

The Vail Mansion
Style, Location, Sophistication

Welcome to:
110 South Street
www.vailmansionlisting.com
Morristown, NJ 07960

The Vail Mansion

About: The Vail Mansion at 110 South Street in Morristown, NJ was built by Theodore Vail between the years 1916-18. At the time, Mr. Vail was the President of American Telephone & Telegraph Company and the visionary who was key in creating the Bell System. Vail commissioned renowned architect William Bosworth to construct an Italian Renaissance Palazzo that would serve as both a home and museum. Bosworth already had an impressive CV as he had worked on Kykuit, the Rockefeller mansion in Pocantico Hills, NY and the palace of Versailles. The plan was to have the upper levels serve as the Vail family's residence and the first level dedicated to the Vail collections of art and inventions. Vail never lived in the home and his family sold it in 1922. It was subsequently used for municipal purposes.



The Vail Mansion circa 1920



The Vail Mansion Today

Fortunately, the structure was saved from the wrecking ball when it was converted into a luxury condominium complex in 2007-08. The developers restored the mansion and added two wings, respecting and integrating the historic style of the original, central residence.

The Vail Mansion



Location: Situated in the heart of Morristown, NJ, the Vail Mansion at 110 South Street offers the best of luxury living, urban convenience and small town charm. Morristown is approximately 32 miles west of New York City and is located near major highways, public transportation, Liberty International Airport, world class shopping, golf courses, parks, hiking/biking trails, equestrian facilities, and a stroll to all the charm, shops, restaurants & entertainment found on the Morristown Green and downtown.

Amenities:

- On-site Concierge
- Fitness Center
- Aerobics Studio
- Club Room

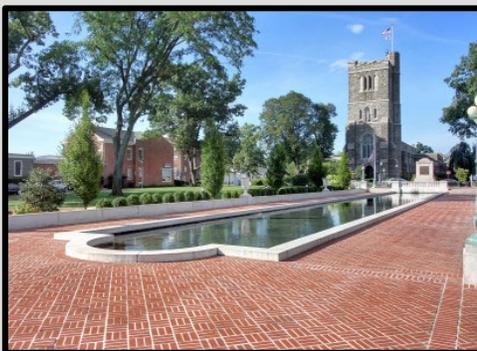
Features:

- One Year AHS Home Warranty
- 2 Bedrooms, Den/Office, 2 Full Baths
- Two assigned indoor Parking Spaces, side by side
- Garage-level Storage Unit
- Natural Gas and Central Air
- Public Water, Public Sewer
- Minutes to the Morristown Train Center for the NJT Mid-town Direct to NYC.

The Vail Mansion

Enter the Vail Mansion property via a sweeping drive flanking a magnificent reflecting pond. The centerpiece is the architecturally significant and historic granite and marble 1916 main house. A beautifully landscaped brick paver walkway, bordered by boxwood and perennials leads to the Vail Mansion residents' lobby, where the Concierge greets you. The sleek and elegant design of the lobby anticipates the style and luxury found throughout.

- **Foyer:** The Foyer sets the tone for the gracious design and elegance of the home, opening to the beautifully appointed Living & Dining Rooms and the state-of-the-art chef's kitchen. Immediately to the right of the foyer, French doors open to a private den/office. Deep architectural crown and baseboard moldings, tall ceiling height, magnificent floors and exceptional light are the style hallmarks of this spacious home.



The Vail Mansion

- **Living Room 20 x 13:** The understated architectural design and elegance of this home are evidenced by the Living Room's deep crown & baseboard moldings, tall ceiling height, and triple French windows leading to a lovely balcony. Polished wide-width walnut floors create harmony, balance and flow. The Living Room is open to the sleek and beautifully appointed Kitchen.

Abundant light and views of Morristown are provided by two sets of triple French doors which open to two balconies.



The Vail Mansion

- **Living Room 20 x 13:** The understated architectural design and elegance of this home are evidenced by the Living Room's deep crown & baseboard moldings, tall ceiling height, and triple French windows leading to one of two tranquil balconies. The polished wide-width walnut floors create harmony, balance and flow. The Living Room is open to the sleek and beautifully appointed Kitchen. The open yet defined floor plan makes entertaining a breeze! Abundant light and views of the hills surrounding Morristown are provided by two sets of triple French doors which open to two balconies.



