



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



Cell: (973) 464-9129  
Office: (973) 376-0033 x 101  
VIP@SueAdler.com  
[www.SueAdler.com/45Martindale](http://www.SueAdler.com/45Martindale)

**45 Martindale Road**  
SHORT HILLS | NEW JERSEY

**sueadler**   
team

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*Classic features and timeless appeal come together with thoughtful updates and renovations in this elegant colonial. Now, include a prime location with ready access to top schools, shopping and NYC transportation.*

Lush greenery and colorful plantings frame the exterior of this fine home. As the covered front portico extends a warm welcome, you cross the threshold into a spacious foyer. While the elegant curved staircase leads to the second level, open entries direct you attention to the living room and dining room. In the front-to-back living room, the wood-burning fireplace with Carrara marble surround, takes center stage. Adjoining the living room is the sunny den with vaulted ceiling, skylights and access to a delightful patio and the backyard beyond. The formal dining room is poised to host your next dinner party, and includes French doors leading the way to the deck.

The nearby kitchen offers the busy home cook all the elements necessary to complete a successful meal every time. Cabinets and counter space are in abundant supply, while quality appliances are arranged for easy access. The center island is great for a quick snack, and a separate breakfast area makes casual dining a pleasure.

Open entry to the adjoining family room adds to the sense of space. A wall of custom built-in cabinets with a flat screen TV surround the fireplace. Tall windows welcome the sun's warm rays into nearly every corner, and French doors lead the way to the deck.





When the evening draws to a close, everyone will find their own personal retreat in one of five bedrooms. A guest bedroom is located on the first level, adjacent to a full bath. Overnight guest's will feel right at home in this comfortable bedroom.

On the second level, four bedrooms and three full baths assure a restful night's sleep for all. The master bedroom includes a sitting area, substantial closet storage and a luxurious master bath with oversized vanity, walk-in shower and relaxing jetted tub. The three additional bedrooms on this level are beautifully decorated, spacious and include plenty of closet storage. The third bedroom has the added benefit of a full en suite bath, while the hall bath aptly services the two remaining bedrooms.

The lower level has been finished to include a large recreation room with space for indoor play and hobbies. A powder room is situated on this level along with storage, a laundry room, access to the 2-car garage and a wine cellar.

Outside, the property is beautifully landscaped and private. Well over a third of an acre provides ample space for active play, gardening and entertaining. The stone patio, outside the den, and the no maintenance Trex deck offer the ideal venues for al fresco dining and afternoon grilling.

It is not often that a home of this quality comes along. With little to do except bring your furnishings and personal touch, this is a fabulous opportunity to enjoy all Short Hills has to offer in complete comfort and supreme style.



## FIRST LEVEL

- Spacious foyer with wood floor, crown molding, fluted moldings and trim, turned staircase and guest closet
- Front-to-back living room with wood floor, front picture window, recessed lights, crown molding and a wood-burning fireplace with white Carrara marble surround and wood mantel
- Den / Office with vaulted ceiling, skylights, Palladian windows, recessed lights, separate baseboard heating and sliders to the patio and backyard
- Dining room with wood floor, crown molding, ceiling medallion, chair rail, built-in speakers and French doors to the Trex deck
- Designer kitchen with wood floor, custom cabinets, granite counters, tumbled marble backsplash center island breakfast bar with microwave nook, stainless steel Viking gas range, KitchenAid dishwasher, Marvel wine cooler, Haier microwave, Maytag refrigerator with matching wood panel doors and separate eating area with open entry to the family room
- Family room with built-in media center / custom wall unit and flat screen TV, fireplace, crown molding, wood floor, recessed lights, built-in speakers, large windows and French doors to the Trex deck
- Bedroom 5 / Guest Room with crown molding
- Full bath located adjacent to the bedroom and featuring a marble floor, Kohler toilet, vanity with marble counter top and tile shower

