

64 BROWNING ROAD | SHORT HILLS, NJ



**kw** PREMIER  
PROPERTIES  
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Located in the desirable *Poets* section of Short Hills, this meticulously remodeled home is perfect for daily living and for lavish entertaining.







Contemporary and *fresh*, 64 Browning offers an open design that creates a seamless flow throughout the first floor. Sunlight floods a sleek gourmet kitchen that features high-end appliances, quartz counter tops and a generous amount of storage space. The dining and living rooms adjoin the kitchen, making parties, family dinners or play dates a joy. Cathedral ceilings and an expansive fireplace accentuate the living room.







A master suite features an over-sized dressing room, a modern en-suite bath and abundant natural light. Patio doors from the master suite open to a meticulously landscaped backyard, which features a beautiful bluestone patio and whirlpool. Modern design permeates throughout the house. No detail has been overlooked and each room has been designed with its own focal point in mind. An unfinished basement features high ceilings and ample space for a future playroom, home gym, man-cave or femme den.





Exceptionally landscaped property provides an oasis for gardening, family gatherings and pets. All of this located in a highly sought after school district and quick access to NJ Midtown Direct trains.





# I N S I D E + O U T

## FIRST LEVEL

- Solid wood classic craftsman front lite door with sidelites
- Entry Foyer featuring limestone flooring, hardwood stairway floor to Upper Level with modern aluminum railing, modern designer large globe pendant light, open to the Dining Room and Hallway
- Hallway off Foyer featuring limestone flooring, coat closet with one panel solid wood door (Anderson brushed nickel hardware), recessed lighting, baseboard molding and Full Bathroom
- Full Bathroom featuring mosaic tile floor, custom vanity cabinet with onyx slab sink, Kohler elongated toilet with glass/aluminum adjustable shelf, Kohler 54" under mount rectangle soaking tub set and shower combo encased in wood porcelain plank tile, and ceiling recessed lighting
- Dining Room featuring hardwood floors, side by side double hung Anderson windows with custom aluminum silver blinds, baseboard molding, wood burning fireplace with glass and marble hearth and lucent clear glass trim/siding, 2 pivot recessed lights, open to Kitchen.
- Gourmet Chef's Kitchen featuring sleek custom lument cabinetry (full overlay), brushed silver hardware, white quartz waterfall countertop, 2 Anderson double hung windows with custom silver aluminum blinds, hardwood floors, 5 burner gas Thermador stove top, Thermador stainless steel hood, custom island (seating for 3) with white quartz waterfall countertop, custom cabinetry, built in Sharp instant pro microwave, pendant lighting over island, recessed lighting, lucent clear glass tile backsplash, 2 floating glass cabinets with aluminum frame, Thermador dishwasher, large under mount stainless steel sink with 2-spray faucet, garbage disposal, Thermador double convection oven, Thermador 36" built in 2 door bottom freezer refrigerator, open to Family Room and Hallway
- Family Room featuring hardwood floors, cathedral ceiling, recessed and LED art lighting, baseboard molding, Ortal 70" direct vent front facing gas fireplace and mantle with fiber stones, Anderson french doors to Back Porch
- Hallway off of Kitchen featuring recessed lighting, hardwood floor to Laundry Room, walk-in Food Pantry with custom shelving, door to Basement stairway, door to step down Garage with mahogany garage doors, Office/Bedroom, and Master Suite.

- Laundry Room featuring hardwood floors, custom shelving, Maytag Steam XL front load Washer and Dryer (Commercial Technology, chrome finish), custom adjustable shelving
- Office/Bedroom #1 featuring hardwood floors, baseboard molding, 2 side by side double hung Anderson windows with custom blinds and fabric boxed valance, recessed lighting closet with one shelf
- Master Bedroom Suite featuring hardwood floors entry hallway with recessed lighting to Walk In Closet, Master Bedroom and Master Bathroom
- Walk in Closet featuring berber carpet with custom adjustable shelving, hanging storage center built in custom dresser with jewelry armoire
- Master Bathroom featuring tile flooring, baseboard molding, marble countertop with custom built cabinet and vanity, kohler oval sink, privacy wall with kohler elongated toilet and frameless glass enclosed shower, recessed lighting, small window with custom blind and fabric valance, bronze hardware
- Master Bedroom featuring hardwood floors, 2 large (77") double hung windows and blinds, Anderson french doors to porch with custom blinds and drapes

