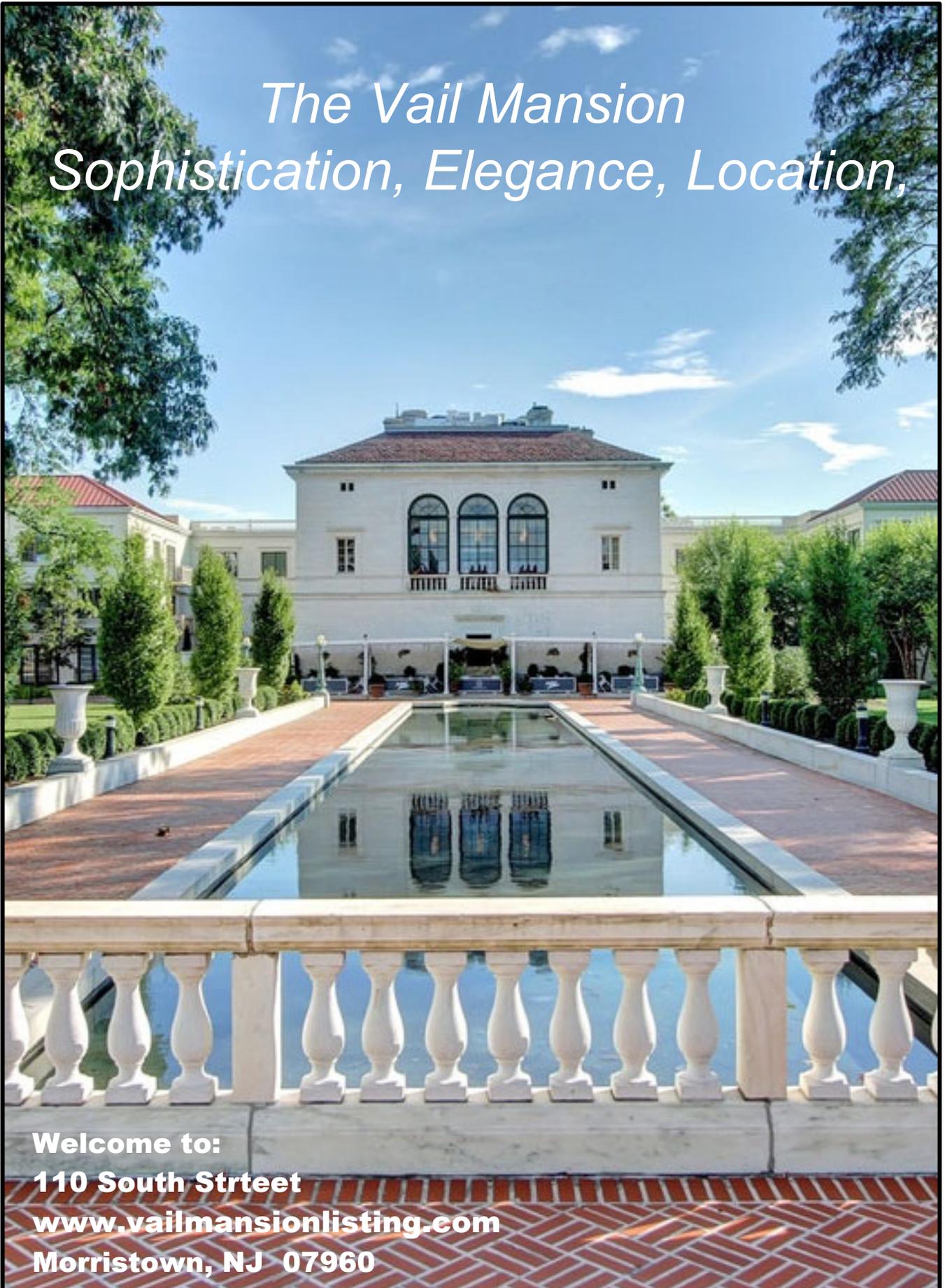


*The Vail Mansion
Sophistication, Elegance, Location,*



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

The Vail Mansion



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
- Multimedia Theatre

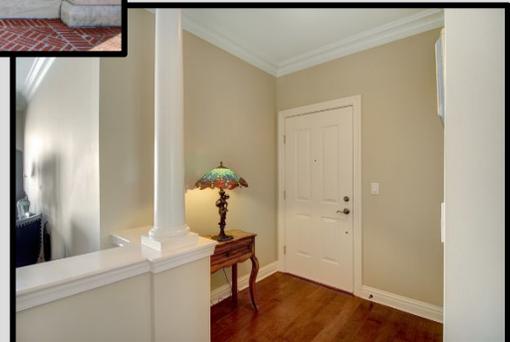
Features:

- One Year AHS Home Warranty!
- 2 Bedrooms, 2.1 Baths
- Two assigned indoor Parking Spaces
- Garage-level Storage Unit
- Natural Gas and Central Air
- Furnace & Hot Water Heater outside of Unit
- 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 flowering 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. The elevator whisks you to the penthouse floor.

- **Foyer and Gallery/Hall:** The Foyer sets the tone for the superlative design and elegance of the home, providing direct access to the columned Gallery/Hall and Living & Dining Rooms. Deep architectural crown and baseboard moldings, 9 1/2' ceilings, magnificent floors and exceptional light are the hallmarks of the style and elegance of the home. The gallery/hall provides access to the Ensuite Guest Bedroom, Powder Room, tiled Laundry Room and abundant closet space.



The Vail Mansion

- **Living Room 18 x 12:** Understated architectural design is the hallmark of the entire home, as evidenced by the Living Room's deep crown & baseboard moldings, columns, tall ceiling height, and triple French windows. A granite-topped Butler's Station is perfectly positioned for entertaining and houses a 20 bottle *U-line* wine refrigerator. French Doors open to one of two balconies that provides coveted views of the inner courtyard. Polished wide-width engineered floors provide serene style, adding warmth and harmony.



The Vail Mansion

- **Dining Room 15 x 10:** The light-filled, bright and elegant style continues in the Dining Room. It is ideal for more formal entertaining, with seamless flow from the Living Room to the impressive chef's Kitchen. Two 18-paned windows provide fine views of the courtyard.



