

13 TIOGA PASS | SHORT HILLS, NJ



sueadler 
THE #1 KELLER WILLIAMS TEAM IN NEW JERSEY **team**

kw PREMIER
PROPERTIES
KELLER WILLIAMS

Each Keller Williams office is individually owned and operated.







Welcome to 13 Tioga Pass – an entertainer's dream! This 5 bedroom, 5 ½ bath Custom Colonial is a vision of architectural and design perfection in every detail and is ready for you to move in!

Drive up this beautiful tree-lined street to this Custom Colonial home with brick herringbone walkway and covered bluestone entryway with gorgeous architectural pillars. Enter through the dark mahogany Entry Door graced with leaded glass. The intricate moldings, gleaming hardwood floors and designer light fixtures are just a few of the magnificent details that grab your attention.

The Entry Foyer has an abundance of natural light with exquisite dual walk-in closets. This high design Living Room features amazing architectural detail and a fireplace with floor to ceiling custom surround. The Living Room Bar Area and Butler's Pantry Area make entertaining a breeze. The Office with frosted glass French doors and stately dark wood wainscoting and coffered ceiling is magnificent.



The Family Room opens to the Gourmet Chef's Kitchen, which will delight even the most sophisticated culinary artist. Warm white custom wood cabinetry, granite countertops, gorgeous custom island with seating for 4, top of the line appliances, built-in audio, work area with custom cabinetry and beautiful architectural detail all lend to the Kitchen's extraordinary style. The Walk-In Food Pantry ensures that everything is at your fingertips and the Breakfast Alcove with oversized bowed windows provides gorgeous views of the park-like setting making your morning coffee a treat. Flow through to the Mudroom featuring individual custom cubicles with hanging, shelving and gorgeous detail. The Dining Room will be where your family and friends love to gather and dine. The enormous Laundry Room with gift-wrapping area offers an abundance of custom cabinetry and granite countertops and is perfection. A Full Bathroom with custom wood vanity and walk-in shower round out this level.



When you're ready to retire for the evening, the grand staircase, beaming with natural light, leads you to the second level with 5 spacious bedrooms and 3 full baths. The immensely private and spacious Master Bedroom Suite exudes comfort and style with an abundance of architectural details, including tray ceiling, fireplace with custom surround and double French doors leading to the stunning Juliette balcony. The Master Suite radiates style with dual Dressing Areas featuring custom cabinetry, mirrored doors, designer fixtures and center island with open and closed shelving. You won't want to leave the spa-like Master Bathroom complete with marble floors and countertops, soaking Jacuzzi tub and walk-in shower with Jacuzzi wall jets. Down the hall, three large bedrooms are a designer's dream, steeped in sunlight with generous closets. A stunning Full Hallway Bath featuring stone tile flooring, bead board wainscoting and a walk-in shower with glass tile surround is both chic and convenient. An additional Ensuite bedroom features a gigantic, customized walk-in closet and stunning Full Bath.

The Lower Level boasts a Recreation Room and Media Area with floor to ceiling movie screen and projector, plenty of seating and built-in audio system perfect for endless hours of family entertainment and fun. There are closets galore to ensure that nothing will be out of place. Additionally, the Lower Level boasts an Exercise Room with mirrored walls on two exposures and a Powder Room to round out the Lower Level. Whether it's watching your favorite sports team, playing board games, or simply hanging out with friends you'll never want to leave this beautiful space.

The real show stopper of 13 Tioga Pass is the luxurious backyard oasis. The three-tiered backyard features a large flat first tier with brick patio and plenty of room for outdoor summer barbeques. The hanging swing overlooking the park-like property makes relaxing with an ice cold lemonade a dream. The third tier features a heated pool and Pool House complete with plenty of living space, kitchen, laundry and full bath. The brick patio, grill and sitting areas are truly breathtaking and the entertaining opportunities are endless. Whether its serving appetizers from your Pool House kitchen or sipping cocktails with guests by the pool, your summer will be filled with friends, laughter and memories.





With its serene setting, spacious floor plan, proximity to New York City, easy access to Midtown Direct train service, exceptional school district and convenience to fantastic shopping and restaurants, 13 Tioga Pass is a unique opportunity and the perfect place to call home!

