

15 ALAN DRIVE | SHORT HILLS, NJ



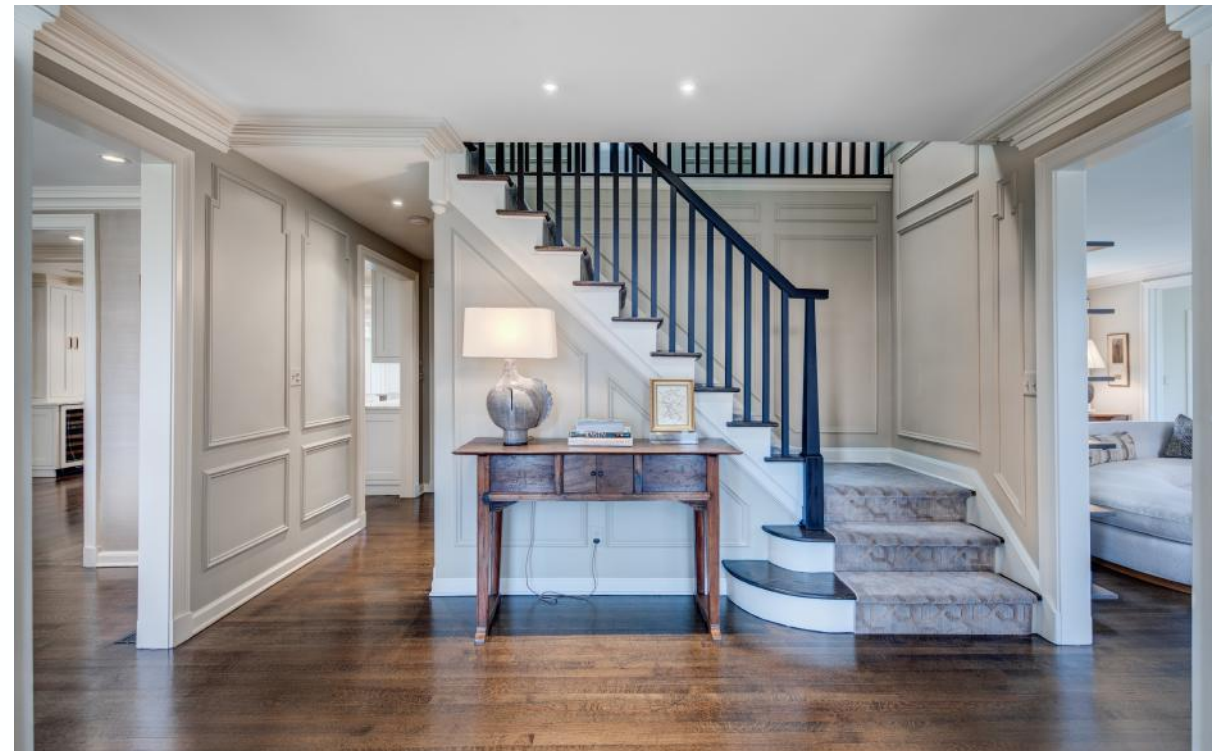






Welcome to extraordinary 15 Alan Drive! Don't miss this rare opportunity to own an impeccably renovated designer home worthy of a magazine spread renovated from top to bottom with no expense spared. Equally fantastic as the architectural and design magnificence of the house is its ethereal outdoor space and gorgeous pool. Multiple bluestone patios, stone walls, a fire pit area, professional lighting and a dazzling gunite pool all contribute to the magical property. Mature specimen trees, meticulous landscaping and easy access between indoors and outdoors make this the perfect spot for all your outdoor gatherings.