The Vail Mansion

- **Kitchen 23 x 17:** The spectacular, state-of-the-art eat-in Kitchen, with granite countertops, large center island with breakfast bar, Jenn-Air stainless steel dishwasher, and double sink provides plenty of counter space. All appliances are Jenn-Air stainless steel and include a six-burner gas cook top, a double wall oven with microwave, powerful exhaust hood and a double door refrigerator with freezer drawer. The dining area is exceptionally spacious – French Doors open to a balcony, which is perfect for morning coffee. Crown molding, 42” warm white cabinetry and wonderful light, combined with all the design features this kitchen offers make it a room you and your guests will not want to leave!



The Vail Mansion

- **Master Bedroom with Ensuite Bath - 23 x 15:** The unrivaled attention to detail and style continues in the spacious Master Suite. It is a private sanctuary highlighted by gleaming floors, beautiful moldings, solid, raised-panel doors, abundant light provided by six large windows, and two large, walk-in closets with custom systems.
- The floor plan allows for multiple configurations and styles of bedroom furniture.



The Vail Mansion

- The stunning **Ensuite Master Bath** is finished to a very high standard, with a spacious, marble-topped double vanity with warm white under-counter cabinets providing abundant storage. A soaking tub framed in marble coordinates with the marble floor. The frameless, walk-in shower features brushed nickel, wall-mounted and hand-held shower fixtures. A water closet and linen closet complete the ensuite bath.



The Vail Mansion

- **Ensuite Guest Bedroom– 16 x 11:** The generously sized Guest Bedroom, presently used as an office is ideally situated off of the Foyer/Gallery, 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, media room or home office. The ensuite bath has a full bath/shower, marble tile floor and Kohler fixtures.

