

Prominent  
Properties

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# 40 Westmount Drive

LIVINGSTON | NJ

Presented by  
The Pruzon~Polow Team





# Gracious living at its best

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40 Westmount Drive, Livingston NJ

- Custom brick front colonial built in 1997, addition and renovation in 2008
- Four bedrooms (optional fifth), five full and one half baths
- Hardwood flooring and custom millwork
- Dramatic two-story entry
- First floor library with gas-burning fireplace and French doors for privacy
- Large dining room with butler's pantry and wine fridge
- Gourmet eat-in kitchen with double wall ovens, gas cooktop, water filtration system, dishwasher, warming drawer and microwave with large center island and breakfast area
- Family room featuring a gas-burning stone fireplace and wet bar with custom built-ins
- Living room/billiards room with a gas-burning fireplace, coffered ceiling and French doors to covered veranda and patio
- Primary bedroom suite accented with vaulted ceilings, a gas-burning fireplace, incredible custom fitted walk-in closets and a spa-like bathroom with a stall shower, double vanity, makeup area and heated floors
- Second floor flex space is potential fifth bedroom
- Lower level features a rec room, wet bar, exercise room, full bath, office/guest quarters, golf room, cedar closet and tons of storage
- Mudroom with custom built-in lockers and cubbies
- Five gas fireplaces: library, family room, living room/billiards room, primary bedroom and rec room
- Oversized two-car garage on the first floor with a Tesla Charger and a large loft providing extensive storage
- Circular driveway
- Covered veranda with television and plenty of seating
- Resort-like backyard perfect for entertaining, featuring mature landscaping, an expansive patio with gas firepit and built-in outdoor kitchen, a sports court with privacy fence and storage shed
- Three-zone forced hot air heating and central air conditioning
- Central vacuum system
- Security system
- Underground sprinkler system with water shut off valve
- Approximately 0.7 acres
- Taxes: \$36,487





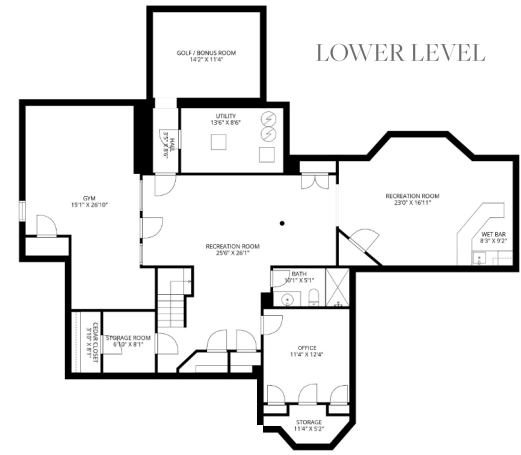
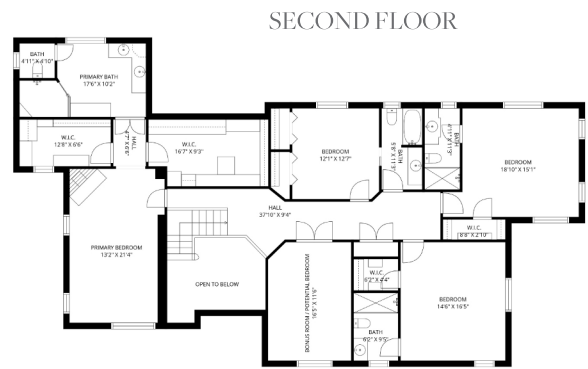
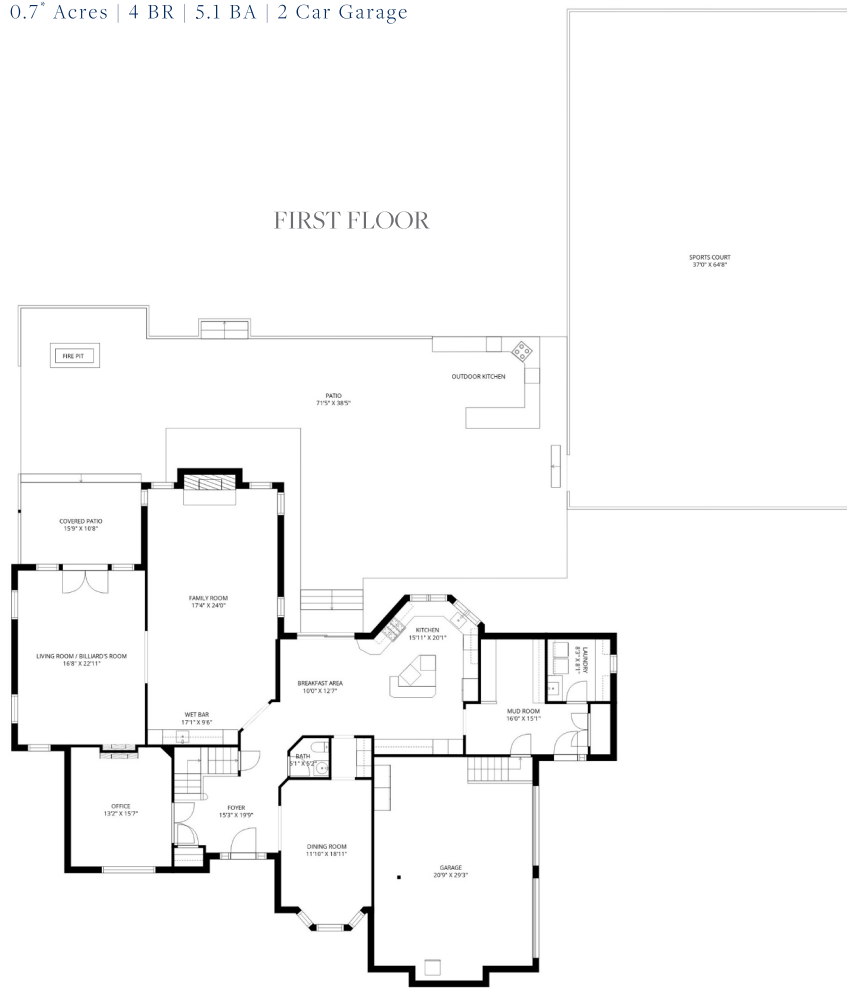








**FLOOR PLAN - 40 WESTMOUNT DRIVE, LIVINGSTON NJ**  
 0.7+ Acres | 4 BR | 5.1 BA | 2 Car Garage



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