

1 Washington Avenue

Short Hills, New Jersey



Sue Adler
KELLER WILLIAMS
PREMIER PROPERTIES





Welcome to One Washington Avenue situated on nearly a full acre of professionally landscaped, park-like grounds in the heart of the desirable Old Short Hills section of Short Hills. The charm of this meticulously maintained center hall colonial is instantly apparent.

A brief stop in the foyer reveals elegant hardwood floors and a classic center stairway. Step right into the inviting Living Room where hardwood floors and an intricately detailed wood-burning fireplace make quite a statement while providing the perfect backdrop for entertaining family and friends. The adjoining sun filled Den is perfect for relaxing after a long day of work...Soak up the light streaming through the many large windows while you cozy up in front of the gas fireplace, enjoy the warmth that radiates from the heated floors throughout the room or simply gaze through the French doors to the spectacular view of the greenery in the backyard. Continue on and you'll reach the light filled Office with its built in cabinetry and equally stunning views of the property... a perfect place to work from home. Proceed to the open and airy kitchen where custom cabinetry and high-end appliances accented by fine granite counters and ceramic tile backsplash provide the ideal setting for the preparation of gourmet creations that can be easily enjoyed in the adjoining informal dining area, the adjacent spacious formal Dining Room or on the deck accessed through the large double French doors. Take two steps down to the Family Room featuring a rich looking built-in entertainment center, herringbone wood floors and a large gas-fired wood-burning fireplace. A conveniently located Powder Room, Laundry Room and Mud Room with additional storage and access to the garage complete the first level.

When its time to retire for the night, you'll proceed up the center staircase to the second level where everyone will find their own personal retreat. Luxury surrounds you in the Master Bedroom Suite with its elegant gas fireplace, walkout "Juliet" balcony, expansive custom walk-in closet and spa-like en suite bath. Light streams through the many large windows in the adjacent sitting room where you can relax with a book beneath the unique cupola ceiling. Five additional bedrooms with hardwood floors and plenty of closet space along with 3 easily accessible full baths and plenty of additional storage space complete the second level.

A finished lower level provides plenty of recreational space for day and night fun. Get in a workout on a stationary bike in the exercise room, tee it up in the "golf room" and peruse your bottled favorites in the temperature controlled wine room. Additional areas provide plenty of flexibility and storage space to meet all your needs. And there's more...The 2-tiered deck and sprawling, flat lawns adorned by a canopy of mature trees and plantings for privacy are ideally suited for outdoor entertaining...picture the space with multiple tables and lounge chairs, appetizing smells coming from the barbecue and room for all of your outdoor hobbies.

With its sought after location, Blue Ribbon schools, easy access to NYC transportation, world class shopping and restaurants, One Washington Avenue is the perfect place to call home.



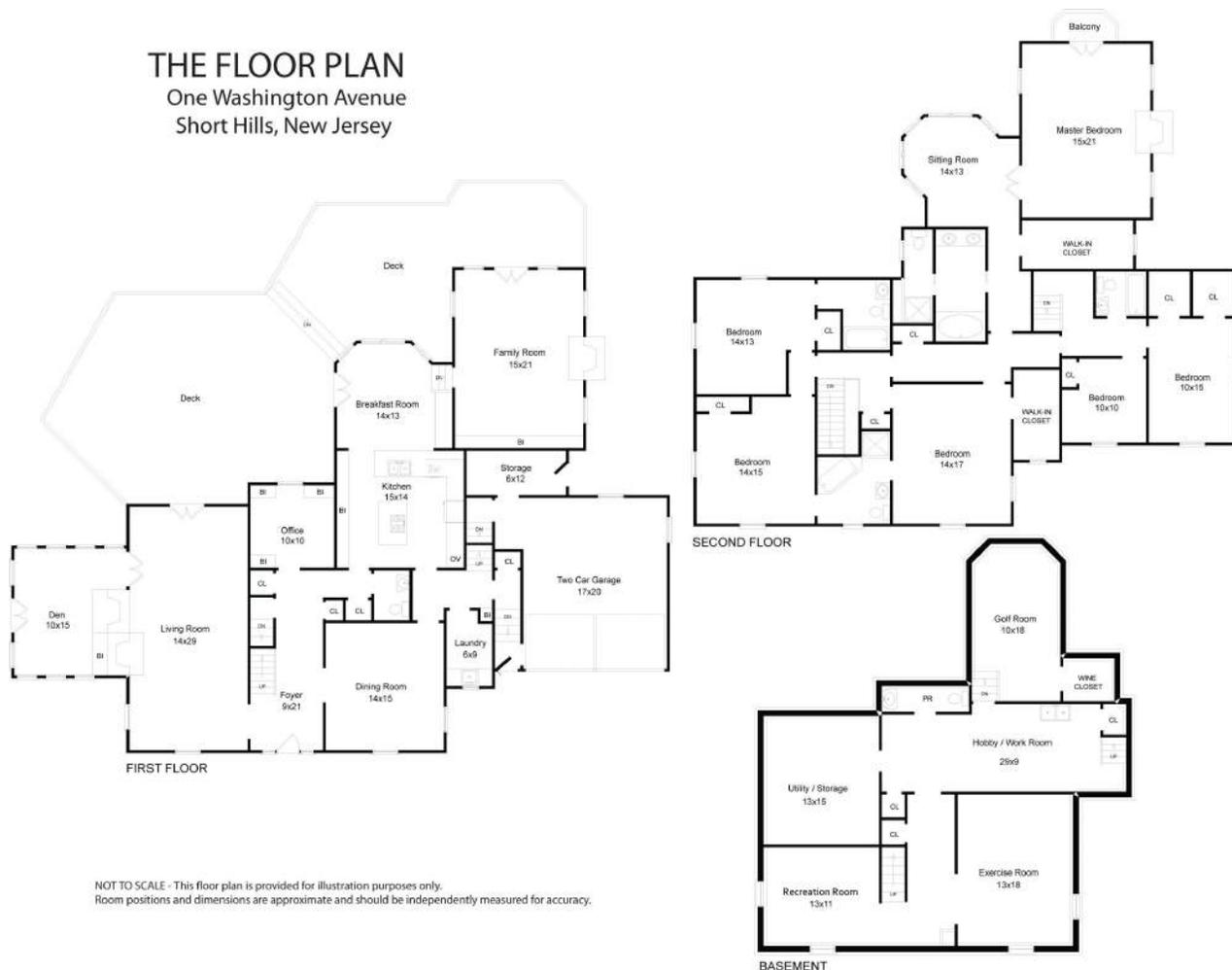
Additional Features and Updates

- Driveway re-surfaced (2014)
- Front walkway (2014)
- 2 Zone gas forced air heat and central AC. Den has separate heat/AC unit
- Natural gas back-up generator for essential functions
- Sound system speakers in dining room, kitchen, family room, master sitting room and deck
- Professionally landscaped front and rear yard
- Security system with remote access
- 3 Sump pumps and French drains
- Water softener and filtration system leased
- Large storage room in back of garage



THE FLOOR PLAN

One Washington Avenue
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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.



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