

LIVINGSTON, NEW JERSEY

11 Grasmere Court

A château, made your own.

ARCHITECTURE WITH PRESENCE. A FUTURE OF YOUR CHOOSING.



PROPOSED FINISH • CONCEPTUAL RENDERING

FRONT EXTERIOR / Proposed-finish rendering of the residence and arrival court.

OFFERED AT \$6,800,000

Offered in its current unfinished condition.

An arrival with presence.



PROPOSED FINISH • CONCEPTUAL RENDERING

FOYER / Proposed-finish rendering of the two-story entrance, curved staircase and upper gallery.

VOLUME · CRAFT · CHARACTER

A distinctive first impression.

A two-story foyer and sweeping curved staircase establish an ambitious architectural vision.

The plans bring together a double-height kitchen, a curved breakfast bay, and generous rooms that open toward the terraces.

Brick and limestone.

Architectural ceilings.

Substantial custom woodwork.

The next chapter is yours to shape.

A private world within the home.



PRIMARY SUITE / Proposed-finish rendering of the bedroom retreat.



PRIMARY BATH / Proposed-finish rendering.

Room to withdraw.

Conceived as a complete retreat, the primary suite includes a dedicated office, sitting room and two walk-in closets.

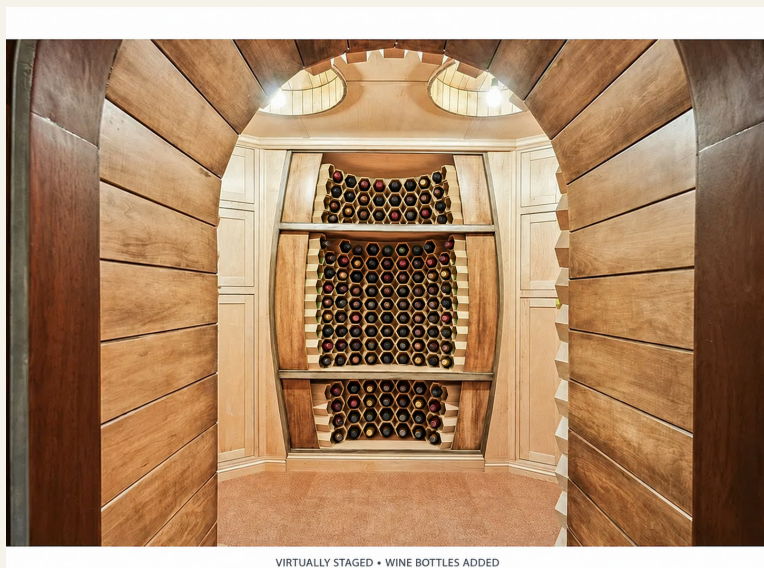
The planned bath brings together two vanities, a separate shower and a soaking tub.

An invitation to entertain.



PLAN-BASED CONCEPT • PROPOSED FINISH

LOWER-LEVEL LOUNGE / Proposed-finish rendering of a gathering space in the walk-out lower level.



VIRTUALLY STAGED • WINE BOTTLES ADDED

WINE CELLAR / Actual cabinetry photograph, virtually stocked with wine bottles.

Character worth gathering around.

Custom maple wine cabinetry and cherrywood theater millwork give the entertainment spaces a distinctive identity.

The walk-out lower level is planned for a lounge and bar, theater, exercise room, and supporting bath and changing areas.

BEYOND THE INTERIOR

Imagine the setting complete.

Broad rear balconies and split exterior stairs connect the architecture to a vision of outdoor entertaining.



REAR EXTERIOR / Proposed-finish rendering of the terraces, pool and landscaped grounds.

A landscape for the life you imagine.

Plans envision a gunite pool, travertine terraces, limestone steps and outdoor gathering spaces. The pool is unfinished; this image depicts a proposed completed setting.

Your vision. Your next chapter.

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Offered in its current unfinished condition.

6 BEDROOMS

8 FULL BATHS

2 HALF BATHS

Experience the opportunity in person.

Arrange a private visit to understand the architecture,
the work in place and the possibilities for completion.

PRIVATE SHOWINGS

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ALIGN

Brokered by eXp Realty

ABOUT THE IMAGES

Renderings illustrate a proposed finished vision and do not depict the property's current condition. Finishes, furnishings and amenities shown are conceptual and may differ from the completed property. The wine-cellar image shows actual cabinetry with wine bottles added virtually. The property is offered in its current unfinished condition; completion scope and feasibility are subject to the buyer's plans and required approvals.