I N S I D E & O U T

MAIN LEVEL

- Wood Front Door with leaded glass window
- Front Entry Foyer featuring hardwood floors, baseboard molding, crown molding, flush mount light fixture, dual walk-in coat closets, molded ceiling and walls, dual sconces, staircase to Second Level
- Living Room featuring hardwood floors, baseboard molding, crown molding, recessed lighting, designer pendant light fixtures, gallery lighting, gas fireplace with custom surround and wide screen built-in TV, double hung windows with custom window treatments, Bar Area with quartz and marble waterfall countertop (bar is negotiable) with seating for 6, glass wall shelving, custom cabinetry with open and closed shelving, stainless steel sink, built-in icemaker, Butler's Area with quartz countertop, mirrored backsplash, open glass cabinetry, frosted glass French doors to Office
- Office featuring hardwood floors, leather wall covering, wood wainscoting, wood coffered ceiling, flush mount light fixture, recessed lighting, custom built in cabinetry, wall mounted wide screen TV, open and closed shelving, double hung windows with custom window treatments, frosted glass French doors
- Family Room featuring hardwood floors, baseboard molding, crown molding, recessed lighting, designer grass cloth wall covering, French doors on one exposure leading to back yard brick patio, dual sconces, wall mounted wide screen TV, built-in audio, entry to Gourmet Kitchen
- Dining Room featuring hardwood floors, baseboard molding, crown molding, designer wall covering, double hung windows with custom window treatments, oversized mirror on one exposure, entry to Gourmet Kitchen
- Gourmet Chef's Kitchen featuring stone floors, baseboard molding, crown molding, recessed lighting, designer pendant light fixture, built-in audio, custom white cabinetry with open and closed shelving, granite countertops, stone backsplash with decorative inlay, double French doors to brick patio, oversized picture window flanked by double hung windows, Sub-Zero Refrigerator/Freezer, Dynasty stainless steel cook top, Thermador double convection oven, built-in GE stainless steel microwave, center island with seating for 3, designer pendant light fixtures, custom cabinetry, granite countertop, oversized porcelain sink with commercial style faucet, Kitchen Aid stainless steel dishwasher, Work Area with granite countertop, custom cabinetry with built-in drawers, open bead board wall shelving and bookcase, decorative oval window, staircase with custom runner to Second Level
- Breakfast Alcove featuring stone floors, tray ceiling, designer pendant light fixture
- Walk-In Pantry featuring stone floors, recessed lighting, marvel ice maker, custom open and closed shelving
- Mudroom Area featuring stone floors, baseboard molding, recessed lighting, custom wood built-in cubicles with hanging, drawers, open and closed floor to ceiling shelving, wood bench with storage on one exposure, French door to driveway, wood door to garage
- Full Bathroom featuring tile flooring, baseboard molding, designer grass cloth wall covering, recessed lighting, walk-in shower with stone surround, built-in shelving and frameless sliding glass doors, designer wood vanity, mirror, dual designer sconces
- Laundry Room featuring tile flooring, baseboard molding, crown molding, recessed lighting, custom built-in cabinetry with quartz countertops, porcelain Farmhouse sink with gooseneck faucet, open and closed glass door shelving, LG front load washer and dryer, gift wrap center with quartz countertop and wall-mounted rollers, double hung windows with custom window treatments, floor to ceiling shelving for additional storage

