

53 HILLSIDE AVENUE

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Drive up to 53 Hillside Avenue and you are transported to another time and place. This stately 5/6 Bedroom, 5 Bathroom Tudor, in the heart of Old Short Hills, is reminiscent of an English storybook home complete with beautiful gardens, meandering stone pathways, and exquisite period details. This home's classic hallmarks include gorgeous tudor-style doors and archways, rustic cedar beams and wide plank floors, all blending seamlessly with fabulous renovations and updates. Simply put, 53 Hillside is perfect in every way.

Enter through the traditional tudor-style door to find truly unique details at every turn. Walk into the bright Entry Foyer complete with distinctive wide planked hardwood floors, rustic cedar beams above and an incredibly graceful dual staircase. Step through the hallway to the elegant Living Room featuring a stunning rustic cedar beam entry, beamed ceiling and a wood burning fireplace, perfect for spending time with friends or grand holiday celebrations. Dinner parties are ideal in the elegant Formal Dining Room complete with bright windows and easy access to the neighboring Chef's Dream Kitchen. The Kitchen features top of the line appliances, granite countertops, 2 sinks, lovely custom cabinetry, ample storage and a sun-drenched Breakfast Room. The Kitchen opens up to the stunning Family Room, equipped with a cozy fireplace, custom built ins and serene views of the deck and gardens beyond. Easily accessed from the Dining Room, relax in the 3-season Sun Room that flows easily from inside. This tranquil and breezy space, with slate flooring and bead board ceiling, exudes relaxation and is well suited for an al fresco dinner party or simply sipping cocktails with friends. The BEST Laundry Room/Office and a well-appointed Full Bathroom round out the First Level.





When it's time to retire for the evening, the elegant double staircase leads to the second level with a unique T-shaped landing exuding old world charm. Serenity and privacy abound in the Master Bedroom Suite featuring hardwood floors, plenty of closet space and a luxurious spa-like Master Bath that's been updated to perfection. A dual sink vanity with additional vanity/make-up space and tiled walk-in shower, all exhibit the finest in materials and craftsmanship. Ensuite Bedroom #2 offers a cedar closet, an additional closet and a tasteful full bath. Spacious Bedroom #3 can easily be converted into two separate bedrooms. Bedroom #4, with its elegant double door entry, is sunlit and enjoys plenty of closet space. Bedrooms #3 and #4 are conveniently accessible to the Full Hallway Bathroom that has also been tastefully updated.

And there's more ... an original arched wood door on the First Level leads to another dual staircase to the finished lower level. A fabulous Recreation Room, with another wood burning fireplace, is the perfect spot for movie watching and kids hanging out. An adjacent Kitchenette makes the space great for entertaining. An additional Game Room, and a multi-function Utility Room with a second laundry hookup and workshop facilities provide additional functional space. A huge hallway at the garage entrance is also well suited as a Mudroom Area to hold coats, mittens and sports equipment.

Another huge benefit of 53 Hillside is the exquisite property with multiple entertaining spaces. Meandering paths, a bluestone patio, a wood deck and perennial gardens radiate absolute serenity and will provide hours of endless enjoyment.

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, 53 Hillside is an absolute must see.



INSIDE AND OUT...

