



## 10 Boulder Road Tenafly, NJ 07670

**10BoulderRd.com**

**LOT SQ. FT:** 3.16 Acres  
**DIMENSIONS:** 137,650 sq. ft.  
**INTERIOR SQ. FT APPROX:** 9,350  
1st FLOOR 5,900 sq ft  
2nd FLOOR 3,450 sq ft  
**VIEWS/EXPOSURE:** Sunset, West  
**YEAR BUILT:** 2004  
**TAXES:** \$86,000

**ROOMS:** 14  
**BEDROOMS:** 7  
**FULL BATHS:** 8  
**HALF BATHS:** 2

### LOCATION:

Set High on Gorgeous Private Street  
Prestigious Tenafly East Hill  
Private Cul de Sac Street  
Approx. 6.0 mi to GWB  
Approx. 1.1 mi to Kaplen JCC  
Approx. .9 mi to Downtown Tenafly  
Approx. 1.1 mi to Maugham Elementary  
School  
Approx. 1.7 mi to Tenafly Middle School  
Approx 1.7 mi to Tenafly High School  
Close to Houses of Worship  
Close to NYC Bus Stops

### FASCIA:

Mason Stucco  
Stone Faced  
Aluminum/Copper Gutters Downspouts

### MECHANICS:

Gas  
Baseboard Heating 11 Zones  
Radiant Heat Kitchen, Library, Hallways  
A/C 5 Zones  
**Kolbe** Windows Inswing casements  
operate with simple, lever handles and  
swing in at the side, European-Style

### HOME FEATURES:

4 Fireplaces  
4 Car Garage  
**BUDD** Central Vacuum System  
Home Security System  
Multi Zone Music System  
Circular Driveway  
Home Generator

### ENTRY FOYER:

Grand Expansive Entry  
Custom Front Door with Wrought Iron  
details  
Reception Area  
Large Coat Closet

### DINING ROOM:

Banquet Size Dining Room  
Stain Glass Windows  
Hardwood Floors

### HALL/BUFFET AREA:

Can be used as a Butler's Pantry

### KITCHEN:

**Wolf** Double Wall Ovens  
**Commercial Grade Wolf** Cooktop  
Pot Filler  
Fan Hood  
**dacor** Warming Drawer  
**dacor** Built In Microwave  
**Miele** Built In Steamer/Oven  
**SUB ZERO** Side by Side  
Refrigerator/Freezer Custom Designed  
Front Panels  
Large Center Island 2 Levels with Seating  
Farmhouse Sink  
Extensive Tile Countertops  
Rustic Tile Radiant Heated Floor  
Breakfast Area  
Walk In Pantry  
French Door to Patios  
Oversized Windows bring in immense  
amount of Natural Light

### POWDER ROOM:

Glass Top Pedestal Sink

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**kw TOWN LIFE**  
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**GALLERY/HALL:**

Hand Painted Murals

**FAMILY ROOM:**

2 Separate Seating Areas  
Cathedral Ceiling  
Fireplace  
Oversized Room with Large Windows  
French Doors to Stone Patios

**LIBRARY:**

Custom Built In Cabinetry  
Fireplace  
Radiant Heated Floor

**FIRST FLOOR**

**MASTER BEDROOM SUITE:**

French Doors to Patios  
Meditation Room w/Fireplace  
Walk In Closet

**MASTER BATHROOM:**

Free Standing Jetted Tub  
Double Custom Vanities  
Glass Enclosed Shower w/Built In Bench  
French Doors to Patios

**BEDROOM ENSUITE 2:**

Closet with Built ins  
Hardwood Floors  
Extra Large Windows

**BATHROOM:**

Tile Bathroom  
Shower over Tub  
Custom Vanity

**BEDROOM ENSUITE 3:**

Closet with Built ins  
Hardwood Floors  
Extra Large Windows

**BATHROOM:**

Tile Bathroom  
Shower over Tub  
Custom Vanity

**SIDE ENTRANCE:**

Access to Covered Patio

**SECOND FLOOR:**

**LOGGIA:**

Oversized Area for Flexible Living Space  
Hardwood Floors

**STUDY:**

French Door to Terrace  
Overlooking Yard  
Carpet (no hardwood under carpet)

**STORAGE ROOM/DEN:**

Carpet  
Flexible Space

**BEDROOM ENSUITE 4:**

French Doors to Balcony  
Carpet (no hardwood under carpet)  
Built In Window Seat  
Trey Ceiling  
Bathroom Attached  
Large Walk In Shower  
Jetted Tub

**BEDROOM ENSUITE 5:**

French Doors to Balcony  
Carpet (no hardwood under carpet)  
Built In Window Seat  
Bathroom Attached

**BEDROOM ENSUITE 6:**

French Doors to Balcony  
Overlooks Front of Home  
Carpet (no hardwood under carpet)  
Trey Ceiling  
Bathroom Attached  
Linen Closet

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**BEDROOM 7:**

Attached to Hall Bathroom  
Closet  
Carpet

**BONUS ROOM:**

2 Dormer Windows  
TV Room, Game Room, Computer Room

**THIRD FLOOR ATTIC:**

Attic Fan  
Access via Staircase

**LOWER LEVEL:**

Walk Out to Covered Storage Area & Stairs  
to Pool  
Bar Area  
Kitchenette  
Rec Room w/Fireplace  
Game Room  
Office  
Pet Shower Grooming Room  
Laundry Room:  
**Whirlpool** Front Load  
Washer/Dryer, Sink and Cabinets  
Storage Closets  
Half Bathroom  
Mud Room with Built in Shelves and  
Cubbies  
Utilities

**BACKYARD:**

Oversized Stone Patio/Dining Area  
Gardens Specimen Plantings  
Stone Patios  
Stone Walkways

**CABANA:**

2 Changing Rooms  
Full Bathroom  
Kitchen  
Bar

**POOL:**

Heated  
20 x 40 with Spa

**GARAGE:**

4 Car  
Workshop Area  
Bicycle Storage Area

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