

# 9 EAST BEECHCROFT ROAD

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A short drive through the charming, tree lined streets of the Beechcroft section of Short Hills will bring you to 9 East Beechcroft Road. Here you'll find a meticulously maintained colonial boasting historic charm combined with numerous upgrades to assure a current and fresh appeal.

As you arrive and meander up the brick paver walkway, you'll surely notice the lush landscape that includes an impressive "signature" beech tree after which the neighborhood is named. Enter the home through an elegant columned portico with a warm hued wood door that leads you into a welcoming, open Entry Foyer and your first taste of all this home has to offer. Spacious rooms with an abundance of light immediately come into view. Step to the left to enter an impressive and sprawling Family Room, where light streams through windows on three sides setting an upbeat tone when entertaining family and friends and multi-zone lighting to accommodate various activities at once. Step outside through the sliding glass doors to get a breath of fresh air on the raised deck, or continue on into the equally spacious Living Room that's just around the corner. Here, you'll surely enjoy the warmth emanating throughout the room as flames flicker in the traditional statement fireplace that is the focal point of the room. It's the perfect place to entertain guests in comfort and in style.

At the core of the home is the fully updated custom Kitchen boasting a striking ceramic tile floor, crisp white cabinetry, an attractive quartz tile backsplash and all new stainless steel appliances set in fine granite. Even the most discerning of chefs will find preparing meals here is a dream. Your gourmet creations can be savored in the adjacent Breakfast Room for a casual feel, or in the neighboring Dining Room that provides an elegant setting for more formal occasions. A conveniently located Mud Room just off the Kitchen and a centrally located Powder Room complete the first level living space.





Ready to retire for the evening? Walk up the stately staircase to the 2nd Floor Landing featuring plenty of closet space including a large cedar closet as well as access to all bedrooms and a pull-down staircase leading to attic storage space. Wander into the show stopping Master Bedroom Suite featuring a vaulted ceiling, a comfortable sitting area that's perfect for watching late night TV, an abundance of closet space including a custom fitted walk-in closet that's large enough for all your shoes and clothing, neutral paint colors and plenty of natural light. The updated ensuite Master Bathroom featuring a 2-sink vanity, large walk-in shower, volume ceiling, Palladian window and striking glass block privacy wall rounds out the luxurious master suite. Spacious Bedrooms 2 and 3 feature hardwood floors, generous closets and an abundance of windows and are serviced by an updated full hall bath just down the hall. Continue on down the hallway to the 4th bedroom – a spacious Junior Master Suite complete with a separate sitting room/home office/5th Bedroom and a remodeled ensuite bath - ideally suited as a wonderful private retreat for a teen, extended family members or visiting guests.

And there's more...an unfinished lower level has plenty of storage space as well as a workbench and a tool pegboard to make household projects easy. Outside, a covered breezeway takes you either to the 2-car garage or to a brand new paver patio surrounded by lush greenery and a canopy of mature trees. Picture yourself enjoying a fresco cocktails as you lounge on the patio on a warm summer night!

With its sought-after location surrounded by multi-million dollar homes just minutes from Downtown Millburn and NYC transportation, access to Blue Ribbon schools and world class shopping and restaurants, 9 East Beechcroft Road is the perfect place to call home.

# INSIDE AND OUT...

## First Level

- Entry Foyer with hardwood floors, crown molding, coat closet, window, light fixture; access to center staircase, Living Room, Dining Room and Family Room
- Family Room with carpet, 3 windows with wood shutters, large picture window with wood shutters, crown molding, recessed lighting, 4 Bose surround sound speakers, pendant light; sliding doors leading to raised wood deck and backyard
- Living Room with hardwood floors, crown molding, recessed lighting, wood-burning fireplace with wood mantel, brick surround and marble hearth, 3 windows with backyard views; doorway to Kitchen
- Kitchen with crisp white custom cabinetry featuring built-in wine rack and large pantry cabinet with pullout drawers, hideaway trash and recycling, quartz tile backsplash with aluminum accent tiles, premium granite counter tops, ceramic tile floor, stainless steel GE Monogram appliances including 5-burner cooktop with exhaust fan and additional hood exhaust above, 46" refrigerator/freezer, double wall oven, built-in microwave, KitchenAid dishwasher, granite topped center island with floor-to-ceiling tiled divider wall and stainless steel double sink with disposal, open to Breakfast Room with skylight, recessed lighting, 2 banks of windows, storage closet; access to Laundry Facility with bi-fold doors, LG Tromm front-loading washer and dryer with shelves above, doorway to Mud Room
- Mud Room with volume ceiling, windows on 3 sides including large Palladian window, ceramic tile floor, recessed lighting; French door access to patio, driveway and garage
- Dining Room with swinging door entry from Kitchen, hardwood floors, 3 windows, crown moldings, 2 brass sconces; door to Entry Foyer
- Powder Room with marble tile floor, pedestal sink with mirror and 2 sconces above, crown molding, window with blinds

## Second Level

- Gallery Landing with hardwood wood, deep linen closet with shelving, light fixture, pull-down stairs to attic storage, cedar closet with shelving, additional storage closet; access to all bedrooms and hall bath
- Master Bedroom Suite featuring dressing area with 2 large closets with shelving and mirrored sliding doors, large walk-in closet with skylight, shelving, drawers and shoe racks, 2 additional closets; bedroom and sitting area with vaulted ceiling, recessed lighting, 2 large picture windows with Palladian windows above, transom window; en suite bath featuring tumbled marble tile floor with decorative accent border tile,

volume ceiling, Palladian window with wood blinds, 2-sink vanity with Corian top, full mirrored wall with 2 built-in hideaway medicine chests above, storage cabinets below, recessed lighting, commode with decorative glass block privacy wall, walk-in shower with sliding glass doors, 2 showerheads, tumbled marble walls and built-in corner shelves

- Bedroom #2 with hardwood floors, 2 windows with blinds, walk-in closet, light fixture, one cork wall
- Bedroom #3 with hardwood floors, 2 windows with blinds, crown molding, light fixture, large closet
- Junior Master Suite/Bedroom #4 featuring Sitting Room/Office/Bedroom #5 with carpet, closet, crown molding, window with shade; 3 steps down to Bedroom with hardwood floors, angled ceiling, cedar closet and additional closet, 3 windows with shades, new en suite bath with honed marble tile floor, subway tile walls, vanity with porcelain sink with mirror above and storage below, light fixture, window, shower over tub with sliding glass doors and marble tile walls
- Hall Bath with ceramic tile floor, pedestal sink with sliding full wall mirror and medicine cabinet behind, shower over tub with sliding glass door, window with blinds

## Lower Level

- Unfinished space with built-in workbench and pegboard, supplemental refrigerator/freezer, storage shelving and access to all utilities

## Additional Features/Upgrades

- 2-Car Garage with electric doors and built-in shelving
- Professionally landscaped property with brick paver walkways, raised wood deck, paver stone patio, landscape lighting, Rain Bird underground sprinkler system, lush flat lawn, mature shrubbery and "signature" beech tree
- 2-Zone baseboard heat and AC throughout
- Pella true divided light windows
- Solid panel doors with original brass doorknobs
- Originally built in 1937, updates include extensive renovation/addition in 2000 with Family Room/Powder Room upgrades and Master Suite expansion
- Full Kitchen remodel including all new appliances (2015)
- Junior Master Suite/Bedroom #4 En Suite Bath remodel (2015)
- New hot water heater installed (2016)
- Refrigerator/Freezer (2016)
- Paver Patio (2017)

