

92 LAKE ROAD  
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Welcome to extraordinary 92 Lake Road! Arguably *the* most prestigious location Old Short Hills has to offer, this 6 Bedroom, 5 Full and 2 Half Bath home is situated on marvelous North Pond and presents an exceptional opportunity to own one of Short Hill's most coveted homes.

Walk up the graceful curved bluestone walkway flanked by meticulous landscaping to view this breathtaking brick colonial. The stunning front entrance is graced with architectural arches and leaded glass sidelites.

Enter the spacious and courtly Entry Foyer and prepare to be overwhelmed by the sheer elegance, light and scale of this home. The Entry Foyer includes a stately staircase and glorious views of the Living Room and North Pond beyond. The Library, with custom built-ins and stunning window, is the perfect place to work from home or curl up with your favorite novel. Its adjacent serene porch is the ideal spot to gather your thoughts and reflect. Move into the sun-drenched Living Room and soak in the magical view of North Pond through French doors and floor to ceiling windows. Hardwood floors, an exquisite statement fireplace and built-ins with architectural arches are just a few of the details that make this room sublime. This room flows directly out to the home's unbelievable focal point, its property. Bluestone hardscape, blooming perennials and a lush lawn, all cascading down to the pond, are just a few of the property's highlights. Kick back on the bluestone patio where you can enjoy dazzling pond views while you sip cocktails, cuddle by a fire pit or dine al fresco.







You will fall in love with the formal Dining Room with magnificent moldings, gorgeous built-in China cabinet and plenty of space to host holiday gatherings and gourmet dinners. The Dining Room connects easily to the stunning Gourmet Chef's Kitchen. Crisp white cabinetry, custom island, Caesarstone countertops and top of the line stainless steel appliances exhibit the best in style and function. Don't miss the oversized desk area, with ample storage and workspace, sure to be "command central" for any busy family. Breakfast is served in the dreamy Breakfast Room with 11-foot ceilings, stunning pond views and its own cupola allowing in plenty of sunlight. Mixing cocktails for friends is a snap in the nearby Butler's Pantry with its own wine refrigerator, custom cabinetry and marble countertops. Beyond the Breakfast Room, be amazed by the magnificent Family Room with incredible pond views. This impressive room, bathed in sunlight, is nothing less than a work of art with its coffered ceiling, lavish use of windows, French doors and lovely fireplace. This room exudes relaxation and is well suited for family game night, movie watching or cozy nights by the fire. Rounding out the 1<sup>st</sup> Floor are an Ensuite Guest Room, a tasteful Powder Room in its own private alcove and a Mudroom/Laundry Room with 2 closets perfect for storing coats, mittens and sports equipment.



When it's time to retire for the evening, the stately curved staircase leads you to the elegant second floor landing. Luxury abounds in the spacious Master Bedroom with gorgeous views of the property. The Master Suite is functionally designed with a generous Walk-In Closet, a second Closet and a spa-like Master Bathroom complete with marble tiling, custom vanities and steam shower. Four additional roomy bedrooms (2 with ensuite baths) are steeped in sunlight and include generous closets.

And there's more...The Lower Level, with its Recreation Room, Wine Cellar, Wet Bar and Exercise Room provides additional space for entertaining. Whether it's movie watching, playing pool, children's art projects or wine tastings, the Lower Level provides wonderful functional space.

This is an incredibly rare opportunity for the discerning buyer seeking to own one of Short Hills' most revered homes. Just steps from The Short Hills Club and minutes from top notch schools, NYC transportation, luxury shopping and downtown Millburn, this home truly is in a league of its own.



