

40 HILLSIDE AVENUE
SHORT HILLS, NJ

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Welcome to 40 Hillside Avenue where elegance and craftsmanship abound in this spectacularly designed new home in the heart of the sought after Hartshorn section of Short Hills. Set gracefully on a .46 acre flat lot, this home designed by AHM Architects boasts spacious living and entertaining spaces finished with only the finest materials.

Upon arrival, you'll be greeted by an inviting covered bluestone patio before proceeding into the entry foyer where your first glimpse of the open and airy floorplan comes into sight. With excellent flow for both entertaining and daily family life, the versatile floorplan will satisfy all of your family's needs. To your left, abundant light streams in through a large bay of windows into the elegant Living Room embellished with attractive hardwood floors, stately base and crown moldings and a striking paneled feature wall. This perfect setting for intimate gatherings and grand festivities alike is ideal for enjoying cocktails prepared in the sleek wet bar with ice maker while listening to the sounds of your favorite tunes emanating from the built-in ceiling speakers. Step back through the entry foyer to enter the formal Dining Room highlighted by another feature wall, wide plank hardwood floors and a large bay of windows overlooking the greenery outside. Easy access to an adjacent Butler's Pantry, outfitted with custom cabinetry and a wine refrigerator makes for a perfect set-up for entertaining family and friends. Continue on to the centrally located chef's dream kitchen with custom cabinetry and top of the line appliances. Picture yourself sitting at the oversized center island with 5-seat breakfast bar as you enjoy a quick snack, or lounging comfortably for a casual meal in the separate dining area.

The neighboring Family Room is sure to please with its beamed ceiling, gas fireplace and sliding doors to the raised Trex deck just outside...the ideal place for al fresco dining during the warmer months. A conveniently located Powder Room, Mud Room with storage and shelving as well as a full Guest Room with en suite bath complete the first level living space.





When it's time to retire for the night, take the center staircase up to the second level where the gallery landing provides access to four bedrooms (each with en suite bath and walk-in closets). The luxurious Master Bedroom Suite awaits and boasts a welcoming entry foyer, a spacious bedroom with comfortable sitting area, large His & Hers walk-in closets with access to the spa-like marble bath featuring dual marble topped vanities, a glass enclosed shower with multiple shower heads and a striking free standing tub. Enjoy easy access to the additional bedrooms that are sure to meet the needs of family and guests and to the conveniently located Laundry Room just down the hall.

And there's more...A fully finished lower level is home to a large Play Room that's perfect for family game nights and an adjacent Media Room that's just waiting for you to enjoy your surround sound system for TV and movie watching. Take advantage of the neighboring Exercise Room that is sure to make your morning workouts a breeze! An additional Bedroom with en suite bath serves as a perfect Nanny Suite or private guest retreat.

Don't miss this rare opportunity to make this newly constructed custom home your own! Top Notch schools, proximity to New York City, Midtown Direct Train and downtown Millburn shopping and restaurants round out this perfect package!

INSIDE AND OUT...

First Level

- Columned bluestone front portico leads to double height Entry Foyer, wide plank oak floors, significant base casing and crown moldings; broad entryway to Living Room and Dining Room, access to center staircase, walk-in closet and Kitchen
- Living Room with wide plank oak floors, multi-tiered soffit with crown moldings, paneled feature wall, large picture window, wet bar with ice maker, storage below and above stone countertop, custom metal backsplash
- Dining Room with wide plank oak floors, multi-tiered soffit with crown molding, paneled feature wall, large picture window; access to Butler's Pantry
- Butler's Pantry with Marvel wine cooler, storage below and above marble countertop, custom marble backsplash; access to Kitchen/Breakfast Area
- Kitchen featuring Omega custom white painted all wood cabinetry with custom cabinet hardware, beamed ceiling, natural and engineered stone countertops, herringbone marble backsplash, large center Island with pendant fixtures above, prep sink and seating for 5, Top-of-the-line appliances including Wolf 48" all gas range with two ovens, 6 burners and a griddle, vented hood with blower insert, Subzero 30" refrigerator, Subzero 30" freezer, Sharp stainless steel microwave drawer, two Bosch Dishwashers, Marvel wine cooler, Marvel ice maker, two stainless steel under-mount sinks with disposal, Kohler faucets, walk-in pantry; open to Breakfast Area and Family Room; access to Mud Room, Powder Room and lower level staircase
- Family Room with wide plank oak floors, beamed ceiling, gas fireplace, ceiling light fixture, large windows; sliding door access to raised Trex deck
- Mud Room with bench and built-in cabinets, walk in closet; access to Guest Room, Powder Room, Kitchen and Garage
- Guest Room with wide plank oak floors, base and crown moldings, en suite bath with custom tile, vanity with mirror and light fixture above, shower with glass door
- Powder Room with stone topped vanity, floor to ceiling paneling, light fixture and mirror above, tile floor

