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PREMIER PROPERTIES

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2 Robert Drive
Short Hills

sueadler 
THE #1 KELLER WILLIAMS TEAM IN NEW JERSEY **team**



Step into 2 Robert Drive where luxury, elegance and comfort await you

A rare opportunity to own a one of a kind Center Hall Colonial in the sought after Hartshorn section of Short Hills. Situated amongst many private multi-million dollar homes, this exquisite home offers views of greenery from every window. The homeowners have set the bar in gold standard with the highest attention to detail both inside and out. High end finishes and custom details give this 10 year old home the character and feel of an Old Short Hills home, and trumps any new construction in this price range. Great open and flowing floor plan with plenty of room to entertain any size party.



Enter the majestic 2-story entrance hall adorned with arts and crafts style wood panel detailing, recessed lighting and grass cloth custom wallpaper leading to an open and airy first floor layout. The Living Room is warm and elegant with a wood burning fireplace and floor to ceiling windows on both sides illuminating light with just the right amount of privacy. The Dining Room has Venetian plastered walls and crown molding, an inviting setting for formal dinner parties. There's a cozy Library and a Den/Sunroom, both with floor to ceiling French windows for optimal brightness and warmth.





The Kitchen with Breakfast Room is at the heart of the home and is designed with a center island containing a sink and breakfast bar, custom made cabinets, a walk-in pantry and top of the line appliances – it offers cooking at a whole new level. A Butler’s Pantry, adjacent to the kitchen, with fitted custom cabinets, granite countertops and mosaic tile backsplash serves as a practical part of the kitchen area for showcasing or storing china as well as for functional space when entertaining.

Right off the kitchen is a large Family Room with a 12’ wainscoting vaulted ceiling and custom built-in cabinets on either side of a wood burning stone fireplace. With French doors leading out to the deck this is the ideal room for warm weather gatherings or cozy nights by the fire.



An extended Second Floor landing provides easy access to the four spacious bedrooms each with custom built oversized closets. Two additional baths give plenty of space for a large or growing family. The gas-burning fireplace in the Master Suite offers a romantic setting and spacious built-in closets, one with an adjacent dressing area provide lots of versatility. The spa-like Master Bath with whirlpool tub and double vanity is any couple's dream. Tired of carrying load after load of laundry? A second floor laundry chute leading to the first floor laundry area alleviates this heavy lifting. There's also a full size attic leading up from a second floor stairwell for added storage space.



The expansive Finished Lower Level has a Recreation Room with recessed lighting, and a work area with a custom built desk -- a great place for growing kids to spend time with friends. An additional bedroom and full bath provide privacy for overnight guests. No need to buy that gym membership that often goes unused – there's even an Exercise Room. Nothing has been overlooked in this residence; a 2,500 bottle capacity wine cellar keeps you well stocked for unexpected visitors or lavish parties. The 3-car garage can be accessed from the Lower Level.

This breathtaking one-of-a kind home is ready to move in with the added benefit to become part of a community with a blue ribbon school district, direct access to the NYC, superb restaurants and first class shopping.



Inside and Out...

First Level

- Entrance Hall- 2-story with recessed lighting, wood floors, wood panel detailing and grass cloth custom wallpaper
- Living Room with fireplace, recessed lighting, wood floor, beam ceiling and crown molding
- Dining Room with Venetian plastered walls, crown molding, (recessed lights) and wood floor
- Study with hardwood floors, floor to ceiling French windows and recessed lighting
- Den with wall to wall carpet, floor to ceiling French windows, recessed lighting and crown molding
- Powder Room with tile floor and custom hand painted wall paper
- Half Bath with tile floor and vanity
- Kitchen with Breakfast Room; adjacent walk-in pantry, center island with sink, breakfast bar and custom pendant lighting, mosaic tile backsplash, top of the line appliances-including Sub-Zero refrigerator, Viking (6) burner gas range and double Thermador wall ovens; open to Family Room; French doors to deck
- Butler's Pantry with fitted cabinets, granite countertop, under mount lighting, and mosaic tile backsplash
- Family Room with 12' wood tray ceiling; custom built-in cabinets on either side of stone fireplace; French doors to deck.
- Hall with 2 closets with custom shelving and access to Kitchen, Foyer and Powder Room
- Laundry Room with counter and sink
- Exterior deck with access to Family Room and Breakfast Room/Kitchen



