shingle



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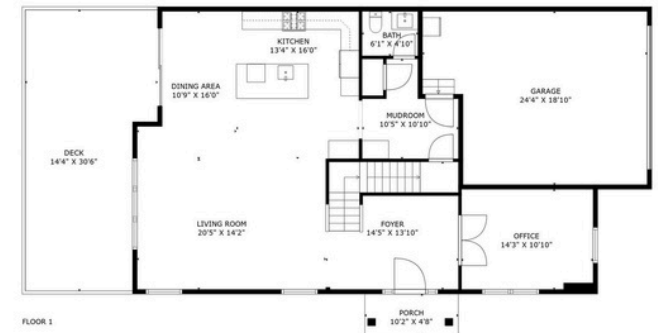
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BASEMENT



FLOOR 2



FLOOR 1

Ranked Top 1% NJ Realtors\*

Top 5 Real Estate Agents in NJ\*

NJAR Circle of Excellence Sales Award 2007-2023

\* Per GSMLS 2023 \*Per RealTrends 2024  
Each Office is Independently Owned and Operated