Arrive at 15 Alan Drive and take in the front entry flanked by bluestone steps, stone risers, crisp hedges and lush gardens. Enter the elegant Entry Foyer and note the stunning craftsmanship, timeless architectural details and chic light fixtures at every turn. If you love to entertain, this is the home for you. Walk through the Entry Foyer and prepare to host friends and family in the marvelous front to back Living Room complete with a stunning fireplace, custom open shelf furniture piece and double French doors out to the pool beyond. The Sun Room, with windows and doors at 3 exposures, a coffered ceiling and access to the outdoor entertaining space, is the perfect spot to reflect and enjoy some quiet time. Flow easily into the formal Dining Room complete with stunning grass cloth wallpaper and an architectural arch into the Family Room. Need to work from home? Don't miss the elegant Office/Study featuring a coffered ceiling and lavish use of windows and a French door so that the outside shines in.



Move easily from the Dining Room into the marvelous Gourmet Chef's Kitchen. Boasting crisp white custom cabinetry, Calcutta marble countertops and floor to ceiling glass cabinets for china and heirloom display, this kitchen is utterly stunning. A large center island, two integrated marble sinks and Viking/Miele (2 dishwashers)/Sub Zero appliances are the highest in form and function. The kitchen opens to the lovely Breakfast Room complete with a bay of floor to ceiling windows and French doors overlooking the sensational pool and entertaining space. Prepare to be completely transfixed by the Family Room bathed in sunlight and which includes two distinct entertaining spaces. First, curl up by the fireplace and take in the oversized windows, coffered ceiling and dazzling designer touches in the Family Room's conversation area. This room exudes relaxation and is well suited for family game night, movie watching or cozy nights by the fire. Move easily into the Family Room's Dining Area framed by floor to ceiling windows and double French doors to the outdoors. Whether you are in the Family Room, Kitchen, Office or Living Room, each room has French doors leading out to the incredible outdoor entertaining space. Also, all rooms and the outdoors are wired with speakers for a musical backdrop when you entertain.



