



12 SHIRLAWN DRIVE
SHORT HILLS, NJ



*It is not every day
that a home and property of this
caliber comes on the Short Hills
market. Arguably one of the most
private and quiet blocks in Short
Hills, this home is an exceptional
opportunity for the buyer seeking
absolute privacy and an
extraordinarily designed
custom home.*



Drive up to 12 Shirlawn to view the stunning brick exterior and lovely property, a vision of perfect proportion and detail. The captivating front entrance is graced by meticulous brickwork, stonework and a stately front door. Enter the spacious and elegant 2-story Entry Foyer and prepare to be overwhelmed by the sheer elegance, light and scale of this home. The Entry Foyer includes a gracious central staircase, 2 Coat Closets and gorgeous views of the Library, Living Room and Dining Room.

Entertain your guests or curl up with a book in the elegant Living Room featuring hardwood floors with walnut inlay, coffered ceiling and elongated architectural windows. Working from home is a dream in the stately Office/Library featuring floor to ceiling wood paneling, custom built-ins and double French doors out to your own private porch. The breathtaking Family Room, with its statement fireplace and vaulted coffered ceiling, is the perfect spot for family gatherings or entertaining friends. This room flows directly out to the enormous patio where you can enjoy al fresco dining with breathtaking sunset views. Proceed into the nearby formal Dining Room with magnificent moldings, classic wainscoting and plenty of space to host family gatherings and gourmet dinners. The Dining Room connects easily to one of 2 Butler's Pantries.



These 2 bar areas are ideal for entertaining and mixing cocktails for your guests. Flow easily into the dazzling Gourmet Chef's Kitchen where custom wood cabinetry with an enormous custom island, glass front cabinetry, marble countertops and commercial-style appliances round out the sophistication of this space. Take in the backyard view in the Breakfast Area with oversized French doors leading out to the spacious patio. Rounding out the 1st Floor is a luxurious Powder Room, Mudroom 3-car Garage and an ensuite Guest Bedroom.

One of the biggest draws of this property is the outdoor space easily accessed from the Chef's Kitchen or Family Room. The enormous patio, complete with areas for al fresco dining, lounging and a firepit, are the perfect spots for outdoor entertaining. The stunning, and private piece of property has endless potential for expansion with an infinity pool.



When it's time to retire for the evening, the gorgeous central staircase, beaming with natural light from the dramatic second floor vaulted ceilings with skylight, leads you to the second floor with 5 spacious bedrooms (each with its own bath). Luxury abounds in the alluring Master Bedroom with an incredible vaulted ceiling with coffering, a Dressing Room, huge Walk In Closet and luxurious Master Bath complete with marble tiling, frameless glass door shower, Jacuzzi tub and separate toilet. Off of the Master Bedroom find your own Sitting Room with its own private porch, the perfect spot for contemplating your day. 4 additional large-sized bedrooms are steeped in sunlight and include generous closets and ensuite baths. Down the hallway is the perfect hangout/homework room for the kids. A spacious Laundry Room, with custom built in cabinetry, rounds out the Second Level.

And there's more...The enormous Lower Level, with 10' high ceilings and amazing flow, adds tons of functional space to the home. A huge Recreation Room is the perfect spot for movie watching, card games and children's art projects. A spacious Exercise Room, Full Bath and tons of storage round out the Lower Level.



I N S I D E & O U T

FIRST LEVEL

- Brick risers and steps with stone and brick landing leading to oversized wood entryway double doors with classic 18" divided sidelights on each side with true divided lights, lanterns flanking front door
- Entry Foyer featuring graceful center staircase, hardwood floors, deep crown and baseboard moldings, crown moldings with artistic detail over front door, archways with detailed moldings to Dining and Living Rooms, recessed lighting, 2 Coat Closets
- Living Room featuring hardwood floors with walnut inlay, coffered ceiling, recessed lighting, in ceiling speakers, wainscoting, elongated windows with wood blinds and custom window treatments, architectural arch over front windows
- Dining Room featuring hardwood floors with walnut inlay, coffered ceiling, wainscoting, chandelier, graceful archway with detailed molding to Entry Foyer, elongated windows with wood blinds and custom window treatments, architectural arch over front windows
- Powder Room featuring marble floor tile, custom carved wood vanity with marble countertop, chandelier, sconces, deep crown and baseboard moldings, custom mirror, designer polished nickel faucet, fan
- Library/Office featuring double French doors at entry, floor to ceiling wood paneling, custom built ins with open storage and window seat, double French doors and transom out to private porch, hardwood floors, recessed lighting, blinds
- Family Room with step down, 10'+ ceilings, fireplace with custom millwork mantle and stone surround, coffered ceiling, double French doors out to patio, elongated windows with wood blinds and custom window treatments, recessed lighting, in ceiling speakers, deep baseboard moldings
- Bar Area featuring custom cabinetry with granite countertops, glass door cabinetry for bar storage, Marvel beverage refrigerator, open storage, recessed lighting, deep crown and baseboard moldings
- Gourmet Chef's Kitchen featuring hardwood floors, custom white wood cabinetry, marble countertops, marble backsplash, glass front cabinetry with leaded glass, oversized island with marble countertop and seating for 3, pot filler, decorative marble backsplash, wood blinds, recessed lighting, pendant light over island, custom built in Desk Area, Jade stainless 6 burner stove with griddle and double oven, Miele dishwasher, Jade refrigerator/freezer, Fisher & Paykel dishwasher drawer, 2 stainless sinks, Kitchen Aid built in stainless microwave drawer, Breakfast Area with bay of windows and French doors out to patio, chandelier, deep crown and baseboard moldings, rear staircase
- Butler's Pantry featuring hardwood floors, custom upper and lower cabinetry with marble countertops and backsplash, Elkay bar sink, glass door cabinetry for bar storage, recessed lighting, Walk In Pantry with floor to ceiling shelving
- Mudroom featuring hardwood floors, custom cubby/seat with storage and shelving, flush mount light fixture, door to garage, built in bulletin board
- 3 car garage with electric doors and epoxy flooring
- Guest Room/Bedroom #6 featuring hardwood floors, ceiling fan/light fixture, deep crown and baseboard moldings, Closet, 10' ceilings
- Full Hall Bathroom featuring basket weave floor tile, custom wood vanity with marble countertop, custom mirror, 2 light sconce, fan, shower with glass door and tile surround, recessed light in shower