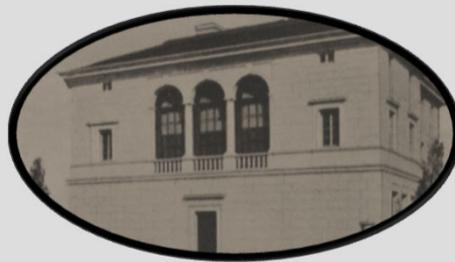


- The **Powder Room**, **Laundry Room 9 x 8**, two clothes closets and a pantry closet are perfectly situated off of the Hall. This home is one of the few units that has the **Utility Room** – furnace and hot water heater – located conveniently, discretely and immediately outside of the home.



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. The plan was to have the upper levels serve as the Vail family's residence and the first level dedicated to Vail's 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.



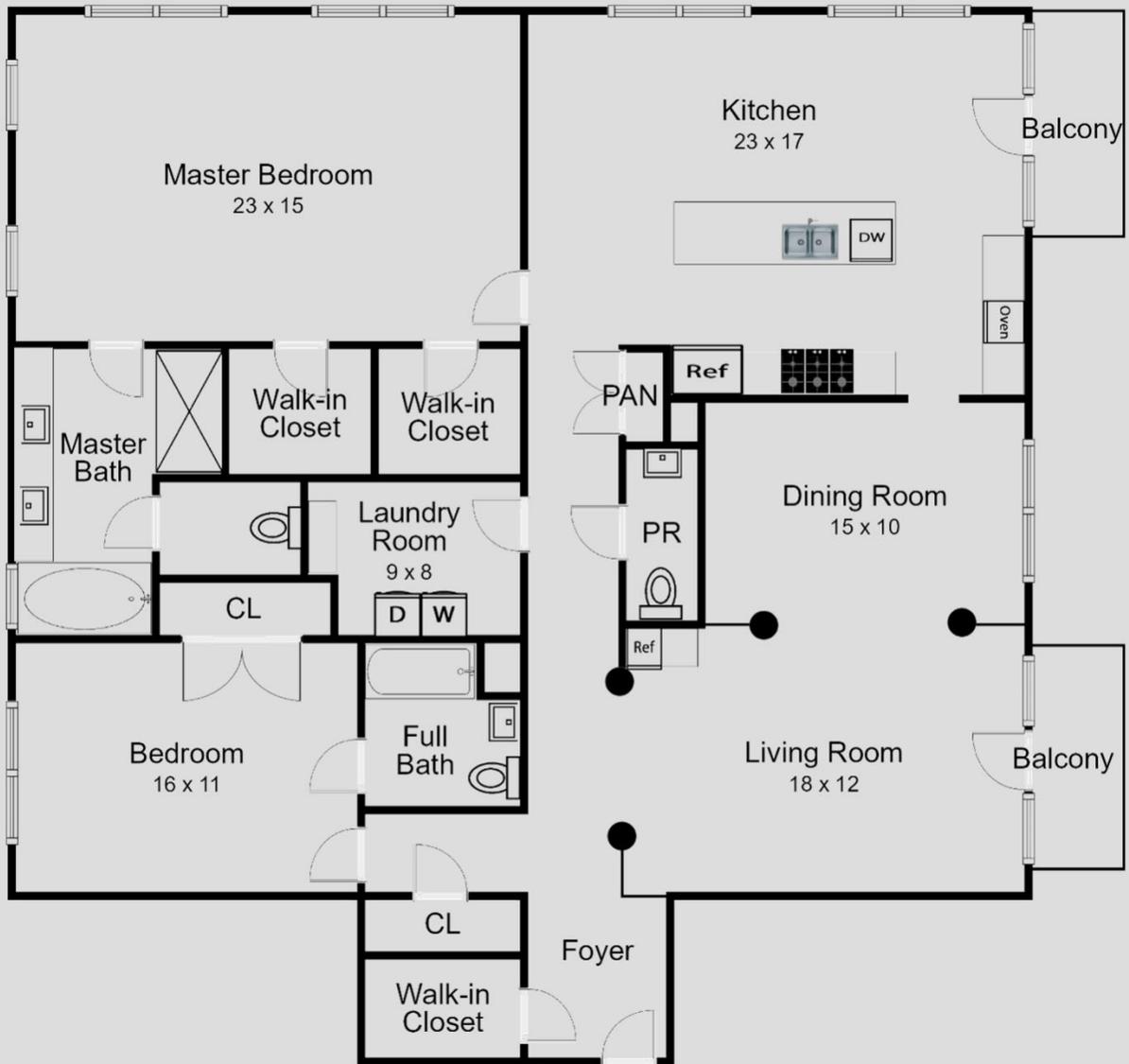
The Vail Mansion circa 1920



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 Floor Plans



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

MLS Form

Morris* Morrislawn Town* (2325) 110 SOUTH ST 311* List Price: \$1,289,000

Residential Client Full Report



MLS#: 3499850	Section: Vail Mansion	LP:
Status: A	ZN: Res	QLP:
Rms: 6	GRS: K-2;3-5	SP:
Bdrm: 2	MJR: Frelghuysn	LD: 09/06/2018
FB: 2	HS: Morristown	UCD:
HB: 1	Acres: 3.67*	CD:
ZIP: 07960-7719*	LLS: 3.67 AC-AIR RIGHTS*	ADM: 1
RZIP: 07960	SqFl:	DOM: 1
Block: 4701*	CLR:	SDA: Yes
Lot: 311*	CL: Yes	
Unit #:	GSMLS.com: Yes	
Floor #:	YB/Desc/Res: 2008 / Approximate /	
Bldg #:	PSubType: Condo/Coop/Townhouse	
FHA55: No	Style: One Floor Unit, Townhouse-End	
Pets: Cats OK, Dogs OK, Number Limit	Unit	

Directions: 287 to South Street - between Pine and Elm

Remarks: Vail Mansion Third Floor End Unit! You've always dreamed about city life, yet cherish the beauty of Morris County.. The opportunity has just presented itself to have the best of both worlds. This stunning 2BR, 2.1 bath home boasts two sets of French Doors that open to private balconies. The third level enjoys some of the most magnificent views in the area, plus expanded ceiling height. Extensive