SECOND LEVEL

- Traditional Staircase to Second Level featuring custom runner
- Second Level Landing/Hallway featuring custom runner, designer pendant light fixture, pull down stairs to attic
- Master Bedroom featuring hardwood floors, baseboard molding, tray ceiling, recessed lighting, gas fireplace with custom stone and tile surround, double hung windows with custom window treatments, ceiling fan with light, double French doors with transom to Juliette balcony, French doors to Master Bathroom
- Master Bathroom featuring marble floors, designer wall covering, baseboard molding, recessed lighting, chandelier, dual custom vanities with granite countertops and vessel sinks, dual designer sconces, built-in audio, frameless walk-in shower with marble and glass tile surround, rain showerhead, handheld shower head, Jacuzzi shower wall jets, Jacuzzi soaking tub with quartz and glass tile surround, designer hardware, oversized picture window with transom, custom blind and window treatment, separate toilet area
- Dual Walk-in Closets/Dressing Areas featuring hardwood floors, baseboard molding, recessed lighting, designer pendant light fixture, custom built-in cabinetry with open and closed shelving, designer mirrored doors, custom built in benches, double hung windows with custom window treatments, decorative oval window, center island with stone countertop and cabinetry
- Bedroom #2 featuring carpet, baseboard molding, crown molding, recessed lighting, built-in corner cabinetry with bead board back, open and closed shelving, double hung windows with custom blinds, closet
- Bedroom #3 featuring carpet, baseboard molding, crown molding, recessed lighting, double hung windows with custom blinds, closet
- Bedroom #4 featuring carpet, baseboard molding, crown molding, chair rail, recessed lighting, double hung windows with custom window treatments, walk-in closet with custom cabinetry
- Hallway Full Bath featuring stone tile flooring, bead board wainscoting, recessed lighting, custom built-in double vanity with granite countertop and open and closed shelving and drawers, double mirror, frameless glass walk-in shower with glass tile surround and built-in shelving, double hung window
- Ensuite Bedroom #5 featuring hardwood floors, baseboard molding, crown molding, recessed lighting, double hung windows with custom window treatments, walk-in closet with French doors, custom built-in cabinetry with hanging and shelving, double hung window
- Ensuite Bathroom featuring French doors, stone tile flooring, baseboard molding, recessed lighting, designer pendant light fixture, custom built-in vanity with granite countertop, cabinetry with decorative glass doors, open and closed shelving and drawers, make-up vanity with granite countertop, mirror and seating, frameless glass walk-in shower with tile surround, rain showerhead, hand held showerhead, built-in shelving, double hung window, separate toilet area

LOWER LEVEL

- Traditional Staircase with carpet to Lower Level
- Recreation Room featuring wood-look laminate wide plank flooring, baseboard molding, crown molding, recessed lighting, 90 bottle wine refrigerator with lock, dual walk-in closets featuring custom shelving
- Media Center featuring movie projector, floor to ceiling movie screen, Niles custom built-in audio system, island with honed granite countertop, seating for 4 overlooking media area, recessed lighting
- Gym featuring interlocking rubber flooring, baseboard molding, recessed lighting, mirrored wall on two exposures, custom built-in audio system, wall mounted TV
- Powder Room featuring stone tile flooring, baseboard molding, crown molding, wood chair rail, recessed lighting, pedestal sink, dual light sconces
- Utility/Storage Room with tile flooring, recessed lighting, shelving

EXTERIOR

- Covered bluestone entry with architectural pillars and outdoor lanterns
- Large fenced in tri-level backyard
- First Level features brick patio in herringbone pattern, area for seating and grilling, hanging loveseat swing
- Stone stairs to second level, trampoline
- Stone stairs to third level featuring in-ground pool with surrounding herringbone pattern brick patio and Pool House, area for seating and grilling
- Pool House featuring bluestone floors, baseboard molding, crown molding, vaulted ceiling with bead board detail, ceiling fan with light, picture window, closet with laundry
- Pool House Kitchen featuring bluestone flooring, designer flush mount light fixture, custom built-in cabinetry with decorative glass doors, granite countertop, stone tile backsplash, stainless steel sink, Frigidaire dishwasher, Sub-Zero Refrigerator and Freezer drawers, island featuring seating for 2, granite countertop, wall mounted TV
- Pool House Full Bathroom featuring bluestone flooring, baseboard molding, crown molding, recessed lighting, custom built-in vanity with granite countertop and storage, mirror, walk-in shower with built-in shelving, double hung window with wood blind

ADDITIONAL FEATURES/UPGRADES

- 2 car garage with hanging and shelving for tools
- Alarm
- Irrigation
- In-ground pool with surrounding herringbone pattern brick patio and private full service pool house



CELL: 973.936.9129
OFFICE: 973.376.0033 x101
EMAIL: info@sueadler.com
sueadler.com/13tioga



All information deemed reliable but not guaranteed