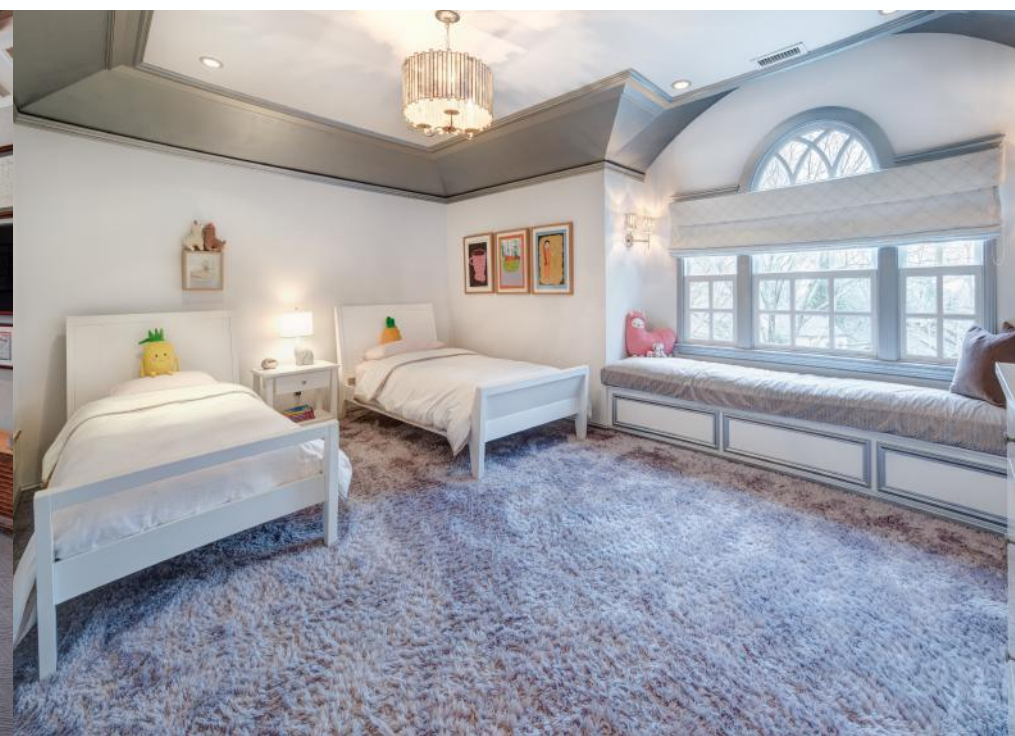




When it's time to retire for the evening, the stately staircase, with a custom mahogany railing by Kathy Landreman of NPB Custom Cabinetry, leads you up to the Second Floor Landing. A vaulted decorative skylight gives the landing a warm and relaxed feel. Luxury abounds in the breathtaking Master Bedroom Suite with its own fireplace, a vaulted ceiling and a lovely Sitting Room to relax after a long day. You are certain to feel like royalty in the incredible custom designed Walk In Closet and separate Dressing Room designed by California Closets. The serene Master Bathroom features an arched ceiling, marble throughout, modern designer wall sconces and a Duravit soaking tub. Three additional large-sized bedrooms are steeped in sunlight and include generous closets and two include ensuite baths. All bathrooms are renovated to perfection with chic crisp tile and high end finishes throughout. Finally, the BEST Laundry Room, with high-end cabinetry and soapstone countertops, rounds out the Second Level.

And just when you thought you couldn't be more impressed, prepare to be amazed by the beautiful Lower Level. A large Mudroom is sure to be "command central" for any busy family and provides easy access to the garage and backyard. The Lower Level boasts a gorgeous Recreation Room with custom storage and a Homework Area by California Closets. A 1000+ bottle custom Wine Room, designed by Urban & Vincent Wine Cellars, will make any sommelier jealous. A designer Kitchen is a cook or caterer's dream complete with chic cabinetry and top of the line appliances. With a separate entrance to the driveway (with no steps), the incredible kitchen and Bedrooms 5 and 6 (1 is ensuite with a renovated bath), the Lower Level can easily accommodate an au pair and/or in-laws giving them privacy with their own separate entrance and kitchen. An Exercise Room, a second Laundry Room and renovated Full Hall Bath round out this level.

15 Alan Drive's high design and magnificent outdoor space make it a dream home in every way. Just minutes from top-notch schools (Deerfield and Millburn Middle School), NYC Midtown Direct Train, shopping and restaurants in downtown Millburn, this home must be seen to be believed!





I N S I D E & O U T

FIRST LEVEL

- Entry Foyer featuring wood door with decorative sidelites and transom, hardwood floors, recessed lighting, 2 designer modern sconces, 2 Coat Closets by California Closets with custom shelving, shoe racks and hanging storage, walls with raised decorative moldings, baseboard molding, deep decorative crown molding, stairway to Second Level with Custom Mahogany Hand Rail (Kathy Landreman of NPB Custom Cabinetry), rear hallway with double doors to Lower Level, rear hallway open to Kitchen
- Front to back Living Room featuring hardwood floors, fireplace with floor to ceiling custom millwork mantle and stone surround and hearth, custom millwork bookcase (included), oversized picture window, custom window treatments, deep crown moldings and decorative ceiling molding, recessed lighting, double French doors with floor to ceiling sidelites out to backyard, 2 archways to Sun Room
- Dining Room featuring hardwood floors, recessed lighting, decorative architectural arch to Family Room, oversized picture window, custom window treatments, grass cloth wallpaper, archway to Kitchen
- Sun Room featuring hardwood floors, coffered ceiling, casement windows at 2 exposures, French door with floor to ceiling sidelites out to backyard, deep crown moldings, baseboard molding
- Office/Study featuring coffered ceiling, carpeting, grass cloth wallpaper, oversized casement windows overlooking backyard, double French Doors with transom to backyard, custom window treatments, recessed lighting
- Gourmet Chef's Kitchen featuring hardwood floors, custom shaker style wood cabinetry, area with floor to ceiling glass door cabinetry with glass shelves for china and heirloom display, floor to ceiling pantry, Calcutta Marble countertops and 2 integrated marble sinks, mosaic tile backsplash, commercial style sink fixtures, coffered ceiling, recessed lighting, oversized island with sink, storage and seating for 3-4, designer pendant lighting over island, Viking stainless 6 burner oven/range with griddle, Viking oversized stainless hood, Sub Zero beverage refrigerator, 2 Miele integrated dishwashers (1 new 2019), Sub Zero refrigerator/freezer
- Breakfast Room featuring hardwood floors, bay of floor to ceiling windows and transoms, 2 French doors out to bluestone Patio Area, pendant light fixture with double glass drum shades, decorative coffered ceiling, recessed lighting
- Family Room featuring hardwood floors, recessed fireplace with stone surround, walls with decorative molding, deep crown moldings, baseboard molding, surround sound, coffered ceiling with grass cloth wallpaper, oversized windows, custom window treatments, wall of floor to ceiling windows and French door out to Bluestone Patio Area
- Renovated Powder Room featuring tile flooring, marble one piece wash basin sink, Villeroy and Boch high efficiency toilet, subway tile wainscoting, 2 modern designer wall sconces, modern designer flush mount light fixtures, crown molding