moldings, and newer flooring signal an air of sophistication that continues throughout. The living room / dining room flow to the chef's kitchen with seating / living space and views of the reflecting pond. Winter white cabinetry, SS appliances, marble baths with luxury hardware, TWO assigned indoor parking spaces near the elevator, and extra storage, create the perfect blend of luxury and practicality!

INTERIOR

Applncs: Cooktop - Gas, Dryer, Jennaire Type, Kitchen Exhaust Fan, Microwave Oven, Self Cleaning Oven, Wall Oven(s) - Electric, Refrigerator, Washer, Wine Refrigerator	Handicap Modified:
Bsmnt: No /	InFeat: Bar-Dry, Carbon Monoxide Detector, High Ceilings, Elevator, Fire Extinguisher, Jetted Tub, Security System, Shades, Smoke Detector, Stall Shower, Walk-In Closet
Dine: Formal Dining Room	Kitch: Center Island, Eat-In Kitchen, Separate Dining Area
Exclu: On File	MastBr: Full Bath, Walk-In Closet
FirePl: 0 /	MstBath: Jetted Tub, Stall Shower, Tub Shower
Floor: Marble, See Remarks, Tile, Wood	P-Use:
	In-law Suite: /

EXTERIOR / OTHER FEATURES

Amnt: Billiards Room, Elevator, Exercise Room, Kitchen Facilities, Storage	Garage: 2 / Assigned, Built-In Garage, Garage Door Opener, Inside Entrance, On Site
Drive: / Lighting	LotDesc:
Exterior: Stone, Stucco - Fabricated/Masonry	Pool: No /
ExtFeat: Curbs, Deck, Sidewalk, Thermal Windows/Doors	Roof: Asphalt Shingle, Slate

ROOM DIMENSIONS

LivRm: 18x12 / Third	DinRm: 15x10 / Third	Kitch: 23x17 / Third	Den: /	FamRm: /
Mstr: 23x15 / Third	Bed2: 16x11 / Third	Bed3: /	Bed4: /	
Storage Room: /Ground	: /	: /	: /	
LevelB:				
LevelG: Exercise Room, Game Room, Leisure Room, Media Room, Storage Room				
Level1:				
Level2:				
LevelB: 2 Bedrooms, Bath Main, Bath(s) Other, Dining Room, Kitchen, Laundry Room, Living Room, Powder Room				
OlhLev:				
Allie:				

