

# 12 Fox Hill Lane

Short Hills, New Jersey



*Sue Adler*  
**KELLER WILLIAMS**  
PREMIER PROPERTIES

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Welcome to 12 Fox Hill Lane where elegance and craftsmanship abound in this spectacularly designed new home in the heart of Short Hills, sure to capture the attention of residents and visitors.

Upon arrival, you'll be greeted by a charming covered porch before proceeding into the entry foyer with its grand ceilings. Large decorative windows throughout the home enhance the rooms with lots of warmth and sunlight. The first level has excellent flow for both entertaining and daily family life. Here you'll find an elegant formal Living Room, an ideal setting for intimate gatherings or grand festivities and a formal Dining Room that really makes a statement with its decorative column entry. Easy access to an adjacent Butler's Pantry outfitted with high-end custom cabinetry, a wet bar and wine refrigerator makes a perfect set-up for entertaining family and friends. Continue on to the rear of the home and you'll find a chef's dream kitchen with custom cabinetry and top of the line appliances. Picture yourself sitting comfortably at the breakfast bar while gazing out from the large windows at the view of your lush private gardens, relaxing in front of the fire in the inviting Family Room or simply lounging on the sun bathed deck.



A stately staircase takes you to the second floor where architectural details enhance the overall appeal. The Master Bedroom Suite boasts attractive tray ceilings and the spa-like Master Bath offers the finest in materials and comforts. Relax while you soak in the free-standing tub set comfortably below the covered ceiling and round accent window. Four additional bedrooms each with a walk-in closet and two shared en suite baths provide plenty of space for family and guests. And there's more... a large finished recreation room on the third level is the ideal setting for game nights and TV watching, while the lower level with its wall to wall carpeting and an additional finished Rec Room, Bedroom and En Suite bath provide even more space to meet your needs.

Classic details combined with the ultimate in modern amenities make this home truly special. With its sought after location, Blue Ribbon schools and access to world class shopping and restaurants, 12 Fox Hill Lane is the perfect place to call home.

# Inside and Out...

## First Level

- Entry foyer with two closets, crown moldings, recessed lighting, hardwood floors
- Living Room with crown moldings, hardwood floors, large windows, chair rail and recessed lighting
- Dining Room with decorative column arched entry, chandelier, recessed lights, chair rail and columned archway to Butler's Pantry
- Family Room with coffer ceiling, gas fireplace with wood mantel and granite surround, transom windows above French doors with access to the large deck,
- Eat-in Kitchen with hardwood floors and crown moldings, recessed lighting, breakfast area with chandelier, marble topped center island with breakfast bar and pendant lighting above, walk-in pantry, built in marble topped desk/work area and French doors with providing access to large deck. Custom cabinetry with top of the line appliances: Sub-Zero 36" Refrigerator, Sub-Zero 36" Freezer, Wolf 36" Gas Range with 6 burners and Convection Oven, Wolf Single Wall Oven, Wolf Warming Drawer, Miele Dishwasher, Wolf 24" Microwave Oven, Marvel Refrigerator, Custom Vent Hood
- Butler's pantry with custom cabinetry, decorative tile backsplash, recessed lighting and fixture, wet bar with sink and wine refrigerator
- Bedroom with two closets, recessed lighting, fixture and En Suite bathroom (access from hall as well) featuring patterned tile floor, vanity with custom cabinet below and full tiled stall shower
- Powder room featuring patterned tile floor, pedestal sink, 2 sconces and light fixture
- Mudroom with closet and door to side entrance