Second Level

- Gallery landing (overlooking first level) with wide plank oak floors, 2 double door linen closets; access to all bedrooms and large Laundry Room
- Master Bedroom Suite featuring entry foyer with multi-tiered soffit and crown molding, bedroom with large windows and sitting area, dual walk-in closets, large

white marble bathroom with his and her vanities, built-in cabinetry for storage, private toilet space with exhaust fan, extra-large shower with frameless glass enclosure, built-in bench, two fixed and one hand held showerheads, Kohler free-standing soaking tub, faucets, toilet and 2 extra-large rectangular sinks

- Bedroom #2 featuring walk-in closet and en suite bath with custom tile, vanity with stone top, mirror and light fixture above, glass door shower
- Bedroom #3 featuring walk-in closet, large bay of windows, en suite bath with custom tile and stone top vanity with mirror and light fixture above, shower over tub, linen closet
- Bedroom #4 with walk-in closet, large bay of windows, en suite bath with custom tile, stone top vanity with mirror and light fixture above, shower with glass door
- Laundry Room with large stainless steel sink, engineered stone countertop, Kohler faucet with pullout spray, wall to wall lower and upper cabinets

Additional Features/Upgrades

Interior

- 10 foot ceilings throughout first floor; 9 to 11 foot ceilings on second floor
- Wide plank oak floors throughout first and second floors
- Sound dampening inside walls throughout home
- Ample recessed lighting throughout home
- Solid core five panel interior Masonite doors
- Schlage Accent door hardware with back plate
- CAT-5 telephone and cable/computer prewired throughout
- Whole house sound system wiring in dining room, family room, kitchen, basement and rear deck
- Surround-sound wiring in family room and basement home theatre
- Central vacuum throughout
- Door chime for front door
- Wood newels, colonial wood balusters, wood rail
- Benjamin Moore paint throughout; prime plus two coats
- Deluxe trim package, with tall base moldings, wide casings, and crown throughout
- Ground Fault Interrupt (GFI) safety outlets in kitchen, baths, and garage
- Full finished basement with 10 foot ceilings and large windows
- Exterior and interior perimeter drains

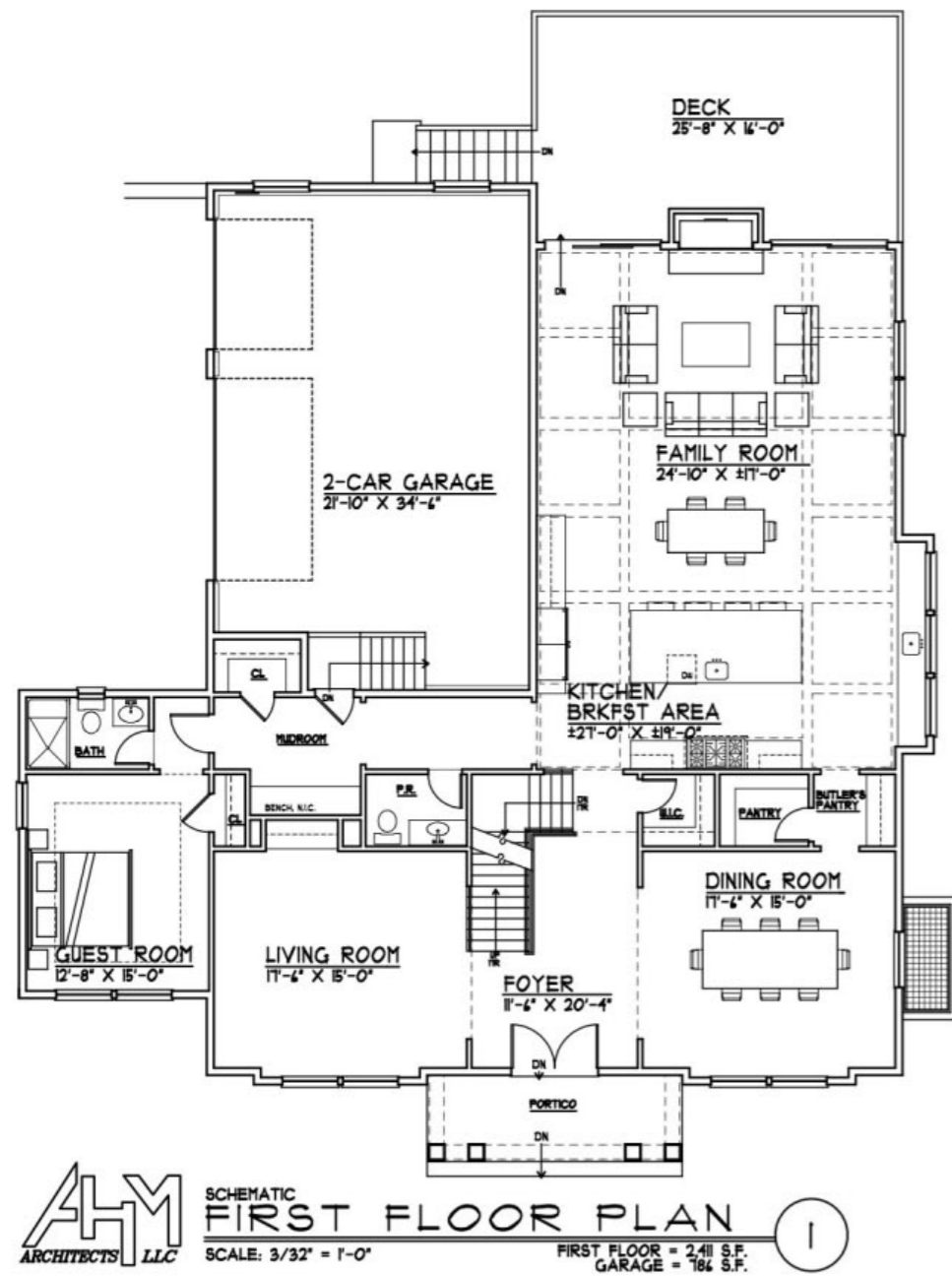
- Sump pump pit with pump
- Pre-vented for radon remediation
- Four HVAC units & Four zone natural gas forced-air with air filtration. Units servicing basement & 1st floor areas are equipped with humidifiers
- Climate controlled digital thermostats
- Two 50-gallon gas-fired water heaters
- R-30 or greater fiberglass insulation in attic ceiling
- R-13 wall interior insulation