The Vail Mansion

- **Dining Room 13 x 10:** The Dining Room continues the warm and open style - a demi wall and column add architectural interest. It is ideal for both small gatherings and large scale entertaining, with seamless flow to the Living Room and extraordinary chef's Kitchen.



The Vail Mansion

- **Kitchen 20 x 10:** The spectacular, state-of-the-art Kitchen, with quartz countertops features a large center island, expanded as part of the renovation, with breakfast bar, brushed stainless fixtures, Bosch stainless dishwasher and a 36 bottle under-counter Jenn-Air wine refrigerator.
- Appliances include Jenn-Air stainless steel and include a six-burner gas cook top, powerful exhaust hood, double wall oven/microwave and a double door refrigerator with freezer drawer. The custom glazed granite, stacked wall tiles behind the cooktop tie in beautifully with the colors of the quartz counters. 42" raised-panel custom cabinets provide abundant storage, combining beauty and function. Closets – Pantry and Guest – offer plenty of always coveted storage space, as does the new cabinetry on the island. Triple French Doors open to a balcony - the perfect spot for morning coffee or just relaxing after a busy day.



The Vail Mansion

- **Office/Den 10 x 18:** Immediately adjoining the Foyer, French doors open to the Office/Den. Beautiful, custom cabinets, bookshelves and desk serve as the ultimate combination of form and function. Combined with on-trend wall covering, recessed lighting and designer finishes, this room is an ideal study/retreat or work-from-home office.



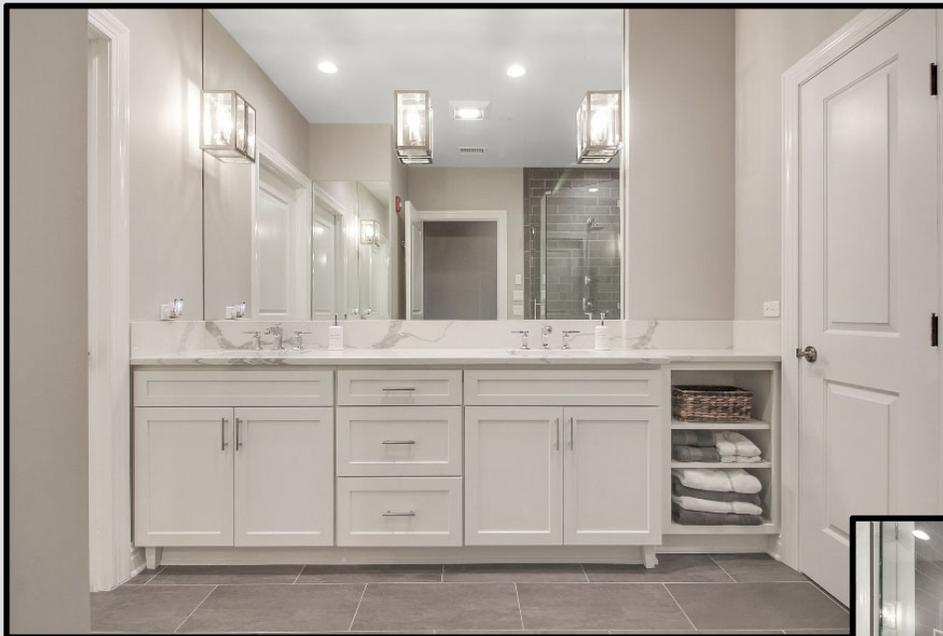
The Vail Mansion

- **Master Bedroom with Ensuite Bath - 16 x 14:** The unrivaled attention to detail and style continues in the spacious Master Suite. It is a private sanctuary with on trend floors, deep moldings, a ceiling fan/light, solid, raised-panel doors, and a room-sized, walk-in closet with custom system. It was completely renovated in 2016.
- The generous floor plan allows for multiple configurations and styles of bedroom furniture.



The Vail Mansion

- The stunning **Ensuite Master Bath** was recently custom redesigned to a very high standard. A spacious, quartz-topped double vanity with under-counter cabinets provides great storage. Fixtures are polished chrome by Kohler. A frameless, walk-in shower clad with custom tiles coordinates with the porcelain tile floor and cabinets. A large water closet and linen storage closet complete this luxurious spa-quality bath.



