

82 Knollwood Road

Short Hills, New Jersey



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Drive up the curved tree-lined street and prepare to be impressed by 82 Knollwood, an exquisite 5 Bedroom 4 Full and 2 Half Bath home sitting on over $\frac{3}{4}$ acre in the heart of Old Short Hills! Enter though the welcoming front door into the bright Entry Foyer complete with hardwood floors and views of the elegant staircase and Family and Living Rooms beyond. The sun-drenched Living Room is an entertainer's dream with its gorgeous custom fireplace (redone 2016), elegant moldings and generous bay window. Accessed from the Living Room, relax in the tranquil and breezy Sunroom perfect for practicing piano or cozying up with a good book. Dinner parties are a dream in the elegant Formal Dining Room complete with designer grass cloth wallpaper and double French doors with majestic views of the property beyond. Flow from the Dining Room into the Gourmet Kitchen that will satisfy every chef's desire. Arched ceilings, custom, crisp white cabinetry, a huge island, granite, cherry, soapstone countertops and high-end stainless steel appliances are the best in form and function. Breakfast is served in the light-filled adjacent Breakfast Area with a stunning Butler's Pantry/Bar Area complete with plenty of storage for your wine collection and craft beers. Not a thing will be out of place in the nearby Mud Room complete with cubbies, built-in benches and easy access to the outdoors. Beyond the Kitchen, you are sure to be impressed by the magnificent Family Room. Bathed in sunlight, the Family Room is nothing less than a work of art with its statement stone fireplace and custom built-in window seat, a room well suited for family game night, movie watching or cozy nights by the fire. A tasteful Powder Room rounds out the first level.

When it's time to retire for the evening, a stately staircase with custom designer runner leads you to the ultra private Master Bedroom Suite. Luxury abounds in the bright and open Master Bedroom with an enormous walk in closet for two with all the custom adjustable storage you could dream of. Enjoy a soak in the tub in the en suite spa-like Master Bathroom complete with two custom vanities, luxurious shower with frameless glass door and quartz tile throughout. The Second Level gets better and better with 3 additional roomy bedrooms (1 ensuite with a sleekly renovated Bath). The other two bedrooms share the gorgeously renovated Hall Bathroom complete with custom vanity, marble countertops and marble tile wainscoting throughout. Expecting houseguests or hiring an au pair? Look no further than the tremendous Third Level featuring a generous Guest Bedroom/Office, plenty of storage space and Full Bathroom.





And that's not all! A Bluestone Patio, with outstanding views of the lush lawn and blooming gardens, is easily accessed from the Kitchen and Dining Room making al fresco dinner parties or sipping cocktails with friends laid back and stress free. A large detached two-car garage, with custom built-in and hanging storage as well as loft storage, perfectly rounds out the outdoors.

And even better ... The Lower Level, with its Recreation Room and custom Wet Bar with seating, means your home will be ground zero for watching sporting events with friends. An Exercise Room or Play Room, Laundry Room and tasteful Half Bath add to the Lower Level's appeal.

With its prestigious neighborhood, walking distance to Midtown Direct train, top notch schools, proximity to New York City and convenience to fantastic shopping and restaurants, 82 Knollwood is an absolute must see!

Inside and Out...

First Level

- Entry Foyer featuring wood door with sidelites and transom, hardwood floors, baseboard molding, crown molding, recessed lighting, flush mount lighting, staircase with custom runner to second level
- Living Room featuring hardwood floors, baseboard molding, crown molding, large bay window, fireplace with floor to ceiling wood mantle and stone surround, open wood shelving, recessed lighting, flush mount light fixture, custom roman shades, in-ceiling speakers
- Sunroom featuring sisal carpeting, baseboard molding, arched ceiling, recessed lighting, exposed brick, casement windows at 3 exposures, wood blinds
- Powder Room featuring tumbled tile flooring, wainscoting, wood vanity with marble countertop, crown molding, chandelier, wood framed mirror
- Family Room featuring hardwood floors, baseboard molding, crown molding, window seat with storage, recessed lighting, in-ceiling speakers, fireplace with stone surround, built-in book cases, coat closet, , archway to Kitchen, custom window treatments
- Mudroom featuring slate flooring with radiant heating, custom built-ins, cubbies, wall hooks, baseboard molding, crown molding, recessed lighting, door to backyard
- Gourmet Chef's Kitchen with Breakfast Area featuring custom white wood cabinetry, wood, soapstone and granite countertops, recessed lighting, in-ceiling speakers, Bosch dishwasher, Fisher and Paykel dishwashing drawer, stainless steel commercial Wolf range with 4 burners and French cooking, Viking refrigerator, stainless steel double wall ovens, warming drawer, 2 sinks, pendant lighting, large island with granite, Marvel wine refrigerator, stainless steel bar refrigerator, tile backsplash, hardwood floors, door to outdoor patio, pocket door to Dining Room
- Dining Room featuring hardwood floors, baseboard molding, crown molding, grass cloth wallpaper, 2 sconces, in-ceiling speakers, door to Kitchen, double French doors to outdoor patio with floor to ceiling sidelites, custom window treatments