Second Level

Please note all bedrooms on second floor have hardwood floors under carpets

- Master Suite with gas fireplace, 2 walk-in closets with custom shelving, 1 with adjacent dressing area and linen closet
- Master Bath with stone floor, double vanity with sinks, whirlpool tub and walk-in shower with tile backsplash.
- Bedroom #2 with walk-in closet
- Adjacent Bath with access from Bedroom #2 and Bedroom #3 with tile floor double vanity with sinks and shower over tub
- Bedroom #3 with oversized closet
- Bedroom #4 with 2 closets
- Bedroom #5 with 2 closets
- Hall Bath with tile floor, double vanity with sinks and shower over tub
- Laundry chute to first floor

Attic (Stairwell from second floor)

Lower Level

- Lower Level (partial grade level)
- Recreation Room with carpet, recessed lights and work area with custom desk and built-ins; door with access to grade level
- Bedroom #6
- Full Bath with Shower
- Gym
- Wine Cellar with 2,500 bottle capacity
- Access to three car garage

Specifically Included

- All appliances, Living Room-Curtain rods, Dining Room- window treatments, Library shades and shelves, Breakfast room window treatments, light fixtures over kitchen island, Family room sconces and window treatments, Powder room light fixture, gas grill, all 2nd level window treatments, desk in bedroom 2, both attached TV's.

Additional Features

- CMU block foundation with 4000# concrete
- Reinforced footings (5/8" reinforcing rods)
- Cedar shake
- Exterior doors are weather stripped; access door from house to Garage 1 hour fire rated
- Heil 3-zone forced air heat and central A/C
- Plumbing installations include copper water lines and PVC waste lines; 75 gallon rapid recovery water heater
- 400 AMP electrical service

- Audio system throughout house

- Security and fire alarm system (by B&H Security)
- 3-car garage with automatic openers
- Back deck and patio off Family Room
- Paved driveway
- Front walkway in bluestone
- Extensively landscaped with underground sprinklers
- Arborvitae and holly privacy fence
- Exterior drainage system

Builder: Dean Fucci

Designer: Ellen Brounstein

Property Particulars

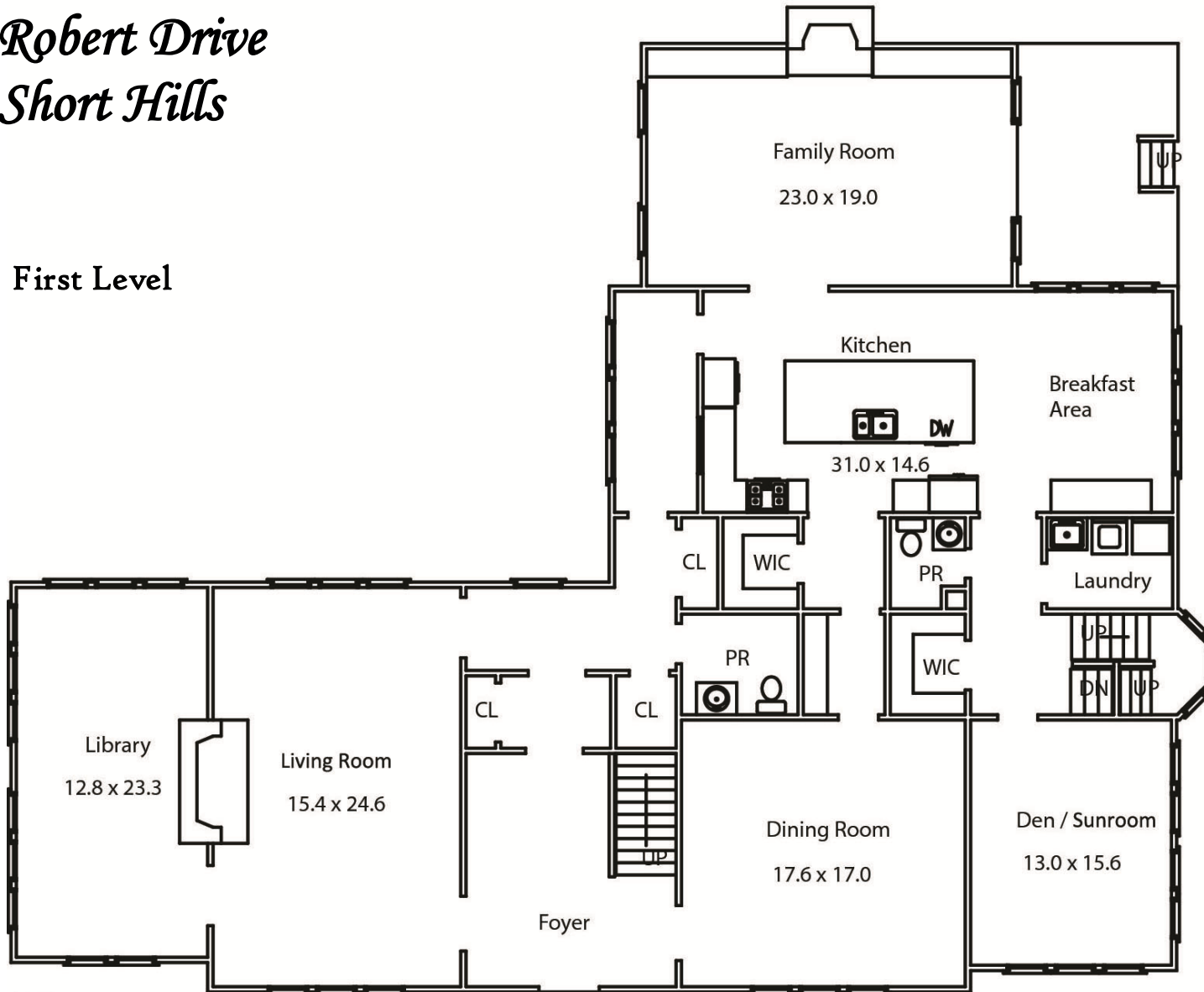
- Approximately 7,000 sq. ft. of finished space including the lower level
- Built: 2002
- Lot Size: .60 Acres
- Taxes: 45, 576.00