SECOND LEVEL

- Second Level Landing featuring Custom Mahogany Hand Rail (Kathy Landreman of NPB Custom Cabinetry), hardwood floors, custom runner, walls with decorative molding, baseboard molding, crown molding, vaulted ceiling with 4 decorative skylights, designer sconces
- Master Bedroom featuring carpeting, gas fireplace with stone surround and hearth, vaulted ceiling with raised moldings, modern designer light fixture, custom window treatments
- Master Sitting Room featuring carpeting, vaulted ceiling with beam, oversized windows, custom window treatments, modern designer sconces, Walk In His and Her Closet by

California Closets with custom shelving, drawers, hanging storage, shoe storage and lighting

- Master Dressing Room featuring carpeting, California Closets' custom shelving, hanging storage, island, vanity area and bench, tray ceiling, oversized windows with custom window treatments, designer starburst light fixture
- Renovated Master Bathroom featuring arched ceiling, hexagonal marble floor tile with Greek key border, custom double vanity with marble countertop, modern designer wall sconces, frameless glass door shower with marble floor and wall tile, Duravit soaking tub, grass cloth wall paper, baseboard molding, crown molding, Toto toilet, fan
- Renovated Full Hall Bath featuring marble floor tile, subway tile wainscoting, crown molding, frameless glass door shower with marble floor tile and subway tile surround, recessed lighting, modern designer sconces, Villeroy & Boch high efficiency toilet, fan
- Ensuite Bedroom #2 featuring carpeting, tray ceiling, decorative moldings at ceiling, bay of oversized windows, custom roman shades, double door Closet with custom adjustable shelving and hanging storage, recessed lighting, wall sconces, Bathroom featuring custom double vanity, custom mirror, tile flooring, tile wainscoting, crown molding, frameless glass door shower with subway tile surround, fan
- Laundry Room featuring tile flooring, subway tile wainscoting, custom built cabinetry (upper and lower), open shelving, soapstone countertops, sink, Bosch front loader washer and dryer, recessed lighting, crown molding, baseboard molding
- Bedroom #3 featuring carpeting, Custom Built In Reading Nook with bookshelves, pull out cabinetry and sitting area (Kathy Landreman of NPB Custom Cabinetry), Closet with custom adjustable shelving and hanging storage, vaulted ceiling with decorative moldings, baseboard molding, crown molding, recessed lighting
- Ensuite Bedroom #4 featuring carpeting, custom window seat, oversized windows, custom window treatment, Walk In Closet with custom adjustable shelving, hanging storage and drawers, vaulted ceiling with decorative moldings, baseboard molding, crown molding, recessed lighting, semi-pendant light fixture with decorative drum shade, modern designer sconces, renovated Bathroom featuring marble floor tile, custom vanity with marble countertop, custom cut mirror, subway tile wainscoting with glass tile border, 2 light sconces, flush mount light fixture, frameless glass door shower with glass tile surround and mosaic floor tile, Toto toilet, fan
- Study/Sitting Room featuring carpeting, oversized windows, vaulted ceiling with decorative moldings, baseboard molding, crown molding, recessed lighting, flush mount light fixture, door to Bedroom 4 ensuite Bathroom