## SECOND LEVEL

- Hallway featuring hardwood floors to Full Bathroom, Bedroom #3, Bedroom #4, 2 linen closets with adjustable shelving
- Bedroom #3 featuring hardwood floors, 2 double hung windows with custom 2" wood blinds, baseboard molding, flush decorative drum light, 2 large double door closets with adjustable shelving
- Bedroom #4 featuring hardwood floors, 2 double hung windows with custom 2" wood blinds, baseboard molding, flush decorative drum light, 2 large double door closets with adjustable shelving
- Bathroom featuring pebble tile floor, custom vanity cabinet with quartz sink, kohler toilet, 2 adjustable glass shelves, framed glass enclosed 64" shower with pebbled tile floor, textured tile on shower walls and tile, recessed lighting

## LOWER LEVEL

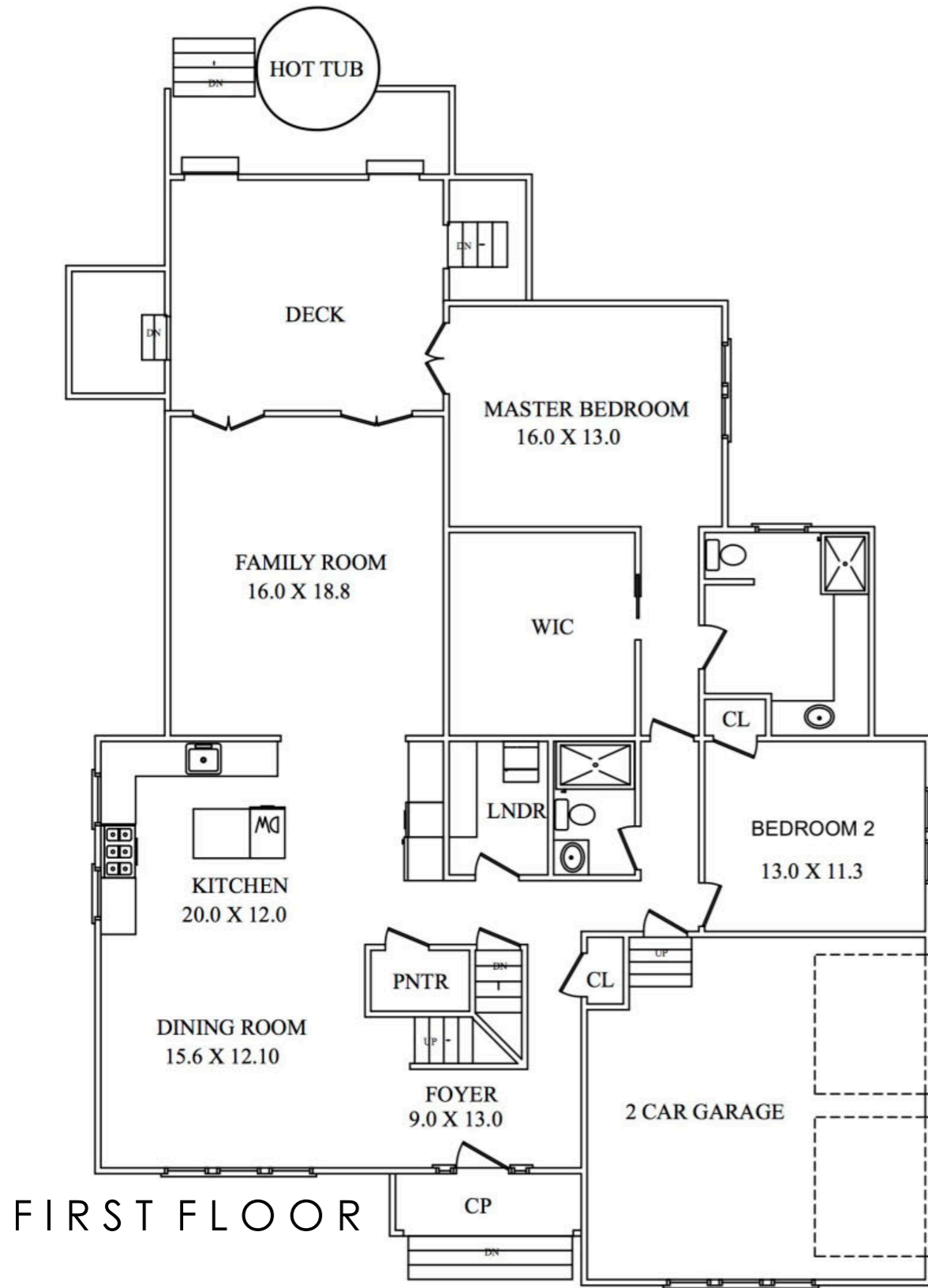
- Plank wood stairway to unfinished large basement featuring 2 large rooms, 2 basement windows in each room

