

44 Canoe Brook Road

Short Hills, New Jersey

Sue Adler
KELLER WILLIAMS
PREMIER PROPERTIES





Situated on a picturesque, tree-lined street in the Poet's section of Short Hills, blocks to Hartshorn Elementary and Gero Park, this updated split level will surely impress. Inside this quality home, spacious rooms flow effortlessly along polished hardwood floors with artful details on display at every turn. Bright inviting colors, bathed in natural sunlight, spread throughout five finished levels. With ample storage, abundant windows and an easy flow, there's room to spread out, relax and entertain. Sitting on a little less than half of an acre of land with manicured trees and shrubs, the driveway guides you to the front door and into the entrance foyer.

The living room features wood fireplace with traditional wood mantle and its location, adjacent to the dining room offers dinner guests a place to dine in style. The centrally located eat-in kitchen with stainless steel appliances and honed granite counters makes cooking both gratifying and delightful. Completing this level is the inviting family room with wood fireplace and with access to the rear deck overlooking the yard- it certainly will be a popular spot!

Just up a couple of steps you will find the first set of sleeping quarters including 3 bedrooms and 2 full bathrooms. The private master bedroom awaits you with walk-in closet. Relax away the cares of the day in the master bath, complete with tub shower and vanity. The two additional bedrooms and bathroom will assure a restful night's sleep for all your overnight guests.

On the third level, two additional bedrooms, full bathroom and office/6th bedroom provide options to grow with your changing family's needs.

And there's more...the ground and lower levels include playroom with tile floor, powder room and access to the two car garage, and the lower level is home to a spacious recreation room and storage and laundry room.

This home exemplifies classic, traditional style yet overflows with modern appeal. Set in a storybook town, but minutes from world-class shopping, theatre and restaurants not to mention the Blue Ribbon school district -- who could ask for anything more --this one is a gem!

Inside and Out...

First Level

- Entry foyer with hardwood floor and coat closet
- Living room with hardwood floor, wood fireplace with brick surround and wood mantle and recessed lighting
- Dining room with hardwood floor, wainscoting and crown molding
- Eat-in Kitchen with tile floor, chair rail detailing, tile backsplash, honed black granite counters, stainless steel appliances including, 4 burner gas range, refrigerator, double ovens, microwave and disposal
- Family room with carpet, wood fireplace with stone hearth and brick surround, crown molding and access to the rear deck

Ground Level

- Playroom with tile floor
- Powder room with tile floor and pedestal sink
- Access to the two-car garage

Second Level

- Master bedroom with carpet, walk-in closet, closet with custom shelving, ceiling fan and recessed lighting
- Master bathroom with tile floor, shower over tub and vanity
- Bedroom with hardwood floor, closet with custom shelving and ceiling fan
- Bedroom with hardwood floor, closet with custom shelving and ceiling fan
- Bathroom with tile floor, shower over tub with tile backsplash, pedestal sink and linen closet

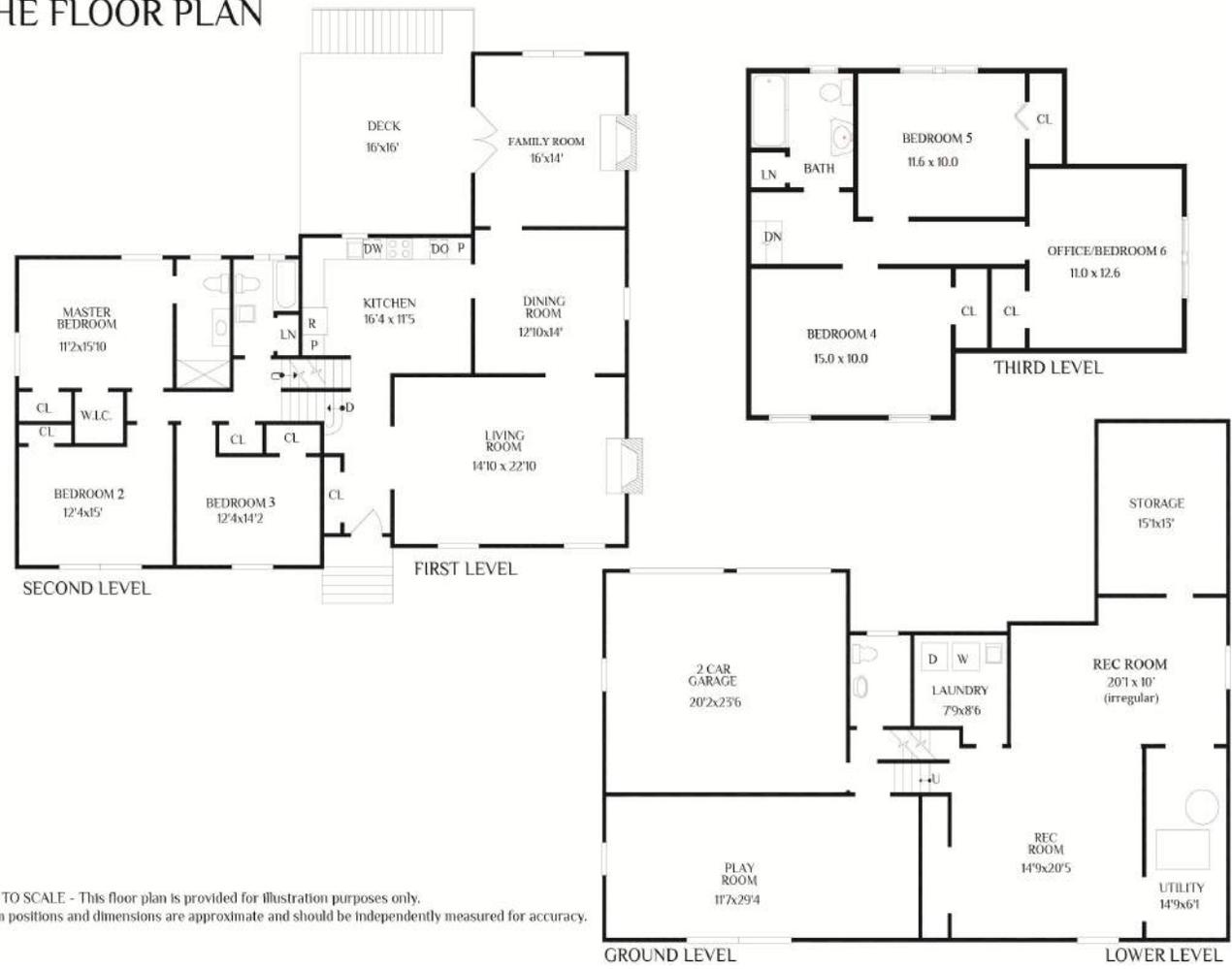
Third Level

- Bedroom with hardwood floor and closet
- Bedroom with hardwood floor and closet
- Bedroom/Office with hardwood floor and closet
- Bathroom with tile floor, pedestal sink and linen closet
- Attic storage

Lower Level

- Recreation room with carpet and recessed lighting
- Storage room/Laundry area
- Closet

THE FLOOR PLAN



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.

Additional Features and Updates

- New Roof (2012)
- Added A/C zone
- New driveway and front walkway
- Underground lawn sprinkler
- Security system
- Deck
- Heat: 1 zone
- A/C: 2 zones



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