The Vail Mansion

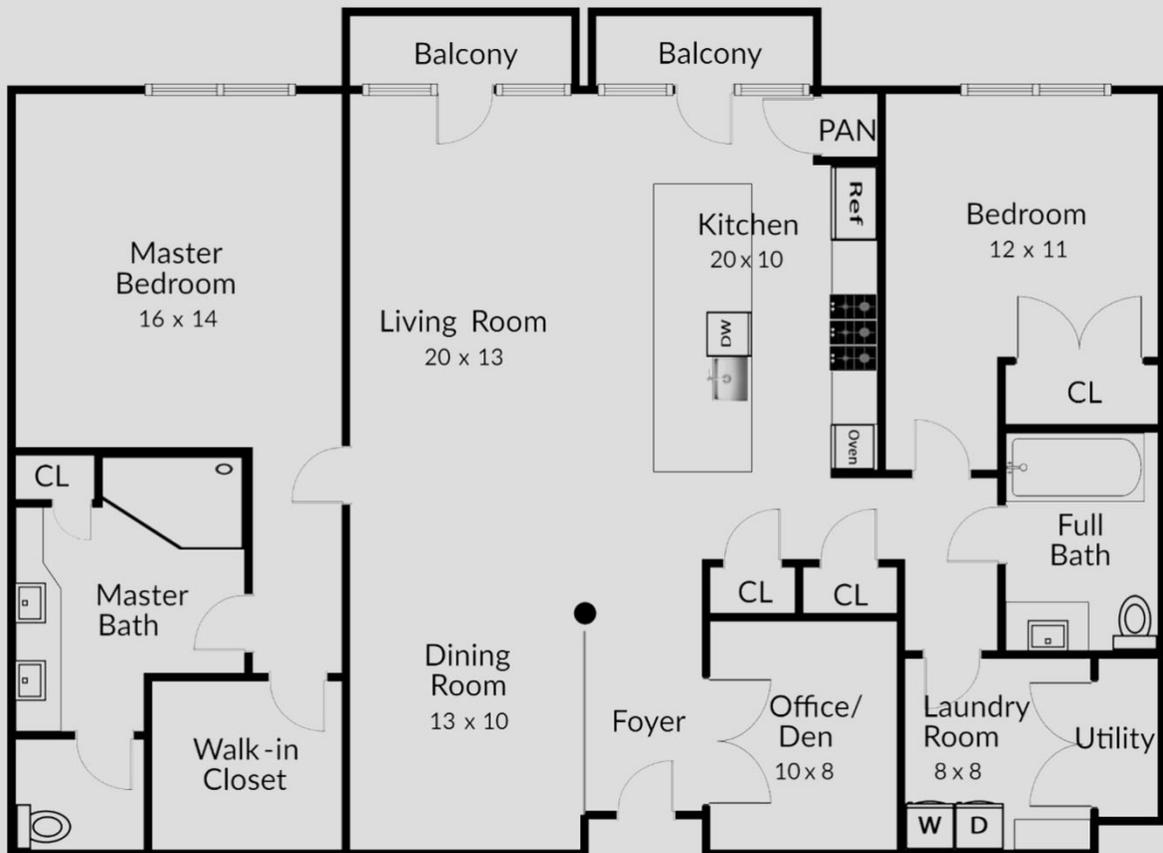
- **Guest Bedroom- 12 x 11:** The generously sized Guest Bedroom is ideally situated, affording privacy to you and your guests. Crown molding, hardwood floors, a large double closet, and two large windows make this a perfect guest retreat. In fact, the bed shown is king size! The adjacent full bath has a shower/bath, marble tile floor and Kohler fixtures.



The **Laundry Room 8 x 8** is discretely situated and offers amazing storage and counter space with storage cabinetry. The generous storage available in this luxury home is astounding!



The Vail Mansion Floor Plans



All floor plans are for informational purposes only and there are no representations made for accuracy or inclusiveness.