LOWER LEVEL

- Recreation Room featuring carpeting, Custom Cabinetry/Storage/Homework Desks designed by California Closets, recessed lighting, surround sound, Closet
- Laundry Room featuring laminate flooring, double utility sink, wire shelving, Whirlpool washer (newer), Kenmore dryer, built in upper cabinetry, Utility Area
- Renovated Full Bathroom featuring marble floor tile, vanity with storage, glass door shower with subway tile surround and marble floor tile, light/fan combination, baseboard molding, Toto toilet
- New Custom 1000+ bottle Wine Cellar featuring stone flooring, custom mahogany rack system, refrigeration system, recessed lighting (Urban & Vincent Wine Cellars)
- Full Caterer's Kitchen featuring stone flooring, wood custom shaker style cabinetry including glass door cabinetry and open shelving, granite countertops, tumbled tile backsplash, stainless

Viking 4 burner oven/range, Sub Zero refrigerator/freezer, Bosch dishwasher, beamed ceiling, stainless sink, oversized flush mount light fixture, recessed lighting

- Bedroom #5 featuring carpeting, Closet, window shade, baseboard heating, barn light flush mount light fixture, 2 wall sconces
- Storage Room
- Cedar Storage Room
- Mud Room featuring stone flooring, custom cubbies, curved bench with storage, bead board wainscoting, hook storage, crown molding, recessed lighting, modern designer sconces, Custom wood door with sidelite to driveway
- Exercise Room featuring double French doors at entry, click rubber flooring, recessed lighting, oversized above ground windows, modern designer wall sconces
- Ensuite Bedroom #6 featuring carpeting, barn light flush mount light fixture, modern designer wall sconces, baseboard molding, above ground oversized windows, Renovated Bathroom featuring wood vanity with marble countertop, marble floor tile, subway tile wainscoting, frameless glass door shower with marble floor tile and subway tile surround, recessed lighting, glass sconce over sink, Toto toilet
- Storage/Utility Closet off Mudroom