First Level

- Entry Foyer featuring wide plank pegged hardwood floors, original tudor style front door with stained glass accents, flush mount light fixture, plaster walls, exposed cedar beams, 2 staircases with custom runners to 2nd level, rear hallway has door to Outdoor Patio, original arched doorway to dual basement staircases, original door to Side Hallway
- Side Hallway featuring coat closet, Laundry Room/Office (see below) and Full Bath (see below)
- Office/Laundry Room featuring hardwood floors, custom built-in cabinet for front loaders, recessed lighting, desk area, casement windows, in ceiling speakers
- Renovated Full Bathroom featuring tiled flooring, pedestal sink, shower with tile surround and glass door, recessed light, Toto toilet, 2 light sconce, combination fan/light, casement windows
- Living Room featuring rustic entry with wood beams, wide plank hardwood floors, new casement windows, rustic ceiling cedar beams, fireplace with stone and carved wood mantle, bluestone hearth, paneled wall with custom built ins and original leaded glass windows, sconces, recessed lighting, 6 wall sconces, mounted speakers, plaster walls
- Dining Room featuring arched entryway, wide plank hardwood floors, chandelier (new 2018), casement windows, plaster walls, in wall speakers, swinging door to Kitchen
- 3 Season Sun Room featuring original leaded glass doors at entry, bead board ceiling (new with additional insulation 2015), ceiling fan/light fixture, new insulation and baseboard heat, slate flooring, windows/screens at 3 exposures, exposed brick and plaster walls, door to Outdoor Patio, baseboard heat, mounted speakers
- Gourmet Chef's Kitchen featuring hardwood floors, custom wood cabinetry, granite countertops, tile backsplash, center island with granite countertop, 2 stainless steel sinks (both with commercial-style fixtures, new 2018), Kitchen Aid double wall ovens, Viking 6 burner cooktop, Bosch dishwasher with integrated panel, Kitchen Aid 42" refrigerator/freezer with integrated panel, Kitchen Aid built-in microwave, Viking professional hood, open wine and open storage at island, recessed lighting, pendant lighting, double pull out pantry, 2 trash receptacles (1 with recycling storage), archways to Family Room
- Breakfast Area featuring hardwood floors, new light fixture (2018), casement windows
- Family Room featuring hardwood floors, fireplace with granite surround and custom millwork mantle, oak custom built-ins with open and concealed storage and built in desk area, in ceiling speakers, recessed lighting, track lighting, sliding door to Outdoor Deck and Backyard, casement windows

Second Level

- Dual staircases to Second Level to T-shaped Second Floor Landing
- Second Floor Landing featuring custom runner on steps, hardwood floors, linen closet, chandelier, access to all bedrooms and pull down access to attic storage
- Master Bedroom Suite featuring hardwood floors, casement windows, vaulted ceiling, flush mount light fixture, 5 wall sconces, plaster walls, original doors at entry and to bathroom, 2 closets (1 walk in with custom shelving and hanging storage)
- Renovated Master Bathroom featuring tumbled floor tile, two-tiered custom built in vanity with Corian countertop, storage and makeup vanity, custom wood double sink vanity with Corian countertop and soft close drawers, custom medicine cabinets and mirrors, shower with tile surround and frameless glass door, built in bench, corner shelves and oversized showerhead, recessed lighting, 2 light sconces above sink vanity, linen closet, casement window, separate room for toilet with pocket door, Toto toilet
- Ensuite Bedroom #2 featuring hardwood floors, vaulted ceiling, plaster walls, casement windows with Roman shades, walk in cedar

closet with additional hidden closet inside, 2nd mirrored closet with floor to ceiling shelving, 4 wall sconces, Renovated Ensuite Bathroom featuring tumbled floor tile, shower with decorative tile surround, bench and glass door, wood vanity with Corian countertop, light/fan combination, 2 light sconce, Toto toilet, medicine cabinet

- Bedroom #3 (easily converted into 2 separate bedrooms) featuring hardwood floors, 2 closets, plaster walls, casement windows, 2 sconces, casement windows with Roman shades
- Renovated Full Hall Bathroom featuring tumbled tile flooring, bath/shower combination with subway tile surround and glass door, recessed light, fan/light combination, wood vanity with Corian countertop, Toto toilet, 2 light sconce, window with frosted glass
- Bedroom #4 featuring double doors at entry, carpeting, vaulted ceiling, casement windows, plaster walls, desk nook, double door closet, flush mount light fixture

