



*Sue Adler*  
**KELLER WILLIAMS**  
**PREMIER PROPERTIES**



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**81 Wellington Avenue**

SHORT HILLS | NEW JERSEY

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THE #1 KELLER WILLIAMS TEAM IN NEW JERSEY team

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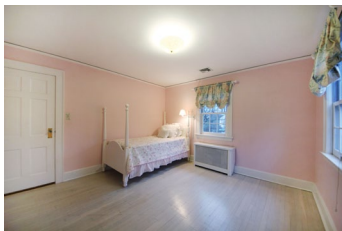


This is the one! This beautifully renovated center-hall colonial welcomes you with open arms. From the very moment you step inside, you are treated to sunny rooms arranged in a great floor plan. Hardwood floors flow from room to room, while broad arched entries add to the sense of space. Custom woodwork by Bob Sachs, brings definition and classic appeal to beautifully decorated spaces. The living room and dining room are perfect for entertaining, and the updated eat-in kitchen is certain to satisfy even a fussy home cook. The first floor family room includes a wet bar and plenty of space to relax. Five bedrooms and two full baths occupy the second and third levels, while the finished lower level includes a large recreation room with custom built-ins, full-size laundry room, loads of closet storage and another well equipped full bath.

### THE FIRST LEVEL

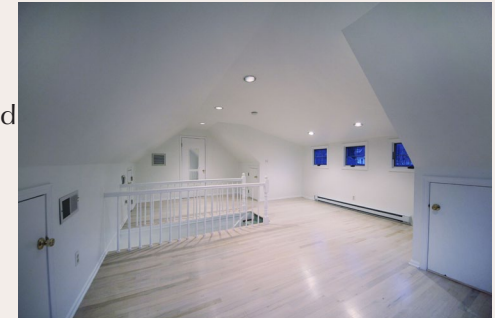
- ◆ Center-hall foyer includes a hardwood floor, crown molding, guest closet and chair rail and custom wainscoting.
- ◆ Formal dining room has a hardwood floor, crown molding, custom wainscoting, built-in corner hutch and a swing door to the kitchen.
- ◆ Spacious living room with hardwood floor, crown molding, custom built-in with glass shelving, French doors to the family room and a wood-burning fireplace with an exquisitely detailed custom wood mantel.
- ◆ Country style kitchen includes a wood floor, recessed lights, custom glazed maple cabinets, granite counter tops, built-in computer workstation, Viking gas range, KitchenAid refrigerator and dishwasher, beadboard wainscoting and a separate eating area with bay window and built-in bench seating.
- ◆ Family room with hardwood floor, recessed lights, crown molding, recessed panel wainscoting, built-in floor-to-ceiling cabinets with shelves, wet bar with granite counter top and hammered copper sink, wall of windows and open to the kitchen.
- ◆ Powder room with hardwood floor, hand painted tile and vanity with sink.
- ◆ Mud room, located adjacent to kitchen and family room, features custom cubbies and woodwork and door to outside.





## THE SECOND & THIRD LEVELS

- ◆ Master bedroom with hardwood floor, crown molding and large custom closet
- ◆ Master dressing area with 3 double-width closets and access to the master bath
- ◆ Master bath with tile floor, tile wainscoting, oversized tile shower and double vanity with two sinks
- ◆ Bedroom 2 with hardwood floor, crown molding and large custom closet
- ◆ Bedroom 3 with hardwood floor, crown molding and large custom closet
- ◆ Bedroom 4 with hardwood floor and large custom closet
- ◆ Hall bath with tile floor, tile wainscoting, pedestal sink, tub with tile surround and shower
- ◆ Hallway with closet and stairs to the third level
- ◆ Bedroom 5 with hardwood floor, vaulted ceiling, recessed lights and two closets
- ◆ Attic storage and additional storage under the eaves



## LOWER LEVEL

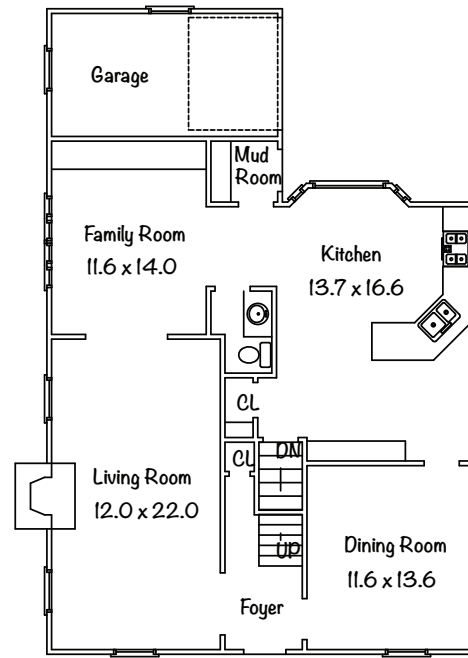
- ◆ Recreation room with tile floor, wainscoting, recessed lights, built-in desk, wall of custom built-in cubbies, custom built-in storage bench seats, floor-to-ceiling built-in bookshelves and cabinets and custom woodwork, loads of closet storage.
- ◆ Laundry room with tile floor, recessed lights, cabinet with sink, walk-in and double closets with custom shelving
- ◆ Newer full bath with tile floor, shelved closet with lock, beadboard wainscoting, pedestal sink and corner shower
- ◆ Large pantry /storage closet and a utility room