## Second Level

- Master Bedroom Suite with tray ceiling, two large walk-in closets, chandelier, recessed lights and 5 large windows
- Master Bathroom with coved ceiling, large window with views of backyard, round accent window, Carrera marble tile floor and backsplash, free standing soaking tub, marble walk-in shower with built in bench, rain and handheld showerheads, Corian topped vanity with double sinks, separate commode with window and recessed lights
- Bedroom 2 with walk-in closet and en suite bathroom (shared with Bedroom 3) featuring Corian topped double sink vanity, shower over tub with glass door and decorative tiled walls, 2 fixtures and recessed lights (shared with Bedroom 3)
- Bedroom 3 with walk-in closet, ceiling fan/light, large windows with decorative mullions and en suite bathroom (shared with Bedroom 2)
- Bedroom 4 with walk-in closet, ceiling fan/light, large windows with decorative mullions and en suite bathroom (shared with Bedroom 5) featuring double vanity with Corian top, stall shower with tiled walls, marble tile floor, 2 fixtures and recessed lights
- Bedroom 5 with walk-in closet, additional closet, ceiling fan/light, 3 large windows and en suite bathroom (shared with Bedroom 4)
- Linen closet
- Laundry room with cabinets for storage, sink, utility sink, Corian folding surface and tile floor

## Third Level

- Recreation Room featuring hardwood floors, recessed lights and access to attic storage

## Lower Level

- Finished Recreation Room with wall to wall carpet, high ceilings, recessed lights, 3 storage closets
- Bedroom 6 with carpet, ceiling fan/light, recessed lights, high ceiling, large grade level window, closet and en suite bathroom featuring tile floors, tiled stall shower, Corian topped vanity with custom cabinets below, light fixture and linen closet
- Utility room
- Access to two car garage

## Additional Features

- Hardi-plank clapboard and shake composite siding with stone highlights and Azak trim
- GAF Roof-lifetime warranty
- Joist silent construction throughout
- True divided light windows, Architect series low E Argon filled high efficiency Pella windows
- Exterior electrical outlets and hose connections at convenient locations
- Bluestone steps
- Side door to garage
- 2-car garage-under electronic openers
- Deck-composite
- 300-amp underground electric amp service