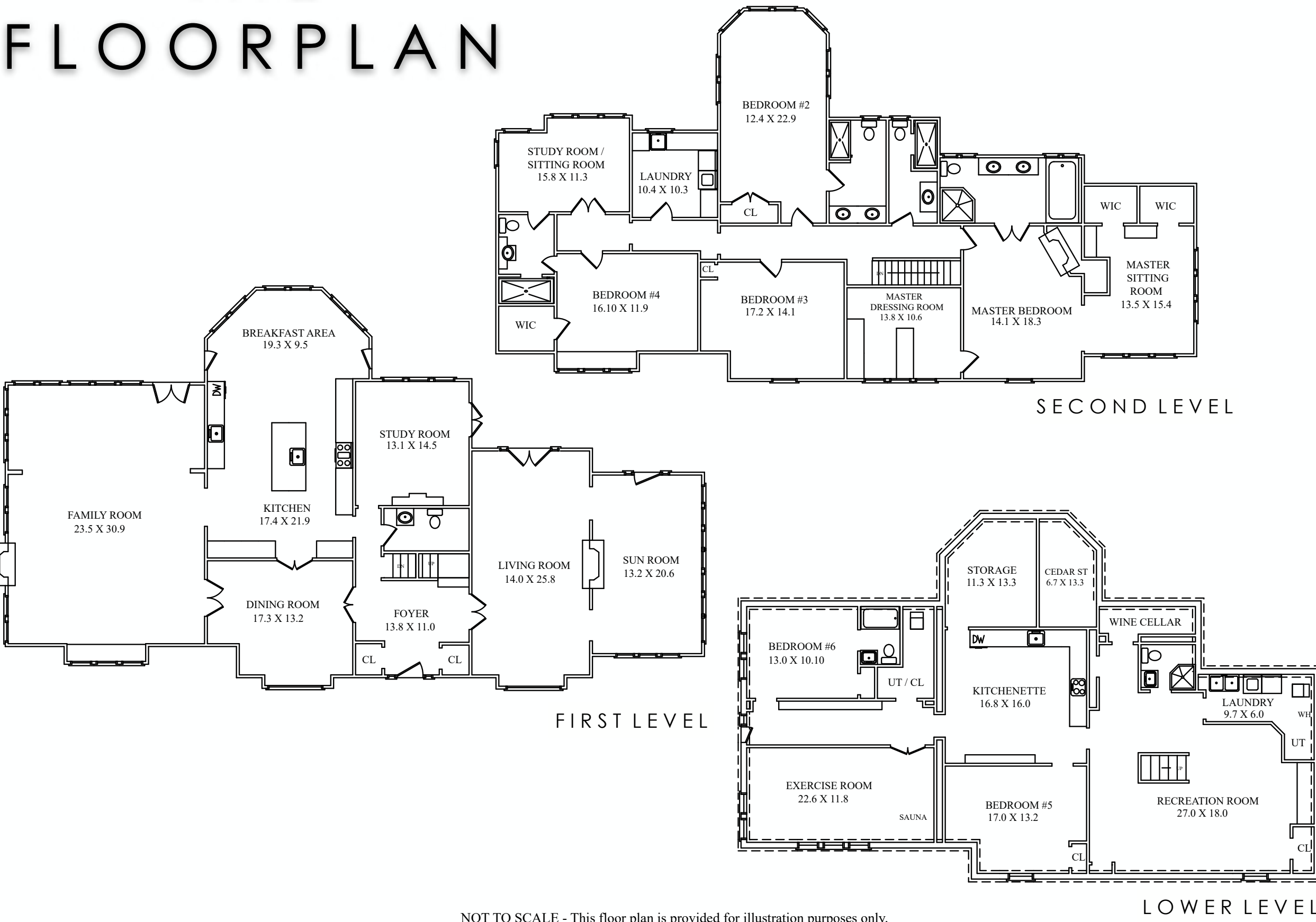
EXTERIOR

- Front and Back professionally redesigned, expanded and fully landscaped, including Pool Area (Susan Cohan of Susan Cohan Gardens)
- Redone Bluestone Patio with perimeter stone walls and bluestone ledge
- Dining and Fire Pit entertaining areas
- Built in Outdoor Speakers at Patio and Pool Area (Studio Road)
- Redone Gunite Pool with light blue glass border tile (Town and Country Pools)
- Front and Back professional Landscape Lighting (Firefly Lighting)
- Updated front and back Irrigation
- Detached 3 car garage with storage on entire second level, carriage style electric garage doors
- Play Area behind garage
- Side Entry from driveway with large bluestone patio
- New pool fence
- New Pool Pumping System Motor

ADDITIONAL FEATURES / UPGRADES

- Interior designed throughout by renowned designer Neal Beckstedt of Neal Beckstedt Studio in New York City
- Designer light fixtures throughout (Apparatus Studio, Flos, vintage lights)
- 3 Full Bathrooms and Powder Room fully renovated (Neff Kitchens of Short Hills)
- All hardwiring throughout home updated (Studio Road)
- Smart Home controls for TV/Sound
- Speakers throughout inside and outside home
- Windows replaced throughout
- Custom window treatments throughout
- Replaced door hardware throughout (Baldwin – Matte Antique Nickel)
- Replaced two 75 gallon Water Heaters
- Newer wall to wall carpeting in 5 bedrooms, Office, Staircase Runner and Second Floor Landing, Recreation Room
- PortoSoft Water Softener System
- Sump pumps

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