## ADDITIONAL FEATURES

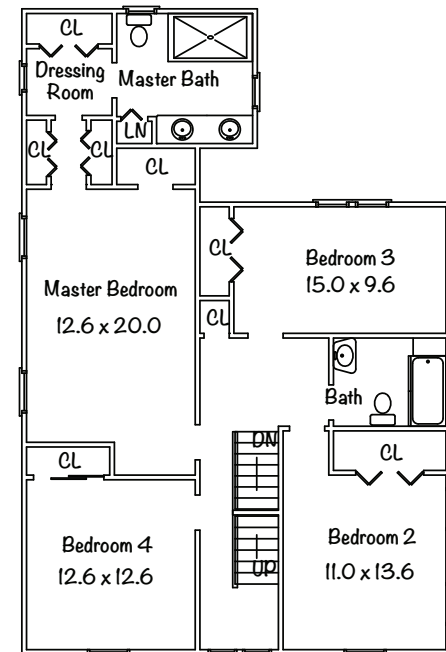
- ◆ Custom woodwork by Bob Sachs
- ◆ Beautifully updated kitchen and baths
- ◆ Central air conditioning
- ◆ Gas fired steam heating
- ◆ Flagstone front walkway
- ◆ Paved driveway with Belgian block curbs and additional parking
- ◆ Attached one-car garage conveniently located at the back of the house and near the mud room
- ◆ Private backyard includes a new 6-foot custom wood fence encloses the entire yard
- ◆ Custom bluestone and brick patio
- ◆ In ground Sprinkler System
- ◆ Professionally landscaped property features mature trees, flowering perennials, foundation shrubbery and established lawns

## PROPERTY PARTICULARS

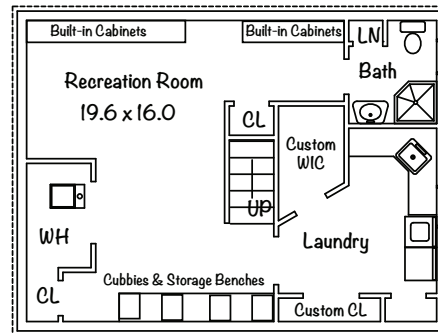
- ◆ Built: 1929
- ◆ Lot Size: 60 x 113
- ◆ 2011 Taxes: \$16,728



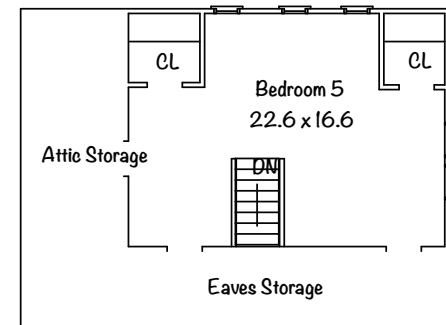
FIRST LEVEL



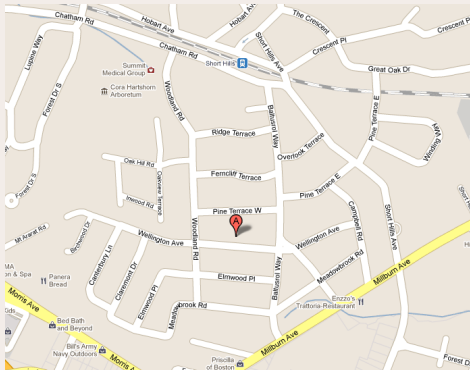
SECOND LEVEL



LOWER LEVEL



THIRD LEVEL



Short Hills is the prized section of Millburn Township, where winding street are populated with a variety of distinctive homes. Located only a few blocks from Millburn's downtown shopping district, this quiet tree-lined street enjoys a peaceful setting. From here, residents have easy access to major highways, business centers and Newark / Liberty International Airport. Recreation, top-rated schools and commuter trains to NYC are all nearby. With a lovely setting, gorgeous interior spaces and a prime location, this exceptional colonial provides a unique opportunity to take full advantage of all Short Hills has to offer in complete comfort and style.

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