## Foundation

- Extra height basement concrete walls
- Tuff N Dry foundation waterproofing

## Utilities

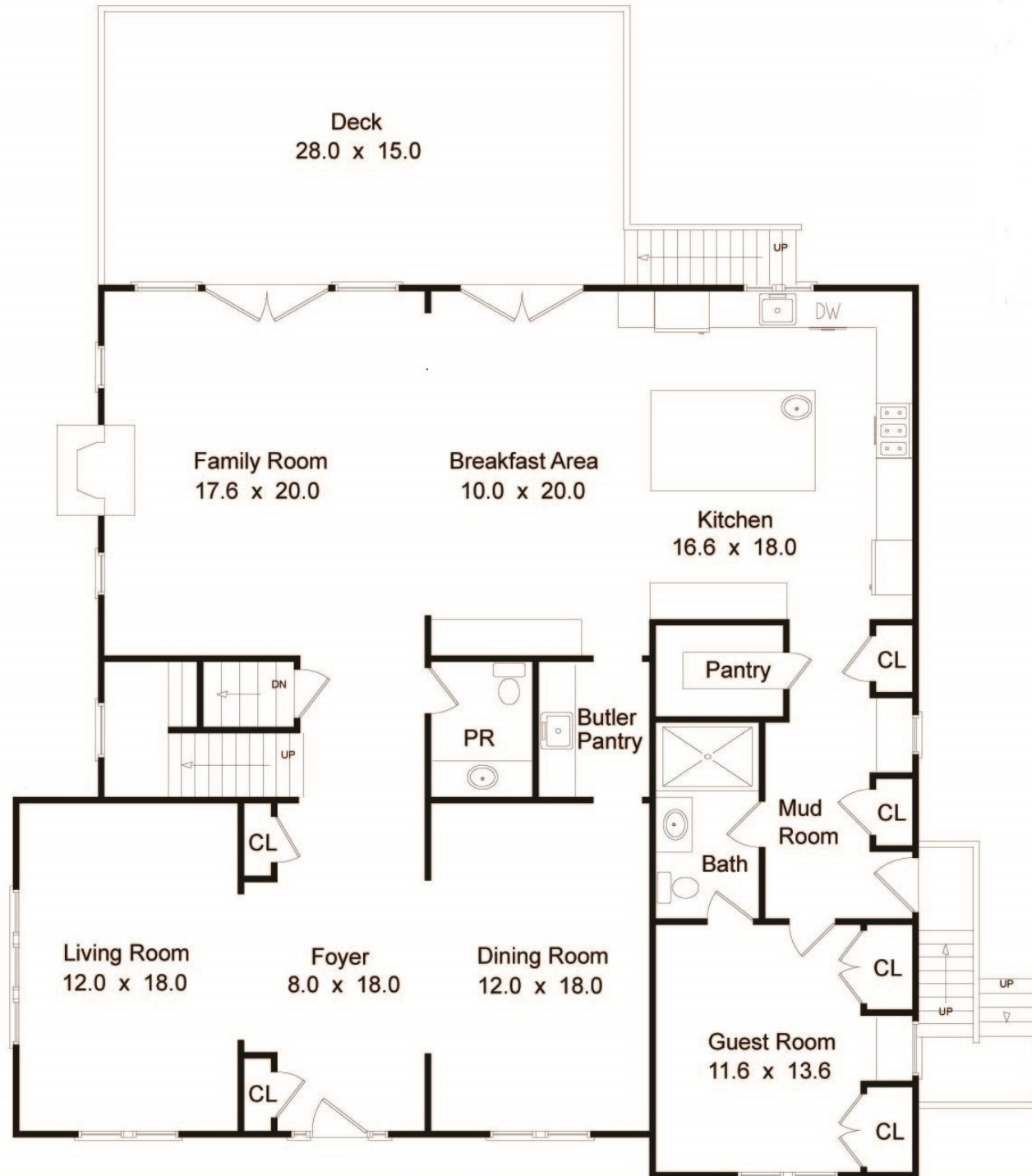
- 75 gallon hot water heater
- Security/Fire alarm system
- Central vacuum
- House pre-wired for stereo, cable TV and telephone
- 4-zone forced air heating and A/C



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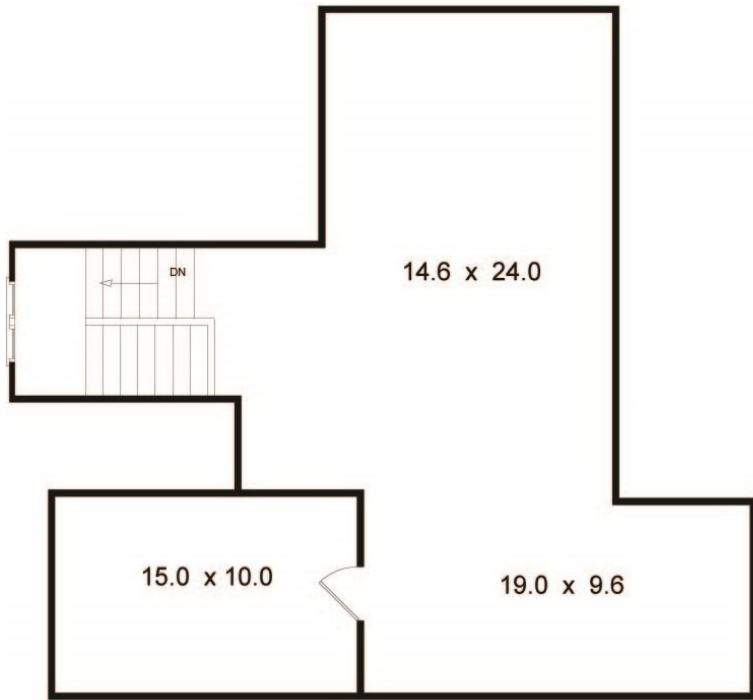
# First Level



Second Level



# Third Level



# Lower Level