Second Level

- Staircase divides at landing (left to Master, right to rest of 2nd Level)
- Master Bedroom featuring carpeting, tray ceiling, recessed lighting, ceiling fan, in-ceiling speakers, custom window treatments, crown molding, baseboard molding, enormous walk in closet for 2 with custom adjustable shelving and hanging storage, pocket door to dressing area
- Master Bathroom featuring marble flooring with basket weave tile accent and radiant heating, 1st vanity with sink, quartz countertop and vanity dressing area, 2nd vanity with built in storage, open shelving and quartz countertops, sconces, recessed lighting, sky light, in-ceiling speakers, bathtub with quartz countertop, shower with frameless glass door and marble tile, regular and handheld shower, water closet, wood blinds
- 2nd Floor Landing featuring hardwood floors, baseboard molding, crown molding, recessed lighting, linen closet
- En-suite Bedroom #2 featuring hardwood floors, baseboard molding, crown molding, ceiling light with fan, double door closet with custom adjustable shelving and hanging storage, sconce
- En-suite Bath for Bedroom #2 featuring tile flooring, glass wall tile, frameless glass shower door, wood vanity with quartz countertop, tilt mirror, recessed light, 3 light sconce
- Bedroom #3 featuring hardwood floors, baseboard molding, crown molding, ceiling light with fan, chandelier, sconce, double door closet with custom adjustable shelving and hanging storage
- Bedroom #4 featuring carpeting, baseboard molding, crown molding, flush mount light fixture, closet
- Hallway Bath featuring marble floor tile, marble tile wainscoting, wood vanity with marble countertop, bath/shower combination with marble tile surround, linen closet, recessed light, sconce over vanity, fan, wood blind

Third Level

- Carpeted staircase to 3rd level
- 3rd floor landing featuring carpeting and access to unfinished part of 3rd floor, flush mount light fixture
- Bedroom #5/Office featuring carpeting, baseboard molding, arched ceiling, flush mount light fixture, closet,
- Full Hallway Bath featuring floor tile, wall tile with accent tile, wood vanity with marble countertop, bath/shower combination, sconce, arched ceiling

Lower Level

- Carpeted staircase to Lower Level, pantry closet
- Recreation Room featuring carpeting, pine wainscoting, crown molding, pine paneling, recessed lighting, in-ceiling speakers, built-in cabinetry with open shelving and 2 double door closets, built in Wet Bar with sink, bar counter, open shelving with mirrored backsplash, laminate countertops, paneling, tile flooring in bar area, doorway to back hallway
- Back hallway featuring wood-look flooring, storage closet
- Utility room
- Half Bathroom featuring tiled flooring, pedestal sink, 2 sconces, fan
- Laundry Room featuring wood-look flooring, built in cabinetry with laminate countertop, wire shelving with hanging storage, Fisher and Paykel washer and dryer
- Gym/Playroom featuring carpeting, baseboard molding, recessed lighting, 2 double door closets with shelving, utility closet, chalk wall, built in shelving for media