Excluded

- Foyer- light fixture, Living room-light fixture and window treatments, Dining room-light fixture, Den/ Sunroom window treatments, Breakfast room-light fixture, Powder room-decorative mirror.

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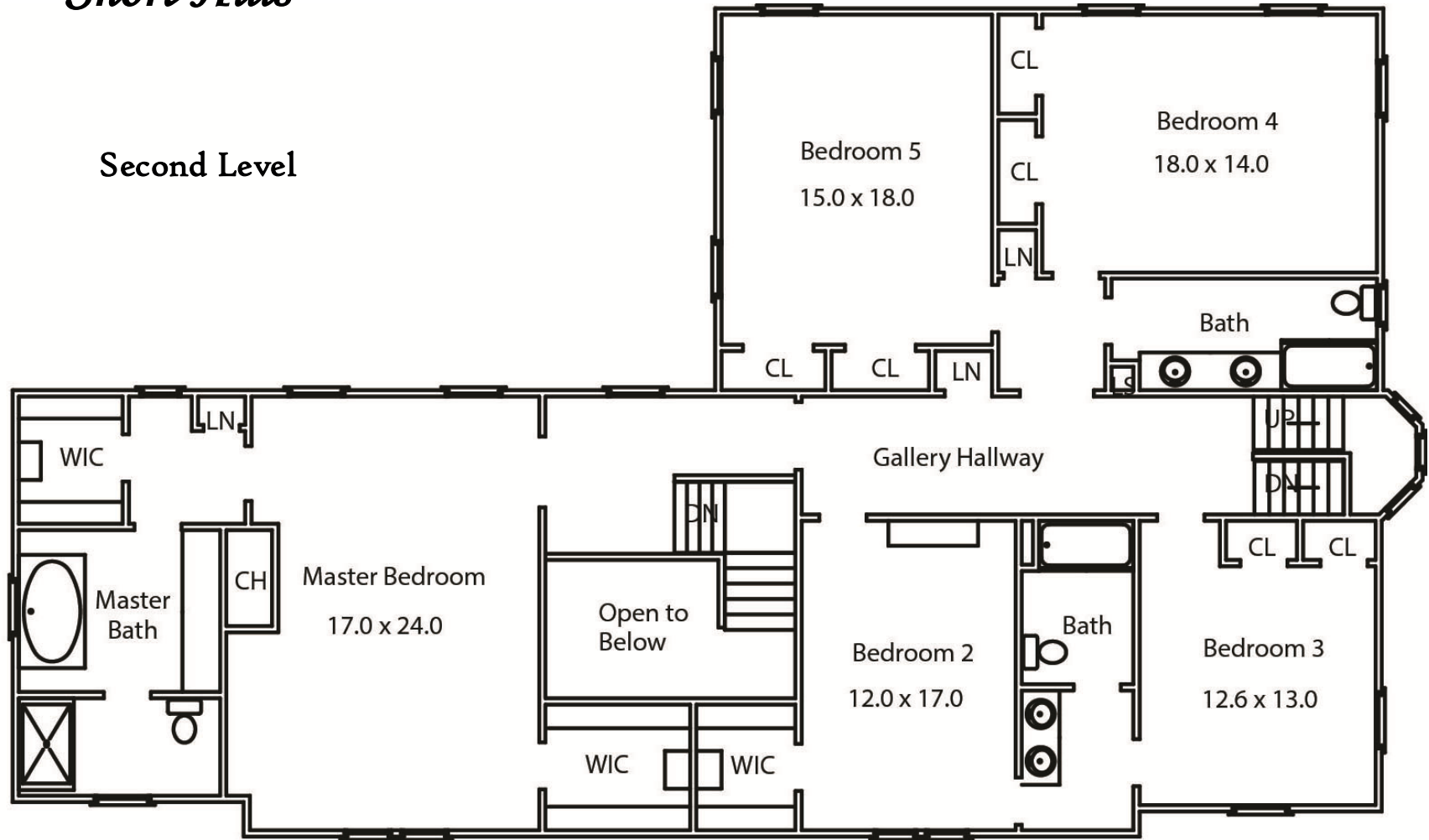
First Level