Lower Level

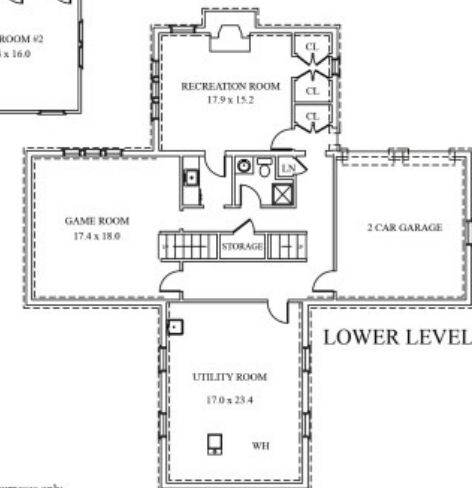
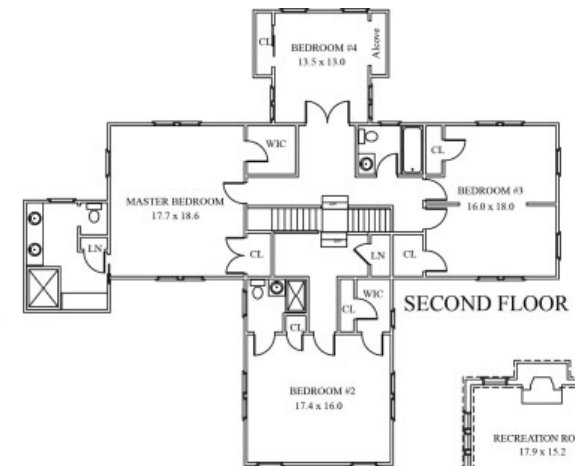
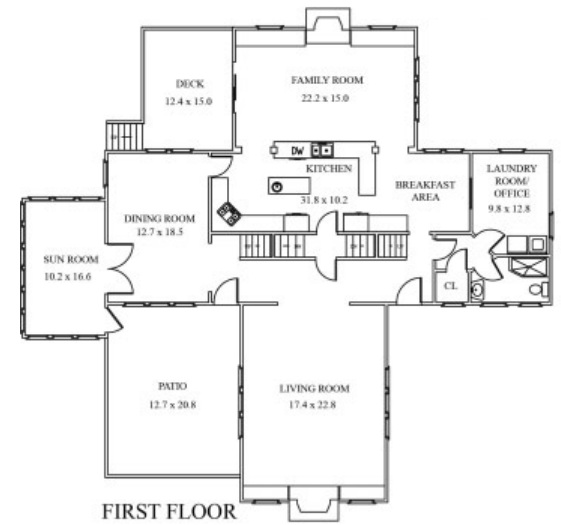
- Dual carpeted staircases to lower level
- Hallway with storage closets, garage access and wooden side door with glass panes (also easily used as Mudroom Area)
- Kitchenette Area featuring 2 burners (not functioning), stainless sink, built-in Kenmore refrigerator, upper and lower cabinetry
- Recreation Room/Guest Bedroom #5 featuring carpeting, fireplace with floor to ceiling stone mantle and hearth, recessed lighting, 3 sconces, casement windows, 2 closets with additional closet outside, access to outdoors
- Game Room featuring carpeting, vaulted ceiling, casement windows, flush mount light fixture, wall sconces, original Tudor style arched door, plaster walls
- Full Bathroom featuring ceramic tile flooring, stall shower, wood vanity with Corian countertop, light/fan combination, medicine cabinet
- Utility Closet
- Utility Room featuring hook up for potential 2nd Laundry Room, workshop with workbench, shelves, utility sink, grade level windows
- 2 car garage with electric doors and built in shelving (freshly painted)

Front and Backyard

- Professionally landscaped property on approximately ½ acre
- Exterior lighting, including new post and up-lighting
- Raised Deck
- Bluestone Patio with brick retaining wall and mounted speakers (new 2007)
- Front stone and brick walkway (new 2013)
- Fenced in yard, black aluminum redone (2013)
- Driveway repaved (2015)

Additional Features/Upgrades

- Home originally built 1927 with many original details preserved throughout (see descriptions above)
- 10 minute walk to Short Hills Train Station
- Interior, Utility Room and Garage Freshly Painted (2018)
- Alarm System
- Heat: 1st and Lower Level, hot water, 2nd Level forced air (4 zones total)
- AC (new 2017)
- Recessed speakers in dining room, office/laundry, family room, sun room and patio
- Casement windows replaced throughout
- 2 chimneys, 3 fireplaces redone by Kirt Thoren (2018)
- Kitchen, Family Room and four Bathrooms fully renovated (2007)



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