# INSIDE AND OUT...

## First Level

- Exterior bluestone landing with decorative iron rails
- Entry door flanked by decorative glass sidelites and leaded glass transom
- Entry Foyer featuring arched entryway with dual closets, hardwood floors, flush mount light fixture, chair rail and millwork at staircase, curved staircase with wood railings, recessed lighting, wallpaper, baseboard molding, crown molding, decorative archway to Living Room, Coat Closet and 2<sup>nd</sup> closet in hallway to rear of Entry Foyer
- Library/Office featuring hardwood floors, custom designer area rug, bowed window, custom built-ins with open and concealed storage, semi-flush mount light fixture, recessed lighting, custom window treatments, doorway to covered porch area
- Covered Porch area off Library featuring custom decorative balustrades
- Living Room featuring pond views, hardwood floors, custom sisal area rug, gas fireplace with stone surround, molding and decorative inlays over fireplace, arched custom built-ins with open and concealed storage, sconces, recessed lighting, French doors to outdoor entertaining space, floor to ceiling windows, custom window treatments, chair rail, crown molding, baseboard molding
- Architectural archway to Dining Room featuring 2 closets with floor to ceiling shelving
- Dining Room featuring pond views, hardwood floors, chair rail, recessed lighting, chandelier, elongated windows, custom window treatments, crown molding, baseboard molding, original built-in china cabinet with glass door fronts, concealed storage and architectural arch
- Alcove to Powder Room featuring hardwood floors, wallpaper, recessed lighting, double door closet, built-in cabinetry with open and concealed storage and architectural arch
- Powder Room #1 featuring marble tile flooring, wallpaper, oculus window, pedestal sink, flush mount light fixture with crystal detail, glass shelf, mirror/medicine cabinet
- Butler's Pantry featuring double French doors at entry, hardwood floors, custom wood cabinetry with glass door fronts and concealed storage, marble countertops, mirrored backsplash, Sub Zero wine refrigerator, Elkay bar sink, Miele dishwasher, open wine storage, recessed lighting, chandelier, wallpaper
- Kitchen Desk Area featuring Italian travertine tile flooring, custom built-in cabinetry and desk with open and concealed storage (including file storage), lagos blue Caesarstone countertop, bead board back splash, nickel hardware, recessed lighting, baseboard molding, crown molding
- Gourmet Chef's Kitchen featuring pond views, Italian travertine tile flooring, custom built-in wood cabinetry, cabinetry with glass door storage for china display, lagos blue Caesarstone countertops, white thassos subway tile backsplash, decorative tile above oven/range, bead board backsplash, island with walnut countertop, seating for 4 and storage, recessed lighting, in-ceiling speakers, nickel fixtures, Sub Zero refrigerator, Viking stainless steel six burner oven/range, Kitchen Aid stainless steel microwave, stainless steel Blanco sink, Miele dishwasher, Viking convection oven, wide archway to Breakfast Room
- Breakfast Room featuring pond views, 11 foot arched ceiling with cupola and skylights, Italian travertine tiled flooring, chandelier, recessed lighting, in-ceiling speakers, wallpaper
- Family Room featuring pond views, hardwood floors, custom built-ins with open and concealed storage and architectural arch, coffered ceiling, pendant light fixture, recessed lighting, gas fireplace with stone surround and custom millwork mantle, double French doors with floor to ceiling windows on either side and transom out to outdoor entertaining space, elongated bay window, custom window treatments, in-ceiling speakers
- Ensuite Bedroom #6/Guest Room featuring carpeting, baseboard molding, semi-pendant light fixture, crown molding, traditional wooden shutters, Closet, Bathroom featuring tile flooring, pedestal sink, tub/shower combination with tile surround, tile wainscoting, mirror/medicine cabinet, 2 light sconce, recessed light in shower, flush mount light/fan, wallpaper, Kohler toilet
- Laundry/Mud Room featuring French door from desk area, double door Coat Closet and 2<sup>nd</sup> full Closet, flush mount light fixture, recessed lighting, in-ceiling speakers, brick style tile flooring, custom built in cabinetry with quartz countertop, Elkay stainless steel sink, nickel fixtures, floor to ceiling bead board and backsplash, built-in TV, Maytag washer and dryer, doorway to garage
- 2 car garage with carriage style electric doors





# INSIDE AND OUT...

## Second Level

- Second Level Landing and hallway featuring hardwood floors, custom runner, wallpaper, recessed lighting, lantern, baseboard molding, crown molding with dentil detail, fluted columns, 2 double door Linen Closets, Closet with storage and laundry chute, Cedar Closet, double French doors out to balcony, drop down attic access, carpeted rear staircase
- Master Bedroom Suite featuring pond views, carpeting, baseboard molding, crown molding, in-ceiling speakers, flush mount lighting, traditional wooden shutters, sconces, Closet, walk in closet
- Master Bathroom featuring marble tile flooring with decorative tile inlay, radiant heat, steam shower with tile surround, rain showerhead and handheld shower, custom double vanities with marble countertops, nickel fixtures, custom mirrors and moldings, glass hardware, recessed lighting, sconces, television, Toto toilet, glass shelf over toilet, heat lamp, traditional wooden shutters
- Ensuite Bedroom #2 featuring pond views, hardwood floors, custom area rug, wallpaper, chandelier, recessed light over desk area, Closet, custom built-ins with open and concealed storage with bead board accent, sconces, traditional wooden shutters, Bathroom featuring penny tile flooring, pedestal sink, built-in cabinetry, linen closet, bath/shower combination with tile surround and hand shower, glass doors for shower, pivot mirror, sconce, recessed lighting, tile wainscoting with rope detail, traditional wooden shutters, Toto toilet
- Bedroom #3 featuring hardwood floors, custom area rug, arched ceiling, flush mount light fixture, eave storage, built-in shelving, recessed lighting, walk in Cedar Closet
- Full Hall Bathroom featuring basket weave floor tile, shower over tub with subway tile surround, handheld shower, custom vanity with quartz countertop, subway tile wainscoting, recessed lighting, recessed storage, Toto toilet
- Ensuite Bedroom #4 featuring carpeting, wallpaper, flush mount light fixture, walk in Closet, baseboard

heat, baseboard molding, crown molding, Bathroom featuring hexagonal floor tile, shower over tub with subway tile surround, handheld shower, custom vanity with stone countertop, recessed lighting, recessed storage, Toto toilet