This floorplan is provided for illustration purposes only. Room positions and dimension are approximate and subject to errors and omissions

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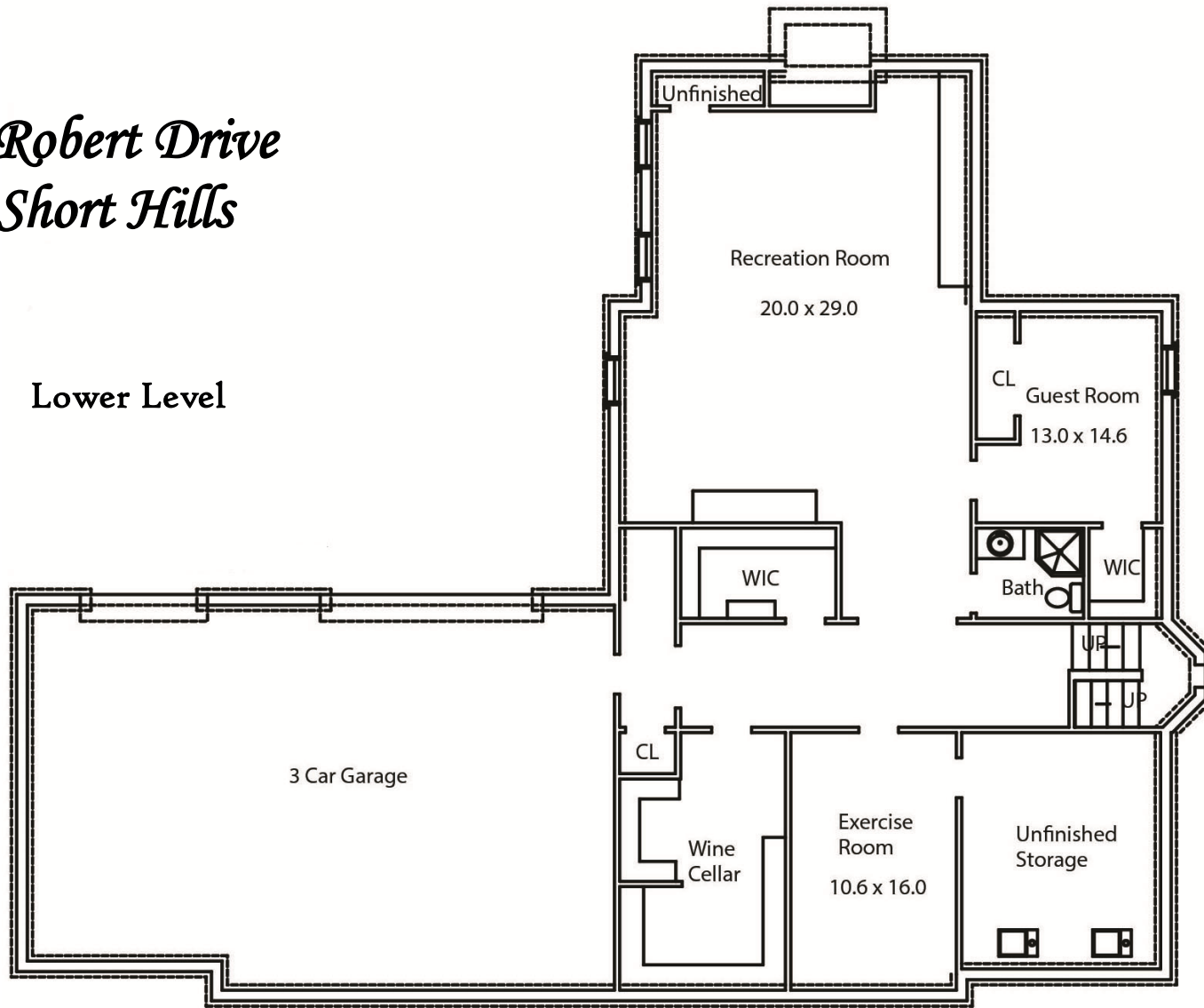
Second Level



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Lower Level



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