SECOND LEVEL

- Second Floor Landing featuring hardwood floors, vaulted ceiling with skylight, recessed lighting, baseboard moldings
- Master Bedroom Suite featuring double door entry with decorative pillars and moldings, hardwood floors, vaulted ceiling with coffering, fireplace with custom millwork mantle and marble surround and hearth, recessed lighting, crown and baseboard moldings, blinds with custom window treatments
- Master Sitting Room featuring hardwood floors, deep crown and baseboard moldings, recessed lighting, separate entrance to second floor landing, double French doors out to private porch, blinds
- Master Dressing Room featuring hardwood floors, 2 Closets with floor to ceiling shelving, custom wood vanity with storage, 2 light sconce, recessed lighting, Walk In Closet with custom drawers, shelving and hanging storage, window seat with storage, flush mount light fixtures
- Master Bathroom featuring double doors at entry, marble floor tile, built in Jacuzzi tub with marble tile surround, frameless glass door shower with marble tile surround, steam shower, flush mount light fixtures, recessed lighting, 2 custom wood vanities with storage and marble countertops, separate room for toilet
- Ensuite Bedroom #2 featuring hardwood floors, Closet, crown and baseboard moldings, flush mount light fixture, wood blinds, Full Bath featuring marble floor tile with mosaic inlay, shower over tub with marble tile surround, custom wood vanity with bead board detail and marble countertop, custom mirror, 3 light sconce, recessed light, fan, Linen Closet
- Ensuite Bedroom #3 featuring hardwood floors, crown and baseboard moldings, flush mount light fixture, Closet, wood blinds, Full Bath featuring marble floor tile, custom wood vanity with marble countertop, custom mirror, sconce, recessed light, shower over tub with marble tile surround with mosaic detail
- Ensuite Bedroom #4 featuring hardwood floors, crown and baseboard moldings, chandelier, Walk In Closet, wood blinds, Full Bath featuring marble floor tile with mosaic accent, custom wood vanity with marble countertop, custom mirror, 3 light sconce, recessed light, shower over tub with marble tile surround with mosaic detail
- Ensuite Bedroom #5 featuring hardwood floors, crown and baseboard moldings, flush mount light fixture, Double Door Closet, wood blinds, designer window treatments, Full Bath featuring tumbled floor tile, custom wood vanity with granite countertop, custom mirror, 2 light sconce, recessed light, shower over tub with marble tile surround with mosaic detail, door to rear hallway
- Office/Sitting Room featuring carpeting, recessed lighting, baseboard molding, wood blinds
- Laundry Room featuring tumbled floor tile, custom upper and lower built ins with laminate countertop and backsplash, utility sink, flush mount light fixture, Kenmore washer, Samsung Dryer
- Attic Storage
- Rear staircase to Breakfast Area

LOWER LEVEL

- Open center staircase flanked by decorative pillars to Lower Level
- Lower Level landing featuring carpeting, recessed lighting, 10' ceilings throughout, baseboard molding
- Utility/Storage Room
- Recreation Room featuring carpeting, recessed lighting, baseboard molding, 4 storage closets
- Exercise Room featuring carpeting, recessed lighting,
- Full Bathroom featuring tumbled floor tile, vanity with quartz countertop, shower with glass door and subway tile surround, custom mirror, 2 light sconce, recessed light in shower, fan

EXTERIOR

- U-shaped driveway
- Meticulous professional landscaping with blooming perennials
- Bluestone landing and steps out of Breakfast Room leading to Patio
- Mature specimen trees and plantings for privacy
- Oversized paver patio with stone retaining walls
- Professional landscape lighting

ADDITIONAL FEATURES / UPGRADES

- 10' ceilings on first and lower levels
- 9' ceiling on second level with vaulted ceiling in Master
- 1st floor wired for sound
- Alarm System
- Water softener
- Sump pump





12 Shirlawn is a dream home in every way. Just minutes from Blue Ribbon schools, NYC transportation, luxury shopping in Short Hills and downtown Millburn, this home is one of Short Hill's greatest treasures!



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