- Bedroom #5 featuring hardwood floors, custom area rug, wallpaper, flush mount light fixture, traditional wooden shutters, double hung arched window with mullions, partial arched ceiling, built-in bookcases/shelving, Closet

## Lower Level

- Carpeted staircase to Lower Level
- Recreation/Billiards Room featuring gas fireplace with brick surround and wood mantel, tile flooring, custom area rug, recessed lighting, billiard-style stained glass semi-pendant light fixture, sconces, in-ceiling speakers, storage closet, baseboard molding
- Built-in wet bar with wood countertop, refrigerator, stainless steel bar sink, recessed lighting and built in cabinetry
- Media Room featuring tile flooring, custom area rug, recessed lighting, in-ceiling speakers, utility closets, baseboard molding
- Built-in Desk Area featuring custom built-ins with open and concealed storage (including file storage), cork backsplash, quartz countertops, recessed lighting
- Exercise Room featuring double French doors at entry, gym flooring, double door closet, baseboard molding, recessed lighting, hook up for television
- Wine Cellar
- Powder Room #2 featuring brick style tile flooring, custom wood vanity with storage and quartz countertop, 2-light sconce, Toto toilet, nickel fixtures
- Workroom/Storage Room featuring tile flooring, peg storage, cabinetry with butcher block countertop, recessed lighting, utility sink
- 2 walk in Storage Closet
- Extensive Rooms/Closets for Utilities/Storage
- Sump pumps