Exterior

- Oversize garage with electric doors
- Half acre flat lot
- Factory painted Maibec cedar shake siding
- CertainTeed Independence roof shingles with lifetime warranty
- Maintenance free PVC trim
- Asphalt driveway with Belgian block curbing
- Maintenance free rear Trex deck
- Frost free hose bibs and weatherproof electrical outlets in front and rear of home
- Light fixtures above each garage door and rear deck
- 10-year Home Owner Warranty

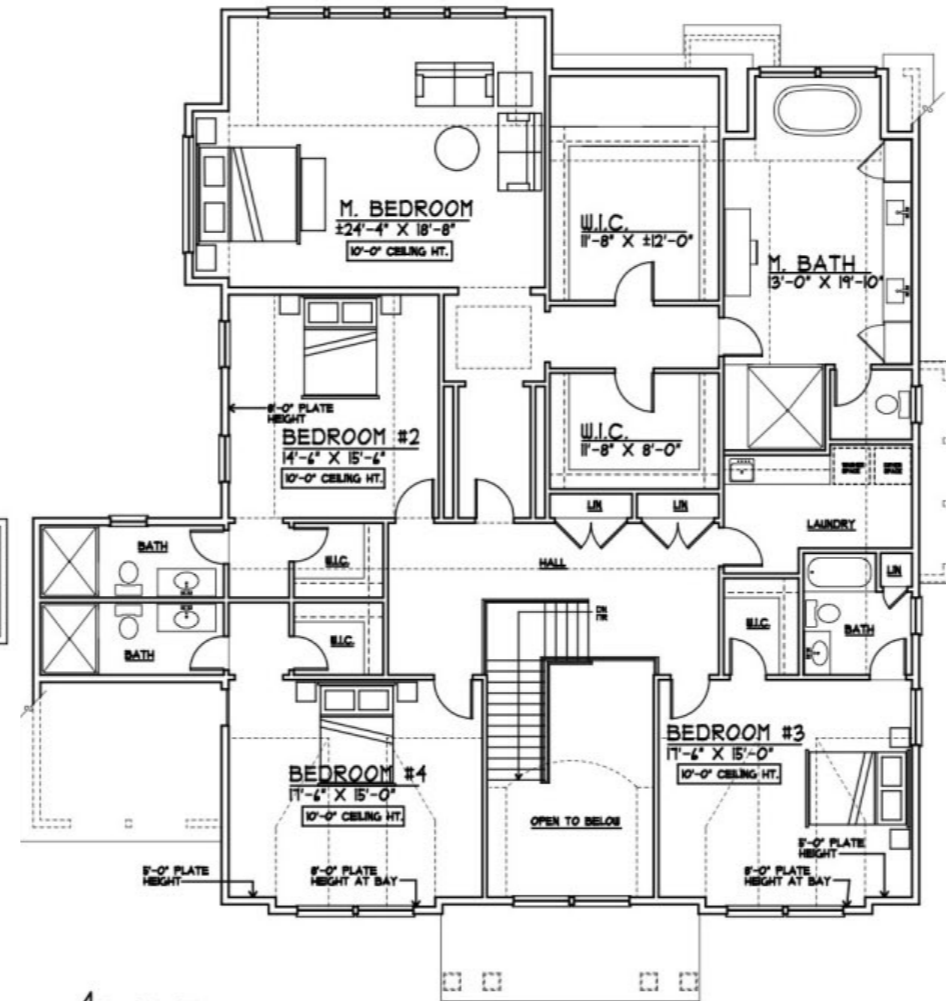






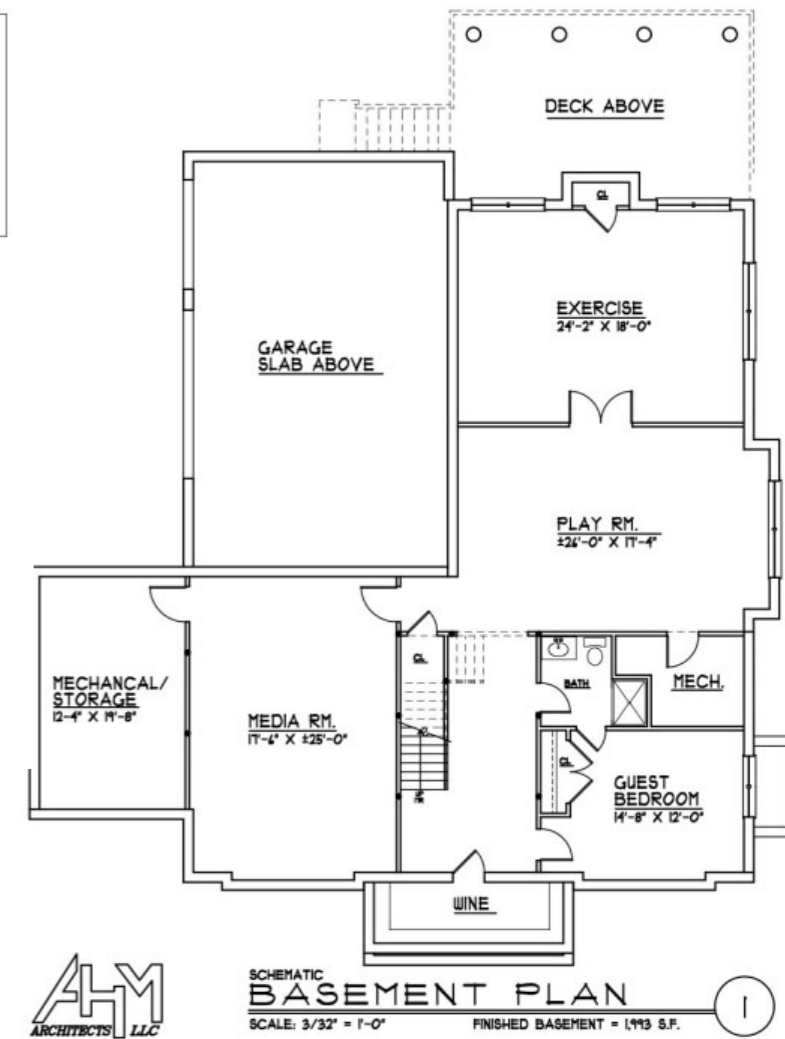
SCHEMATIC
FIRST FLOOR PLAN

SCALE: 3/32" = 1'-0" FIRST FLOOR = 2,411 S.F.
GARAGE = 764 S.F.



SCHEMATIC
SECOND FLOOR PLAN

SCALE: 3/32" = 1'-0" SECOND FLOOR = 2,741 S.F.



SCHEMATIC
BASEMENT PLAN

SCALE: 3/32" = 1'-0" FINISHED BASEMENT = 1,913 S.F.

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.

ADDITIONAL PROPERTIES FOR SALE



76 FAR BROOK DRIVE, SHORT HILLS
6 BED, 5 FULL BATH, 1 HALF BATH
.54 ACRE
APPROX. 6,100 SQUARE FEET
OFFERED AT \$2,995,000



19 SHERWOOD ROAD, SHORT HILLS
6 BED, 5 FULL BATH, 1 HALF BATH
.44 ACRE
APPROX. 6,700 SQUARE FEET
OFFERED AT \$2,995,000