## FRONT YARD + BACKYARD

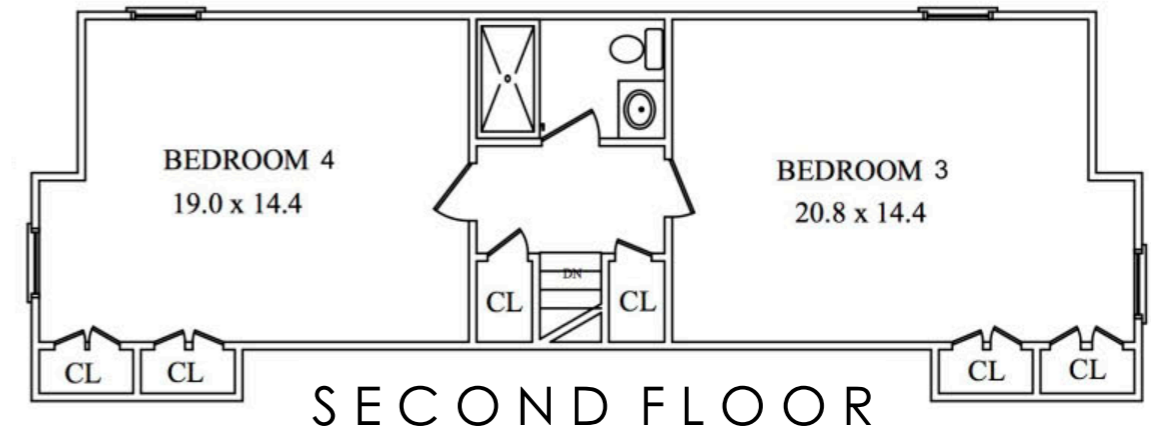
- Over .35 Acres of flat yard
- Blue Stone stairs with stone risers entryway
- Front and Rear professionally landscaped
- Front and Side white decorative fence
- Hunter Pro-C multi zone sprinkler system
- Outdoor gas line
- Cedar Porch with two landings (grilling area and hot tub)
- Blue Stone Patio
- 2 car Garage featuring solid wood carriage automatic doors with quarter windows, octane tile flooring and custom adjustable shelving