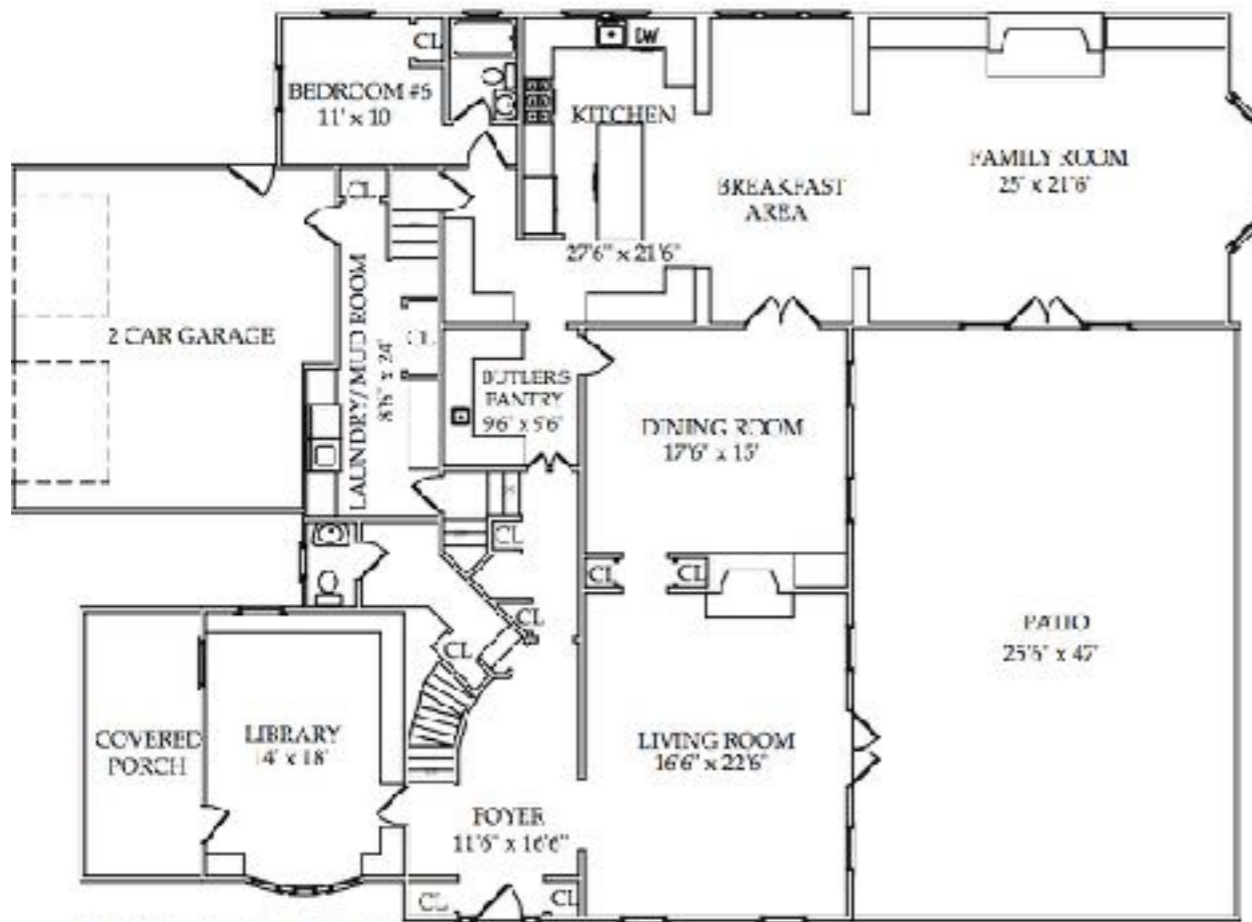
## Front/Backyard

- 25' x 47' bluestone patio featuring Pond views
- Partially covered patio area flanked by columns
- Stonework
- Wall and hanging lanterns
- Upper level decorative balustrades
- Professional outdoor lighting
- Professionally landscaped throughout with specimen trees, hedges, blooming perennials and grasses
- Bluestone staircases and stepping stone paths
- Custom fencing and exterior shutters
- Flagpole

## Additional Features/Upgrades

- 3 gas fireplaces
- 5 zone heat, 6 zone AC
- 2 hot water heaters (2015)
- Alarm system with cameras
- Central vacuum
- All new plumbing and electrical
- Whole house surge generator protector
- Wired and plumbed for natural gas generator
- 5 CAT wiring throughout
- Slate roof, partially new, maintained yearly
- All new Marvin windows with simulated divided lights throughout
- All original brass hardware refinished
- Exterior painted (2015)
- Custom exterior shutters
- Copper gutters and leaders

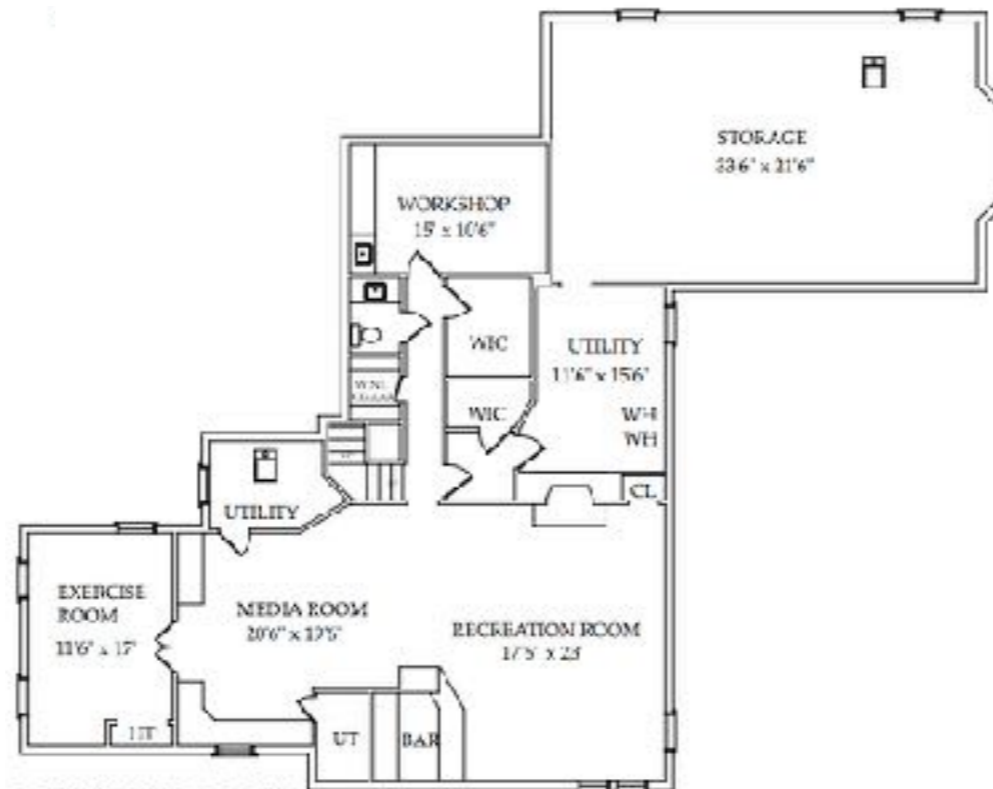




FIRST FLOOR



SECOND 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