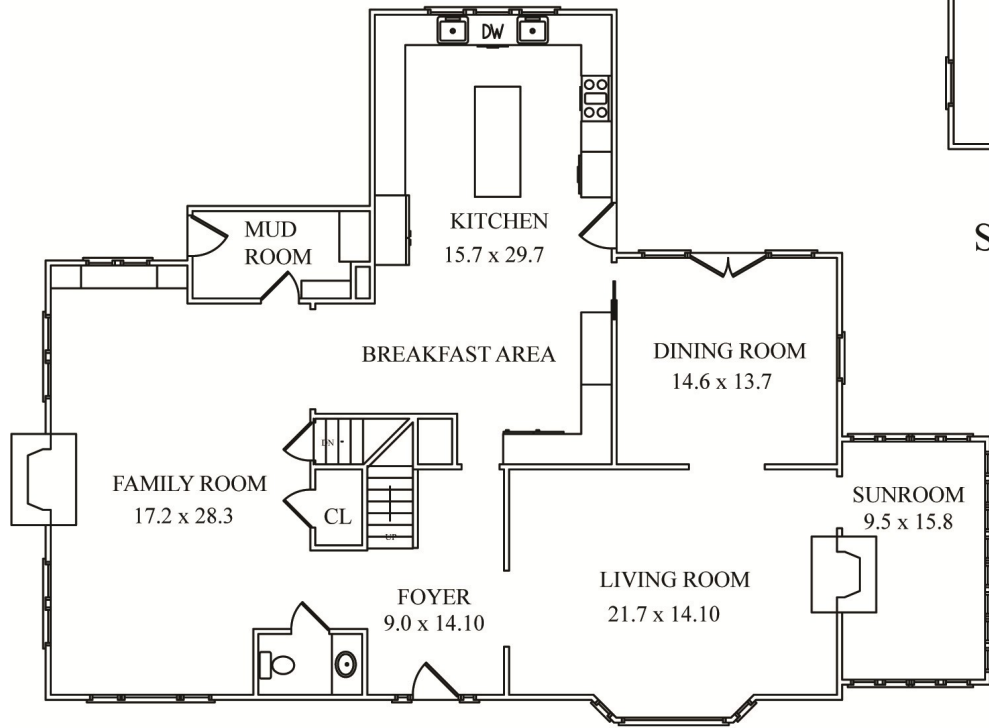
Backyard

- Bluestone patio with stone retaining wall, outdoor speakers, lantern
- Lush, deep yard with professional landscaping and mature specimen trees
- Fenced in yard
- Detached 2 car garage featuring carriage style electric garage doors, custom storage and hanging storage, loft area for storage
- Large paved area for parking and basketball hoop

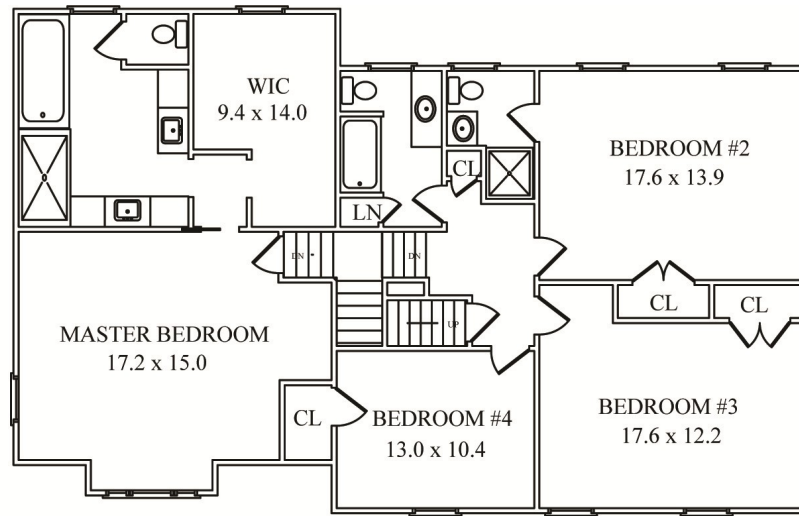


Additional Features

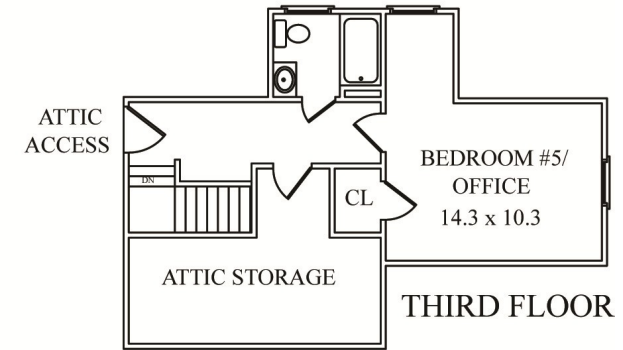
- Exterior House Repainted (2016)
- 2nd Floor Hall Bath and Bath for Bedroom #4 renovated (2015)
- Living Room Custom Mantel and freshly painted (2016)
- Basement wood paneling newly painted and new carpet installed (2017)
- Master bath newly painted (2017)
- 4th bedroom newly painted and new carpet installed (2017)
- Kitchen newly painted (2017)
- Forced Air, 3 zones
- Irrigation System
- Alarm System
- House Fully Wired for Sonos
- 2 sump pumps and French drains



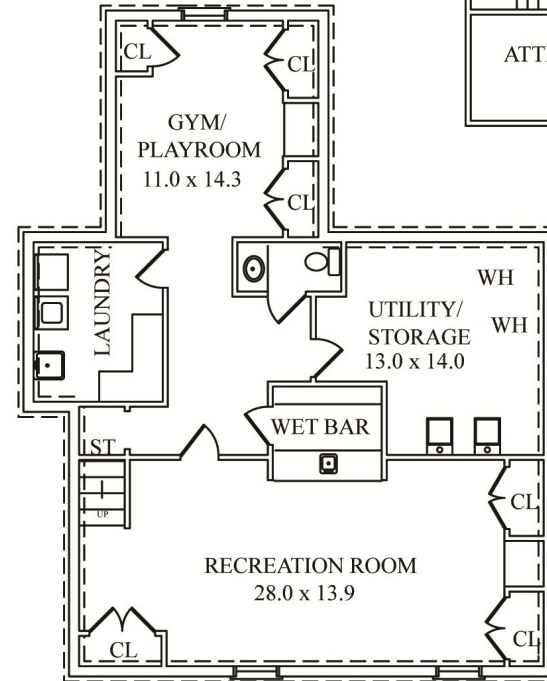
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



LOWER LEVEL

NOT TO SCALE - This floor plan is provided for illustration purposes only.
Room positions and dimensions are approximate and should be independently measured for accuracy



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