Updates

- **Kitchen--**
 - ✓ New custom crafted backsplash
 - ✓ Quartz counters installed
 - ✓ Redesigned center island with new cabinets
 - ✓ New sink
 - Touchless faucet
 - ✓ New Bosch dishwasher
 - ✓ New Jenn-Air wine refrigerator
- **Master Bathroom --** complete gut renovation
- **Dining Room and Kitchen --** new custom light fixtures
- All walls, trim and ceiling professionally painted
- **Master Bedroom and Office/Den --** new bespoke wall coverings in
- **Office/Den --** new LED recessed lights
- All recessed lights replaced with LED trim kits
- **American Home Shield Warranty**

MLS Form

Morris* Morrislawn Town* (2325)

110 SOUTH ST 207*

List Price: \$999,999

Residential Client Full Report



MLS#: 3511957	Section: Vail Mansion	LP: \$999,999
Status: A	ZN: Residential	OLP: \$999,999
Rms: 6	GRS: K-2;3-5	SP:
Bdrm: 2	MSJR: Frelghuysn	LD: 10/26/2018
FB: 2	HS: Morristown	UCD:
HB: 0	Acres: 3.67*	CD:
ZIP: 07960-7719*	LISz: 3.67 AC-AIR RIGHTS*	ADM: 1
RZIP: 07960	SqFt:	DOM: 1
Block: 4701*	CLR: White	SDA: Yes
Lot: 207*	CL: Yes	
Unit #: 207	GSMLS.com: Yes	
Floor #: 2	YB/Desc/Ren: 2008 / Approximate / 2016	
Bldg #:	PSubType: Condo/Coop/Townhouse	
FHA55+: No	Style: HI-Rise, One Floor Unit	
Pets: Yes		

Directions: 287 to South Street, between Pine and Elm

Remarks: Cherish the beauty of Morris County while enjoying city life in Morristown's premier location, the Vail Mansion! This stunning 2BR 2Bath home w/separate office boasts two balconies accessed via tall French doors that add character and charm. The on trend recent kitchen renovation includes a new back splash, quartz countertops, center island cabinetry with endless storage, newer sink with touchless faucet, a Bosch dishwasher, new Jenn-Air wine refrigerator, and custom light fixtures. Recessed lights have been replaced with LED trim kits, and additional lighting in the office. The master suite is a true oasis, with newer master bath that rivals many spas with its beautiful finishes. Professionally painted in 2016, this home is a turn key sanctuary. Enjoy the tranquility of Vail with the city at your doorstep.

INTERIOR

Applcs: Carbon Monoxide Detector, Cooktop - Gas, Dishwasher, Disposal, Dryer, Kitchen Exhaust Fan, Microwave Oven, Self Cleaning Oven, Wall Oven(s) - Electric, Refrigerator, Washer, Wine Refrigerator	Handicap Modified: No
Bsmnt: No /	IntFeat: Carbon Monoxide Detector, High Ceilings, Smoke Detector, Stall Shower, Stall Shower And Tub, Walk-In Closet, Window Treatments
Dine: Formal Dining Room	Kilch: Breakfast Bar, Center Island, Pantry
Exclu: wall mounted TVs & Speakers, wall mounts, wall hangings, personal prop	Master: Full Bath, Walk-In Closet
FirePl: 0 /	MslBath: Stall Shower
Floor: Tile, Wood	In-law Suite: No/

EXTERIOR / OTHER FEATURES

Amnt: Billiards Room, Club House, Elevator, Exercise Room, Storage	Garage: 2 / Assigned, Built-in Garage, Garage Door Opener, Inside Entrance, On Site
Drive: 20 / Off-Street Parking, On-Street Parking	Pool: No/
Exterior: Stone, Stucco - Fabricated/Masonry	Roof: Asphalt Shingle, Slate
ExtFeat: Curbs, Deck, Sidewalk, Thermal Windows/Doors	

ROOM DIMENSIONS

LivRm: 20x13 / Second	DinRm: 13x10 / Second	Kilch: 20x10 / Second	Den: 10x8 / Second
Mslr: 16x14 / Second	Bed2: 12x11 / Second		

Level2: 2 Bedrooms, Bath Main, Bath(s) Other, Den, Dining Room, Foyer, Kitchen, Laundry Room, Living Room, Pantry