UTILITIES

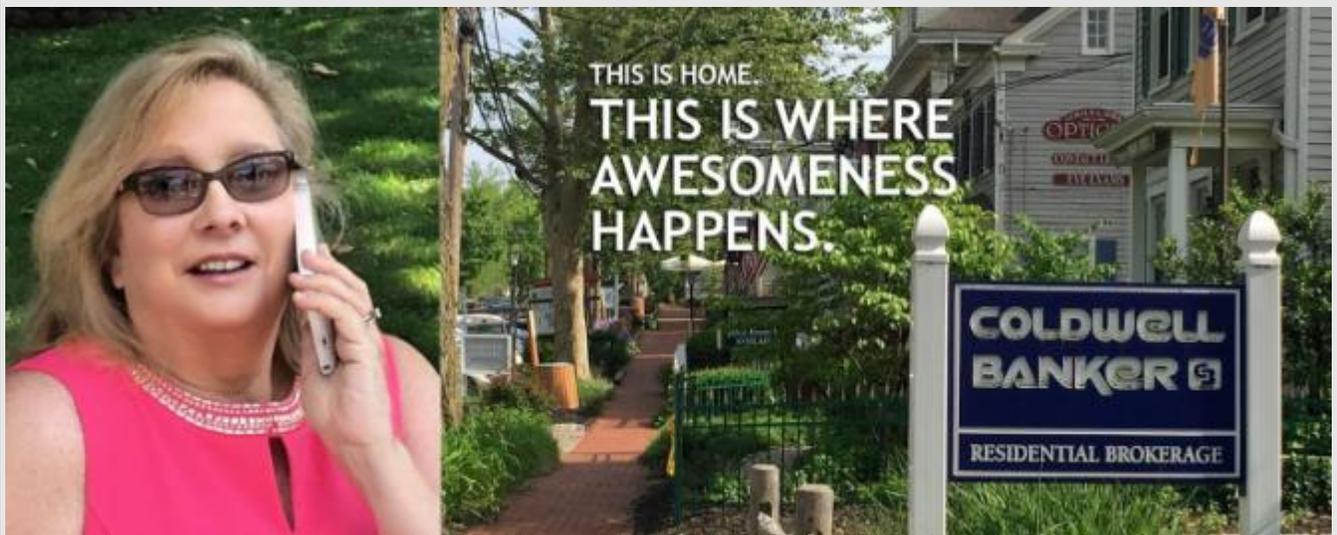
Heat: 1 Unit, Forced Hot Air	Sewer: Public Sewer
Cool: 1 Unit, Central Air	Utilities: All Underground, Electric, Gas-Natural
Fuel: Gas-Natural	Water: Public Water
Service: Cable TV Available, Fiber Optic Available, Garbage Included	WtrH: Gas

FINANCIAL INFORMATION / TAX INFORMATION

Taxes: \$22,723 / 2017	TaxRt: 2.760 / 2017	BldAsml: \$373,300	LndAsml: \$450,000	TotAsml: \$823,300
Fee: \$991 / Monthly	AppFee: \$3,947	FarmAsm: No	HmWrnly: Yes	OTP: Condominium
Other: \$196 / Monthly	Easement: Unknown /			
Feelnd: Maintenance-Common Area, Snow Removal, Trash Collection				

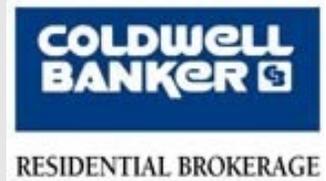
Notes

Notes



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:
Marie Young, Sales Associate
 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
 (908) 521-4849
 ★★★★★
 20 total reviews (14 local)

Most Sales



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If your property is currently listed with a real estate broker, please disregard. It is not our intention to solicit the offerings of other real estate brokers. We are happy to work with them and cooperate fully.

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