## ADDITIONAL FEATURES + UPGRADES

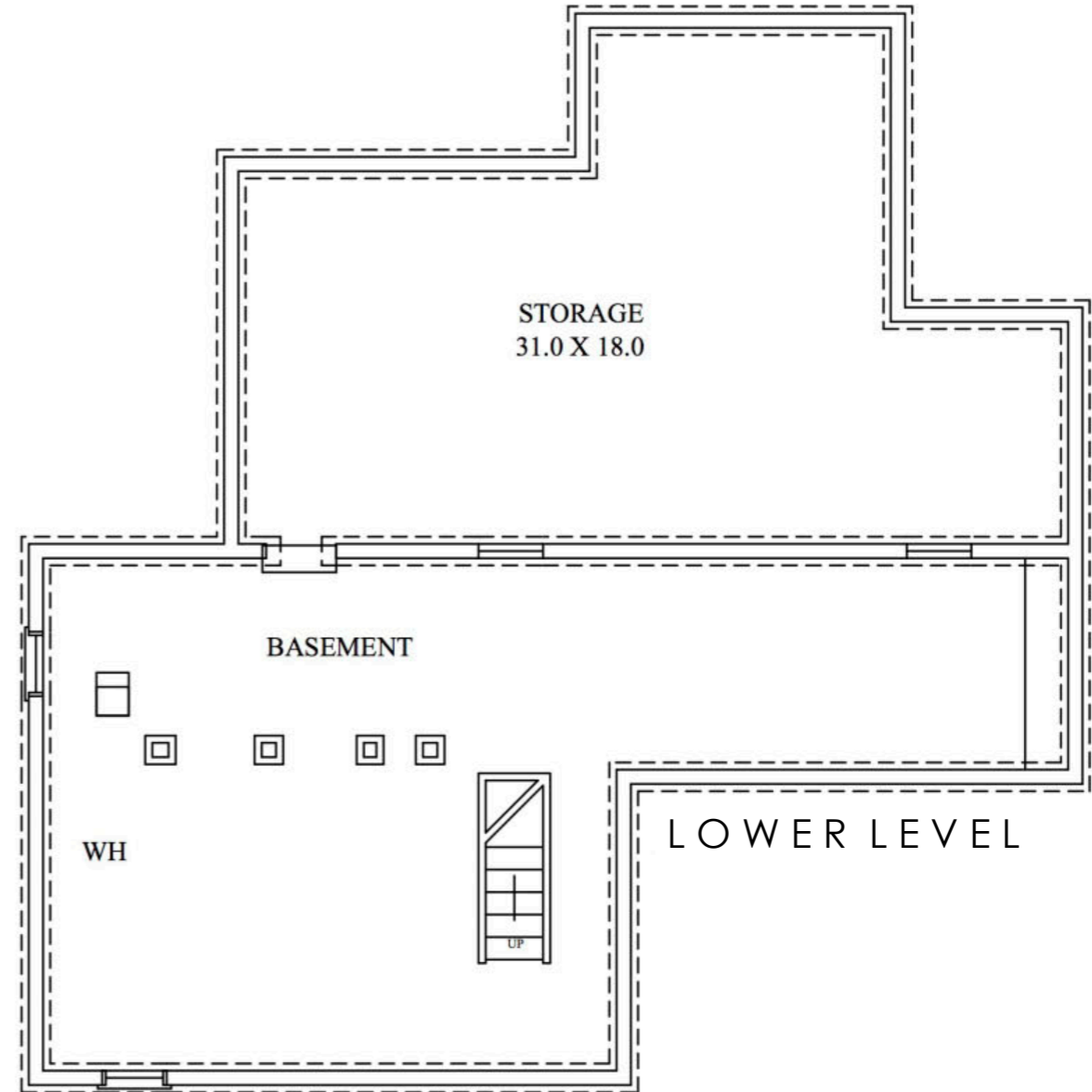
- AC/Heat, Forced Air 2 Zones
- 2013 all new Anderson Windows and French Doors
- Solid one panel Anderson Doors with brushed nickel hardware throughout house
- Gemini Alarm System
- South Seas 7 person lighted spa with cover
- Customized Plain & Fancy Cabinetry throughout the house
- Wired for Phone, Internet and Cable



FIRST FLOOR



SECOND FLOOR



# THE FLOORPLAN

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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CELL: 973.936.9129  
OFFICE: 973.376.0033 x101  
info@sueadler.com  
sueadler.com/64browning