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KELLER WILLIAMS
PREMIER PROPERTIES



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SHORT HILLS | NEW JERSEY

sueadler  **team**

THE #1 KELLER WILLIAMS TEAM IN NEW JERSEY

Each Keller Williams office is independently owned and operated.



Loving care and thoughtful updates distinguish this engaging colonial. Artfully framed by tall trees and manicured shrubbery, curb appeal is only the beginning. From a center-hall foyer, open access to the adjoining rooms adds to the sense of space. Gleaming hardwood floors continue from one inviting area to the next, as large windows usher in abundant natural light. Fireplaces are found in the living room, dining room and master Bedroom. The family room has a French door to the patio and backyard. The kitchen is designed for anyone who loves to cook and entertain. The powder room and laundry room are conveniently nearby. Six generous bedrooms and three updated full baths are located on the second and third levels. Casual enjoyment is found on the lower level, where a professionally finished recreation room is ready to serve.

THE FIRST LEVEL

- ◆ Through-hall foyer with new hardwood floor and stairs to the upper and lower levels
- ◆ Living room with new hardwood floor, crown molding and fireplace
- ◆ Formal dining room with built-in corner cupboard, crown molding, corner fireplace and new hardwood floor
- ◆ Spacious cook's kitchen with custom cabinets, granite counters, tile backsplash, new stainless steel refrigerator and dishwasher, gas cook top, wall ovens, built-in microwave, recessed lights, crown molding, tile floor, open pass-through to the family room and walk-in pantry
- ◆ Family room with hardwood floor, recessed lights, two walls of windows and door to the backyard
- ◆ Office with hardwood floor, crown molding and two walls of windows
- ◆ Laundry room with newer built-in cabinets, washer, dryer and laundry sink
- ◆ Powder room with tile floor and vanity/sink



- ## THE SECOND & THIRD LEVELS
- ◆ Master bedroom with hardwood floor, crown molding, fireplace, three closets and built-in window seat
 - ◆ Updated master bath with tile floor, crown molding, recessed lights, spa, tile shower and double vanity with stone counter top
 - ◆ Bedroom 2 with wall-to-wall carpet, crown molding and closet
 - ◆ Bedroom 3 with hardwood floor and closet
 - ◆ Bedroom 4 with hardwood floor, crown molding and closet
 - ◆ Updated hall bath with tile floor, crown molding, recessed lights, double vanity and tile shower/tub
 - ◆ Two hall linen closets and stairs to the third level
 - ◆ Bedroom 5 with wall-to-wall carpet, recessed lights, crown molding and closet
 - ◆ Bedroom 6 with wall-to-wall carpet, recessed lights, crown molding and closet
 - ◆ Updated full bath with tile floor, recessed lights, tile shower and double vanity with two sinks
 - ◆ Attic storage and storage closet

LOWER LEVEL

- ◆ Professionally finished recreation room with wall-to-wall carpet, recessed lights and closet
- ◆ Storage rooms, utility room and door to outside

IMPROVEMENTS

- ◆ Removed old hardwood floors and installed new hardwood floors on the first level - 2011
- ◆ New stainless steel dishwasher and refrigerator - 2011
- ◆ New carpeting throughout
- ◆ New windows in the baths and kitchen
- ◆ Lighting added to halls, stairways and third level rooms
- ◆ New wood blinds, removed wall-coverings and re-painted
- ◆ Recreation room professionally finished
- ◆ Renovated 3 full baths
- ◆ Installed a custom bar between the kitchen and hallway

IMPROVEMENTS (CON'T)