## SECOND LEVEL

- Master bedroom with vaulted ceiling, carpeting, two closets
- Master bath with marble floor, double vanity with two Kohler sinks and marble counter top, walk-in shower with glass tiles, jetted spa tub with marble surround, Palladian windows and privy room with Toto toilet
- Master walk-in closet/ dressing room with built-in shelving
- Bedroom 2 with carpeting, crown molding,

recessed lights and double-width closet

- Bedroom 3 with carpeting, crown molding, recessed lights, double-width closet and a full en suite bath with tile shower
- Bedroom 4 with carpeting, crown molding, recessed lights and double-width closet
- Hall bath with tile floor, vanity with marble counter top, Toto toilet and tile shower/tub
- Central hallway with walk-in closet

## LOWER LEVEL

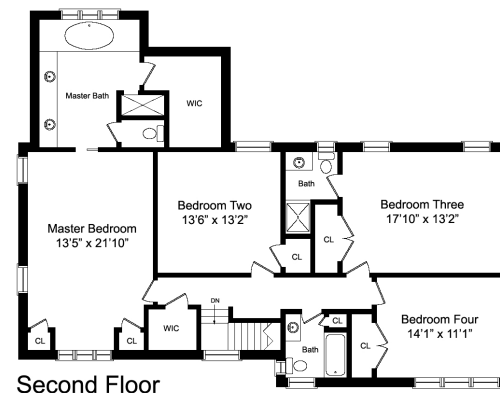
- Recreation room with carpeting, wall sconces, recessed lights and built-in cabinets
- Powder room with vanity/sink
- Access to the garage with unfinished storage area and a wine cellar

## ADDITIONAL FEATURES

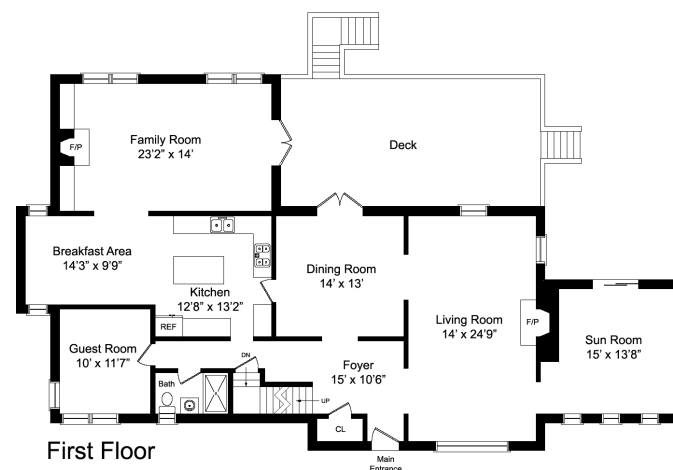
- New roof installed (2011)
- Exterior of home painted (2011)
- New Carpeting on stairs and second floor (2011)
- Electric baseboard and forced air heating
- Central air conditioning
- Thermal windows and doors
- Updated kitchen and baths
- Stone and wood exterior
- Covered front portico
- Bluestone front walkway
- Patio accessed from the den
- Deck overlooking a private, fenced backyard
- Paved driveway with additional parking
- Built-in, 2-car garage with interior access
- Professionally landscaped property includes mature trees, foundation shrubbery and established lawns
- Desirable Fairfield section offers easy access to major highways and close to the Deerfield Elementary School, downtown shopping, top rated schools and NYC commuter trains

## PROPERTY PARTICULARS

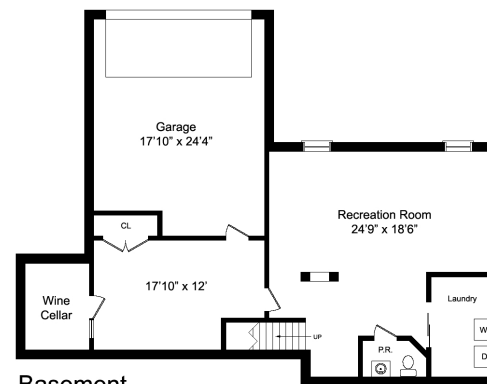
- Built: 1940
- Lot Size: 111 x 147 (.37 Acre)
- 2011 Taxes: \$23,168



Second Floor



First Floor



Basement