

Prominent  
Properties

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## 22 Thames Drive

LIVINGSTON | NEW JERSEY

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Presented by  
The Pruzon-Polow Team









# Gracious living at its finest

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## 22 Thames Drive, Livingston, New Jersey

- Located in the prestigious Bel Air Section of Livingston
- Fully re-faced exterior stucco, 2015
- All new hardwood flooring on second floor, 2015
- Refinished hardwood on the first floor, 2015
- Grand two-story entry with marble tile flooring
- New hot water heater installed, 2021
- New HVAC system with 3-zones installed, 2015
- Whole-house water filtration system
- Circular driveway with new pavers laid, 2017
- Fully enclosed steam shower in primary bath installed, 2015
- House is fully wired for video surveillance system, recording equipment and security system, 2015
- New bluestone front porch installed, 2017
- Finished lower level with full bath, separate heating unit, sauna and new flooring throughout installed, 2021
- Hunter Douglas remote control shades
- Built-in speaker system in family room
- Two indoor gas fireplaces (family room and library)
- Kitchen - indoor Viking range with grill and Sub-Zero refrigerator/freezer
- Expansive patio with outdoor built-in Weber grill and beverage refrigerator, gas fireplace, speakers, maintenance-free playground, trampoline and basketball sports court
- Fully fenced backyard, 2015, with underground sprinkler system in the front and back
- 22kW natural gas Generac generator, 2015
- Built in 2000
- Lot Size: 0.73\* acres
- Taxes: \$40,566\*



\*Approximately





















## FLOOR PLAN - 22 THAMES DRIVE, LIVINGSTON NJ

0.73<sup>±</sup> ACRES | 4 BR | 4.2 BA | 3 CAR GARAGE



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