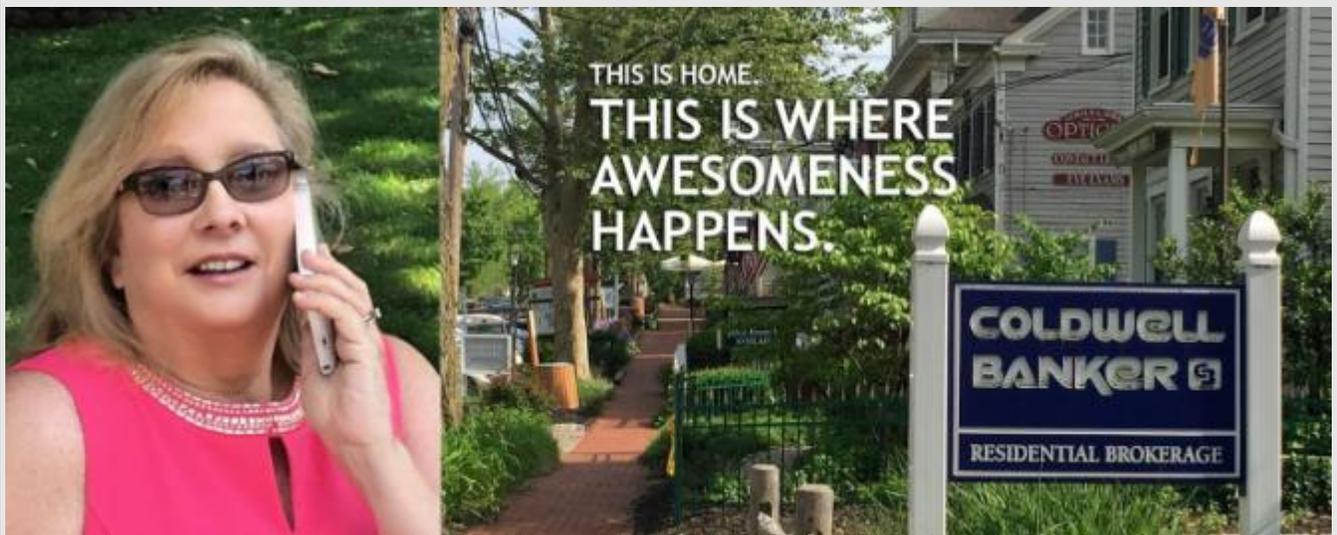
UTILITIES

Heat: 1 Unit, Forced Hot Air	Sewer: Public Sewer
Cool: 1 Unit, Central Air	Utilities: All Underground, Electric, Gas-Natural
Fuel: Gas-Natural	Water: Public Water
Service: Cable TV Available, Garbage Included	W/InH: See Remarks

FINANCIAL INFORMATION / TAX INFORMATION

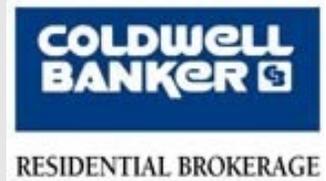
Taxes: \$14,975 / 2017	TaxRt: 2.760 / 2017	BldAsmt: \$142,600	LndAsmt: \$400,000	TotAsmt: \$542,600
Fee: \$975 / Monthly	AppFee: \$3,900	FarmAsmt: No	HmWrnly:	OTF: Condominium
Other: \$178 / Monthly	Easement: Unknown /			

FeeIncl: Maintenance-Common Area, Maintenance-Exterior, Snow Removal, Trash Collection



I am proud to be the listing agent for this home. It is truly beautiful. Please visit this home's website for more details and an e-copy of this brochure.

For an appointment, call:
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 Coldwell Banker Residential Brokerage
 One South Finley Avenue
 Basking Ridge, NJ 07920
 908.766.8368 Office
 908.938.2525 Cell



“Coldwell Banker congratulates Marie for her 2017 achievements as the top producer in the Basking Ridge office, with over 40 closed transactions and over \$25MM in sales volume. In 2017, she founded the West Oak Team with revenues over \$40MM. Real Trends, a 3rd party Zillow-affiliated agency, has named her one of "America's Best Real Estate Agents," scoring in the top 100 in all of NJ for sales volume from thousands of agents. Marie has also won the Five Star Professional Designation. Please join us in congratulating Marie.” NCJAR Circle of Excellence Sales Award – Platinum 2013, 2014, 2015, 2016. 2017 YTD 2018 we are ranked in the top 1% of Coldwell Banker.



Marie Young
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 ★★★★★
 20 total reviews (14 local)



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 Zillow Trulia

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