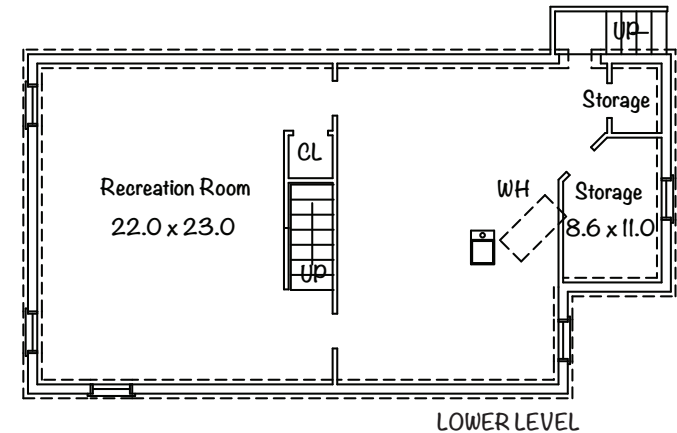
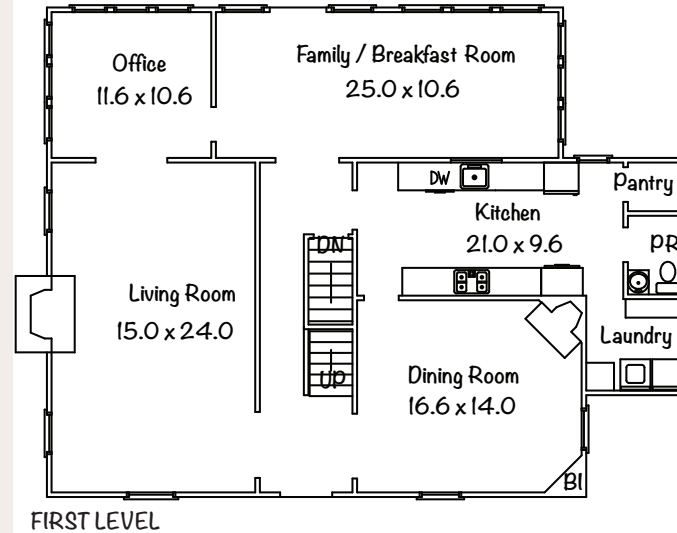
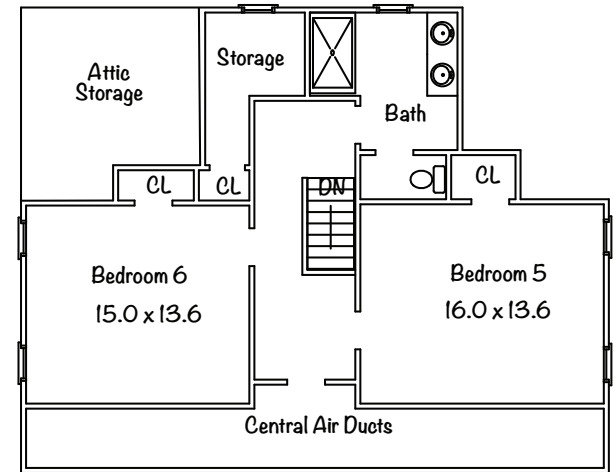
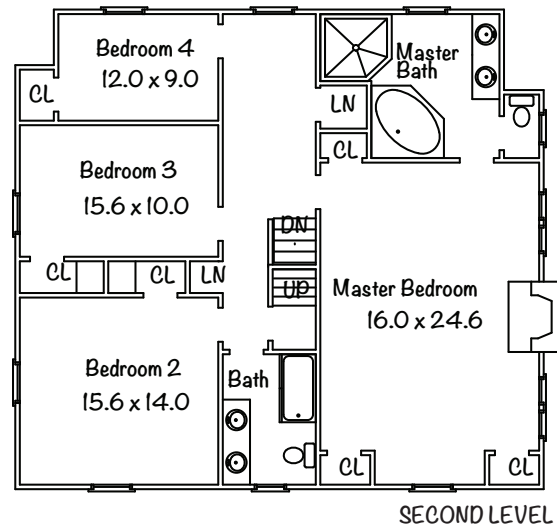
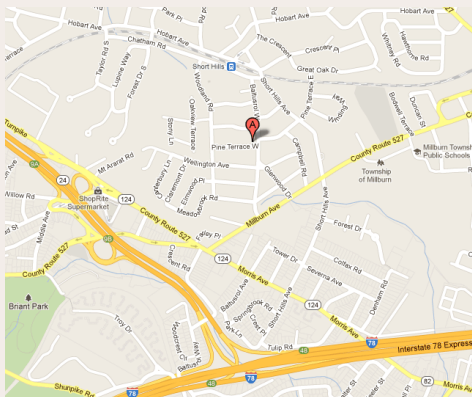
- ◆ Added two closets and built-in window seat in master bedroom
- ◆ New cabinets and storage in the laundry room
- ◆ Electric wiring totally replaced
- ◆ Repainted the exterior - 2010
- ◆ Re-landscaped the front property - 2010
- ◆ New custom shutters and hardware on the front of the house
- ◆ New roof
- ◆ New oversized copper gutters around the entire exterior
- ◆ Motion lighting added at the back and sides of the house
- ◆ All new sidewalks

ADDITIONAL FEATURES

- ◆ Central air conditioning on 2nd and 3rd floors
- ◆ Covered front portico
- ◆ Paved driveway with additional parking
- ◆ Detached garage with automatic garage door opener
- ◆ Bluestone patio overlooking a private, fenced backyard
- ◆ Underground law sprinkler system
- ◆ Professionally landscaped property includes mature trees, foundation shrubbery and established lawns

PROPERTY PARTICULARS

- ◆ Built: 1908
- ◆ Lot Size: 125 x 150 (.43 Acre)
- ◆ 2011 Taxes: \$20,032



Located in Short Hills' fabulous Glenwood section, this charming tree-lined street is within walking distance to downtown shopping, recreation, schools and NYC commuter trains. There is also easy access to major highways, business centers and Newark / Liberty International Airport. In this fine home, there is little to do except bring your furnishings and artwork. With a prime location, immaculate interior spaces and lovely setting, you are free to enjoy all Short Hills has to offer in complete comfort and supreme style.

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