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PREMIER PROPERTIES



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**54 Wellington**  
SHORT HILLS | NEW JERSEY



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Step right into this move in ready home in the sought after Glenwood section of Short Hills. Every inch has been maintained by its current homeowners with care and their attention to detail is evident in every room; all while staying true to the charm and character of a classic home and neighborhood.

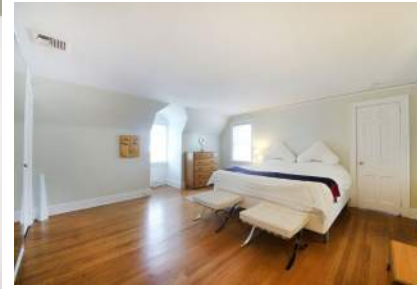
The warm and inviting center hall foyer is flanked by both the Living and Dining rooms. Enjoy hosting dinner parties in the elegant dining room with chair rail detailing and modern chandelier. The bright and open Living room is perfect for reading a book in front of the fireplace.



The updated kitchen will suit any cooking endeavor with stainless steel appliances, granite counters, and glass mosaic tile backsplash. The breakfast bar connects to the spacious family room with cathedral ceiling and wall of windows, allowing in copious amounts of natural sunlight.

Just off the family room the den is a perfect place to kick back and relax, it features French doors out to the rear wood deck, a double deep closet and wood flooring.





When the evening draws to a close, everyone will find their own personal retreat in one of four bedrooms. On the second level, four bedrooms and three full baths assure a restful night's sleep for all.

The Master bedroom has hardwood floors with crown molding and two closets (one walk-in). The updated Master bathroom is a perfect retreat with tile floors, vanity sink and stall shower. The three additional bedrooms (one with en-suite bath) on this level make overnight guests more than comfortable, while the hall bath aptly services two of these bedrooms.

The lower level is partially finished and includes a finished recreation room with space for indoor play and hobbies. This level also includes powder room, laundry room, workshop and plenty of storage.

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 and the Glenwood section has to offer in complete comfort and style.



# Inside and Outside...

## FIRST LEVEL

- Entry vestibule with coat closet
- Living room with hardwood floors, gas fireplace with brick surround and traditional wood mantle, crown molding.
- Dining room with hardwood floors, built-in china cabinet (glass front), chair rail detailing, crown molding (access to kitchen)
- Kitchen with hardwood floors, cabinets with soft close drawers, stainless steel appliances including oven with 5 burner range, exhaust fan, Samsung refrigerator, granite counters, glass mosaic tile backsplash, pantry and breakfast bar (kitchen is open to the family room and there is access to the garage)
- Family room with hardwood floors, gas fireplace, vaulted ceiling, skylights, recessed lighting
- Office area with hardwood floors, closet and built-in shelving (back staircase to bedroom)
- Powder room with tile floor and vanity sink
- Den with hardwood floors, double deep closet, French doors out to wood deck
- One car garage

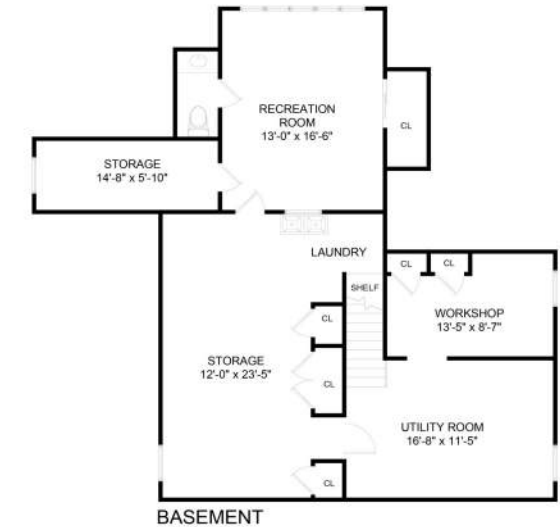
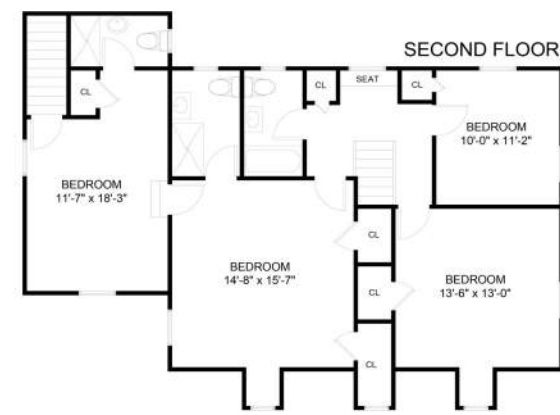
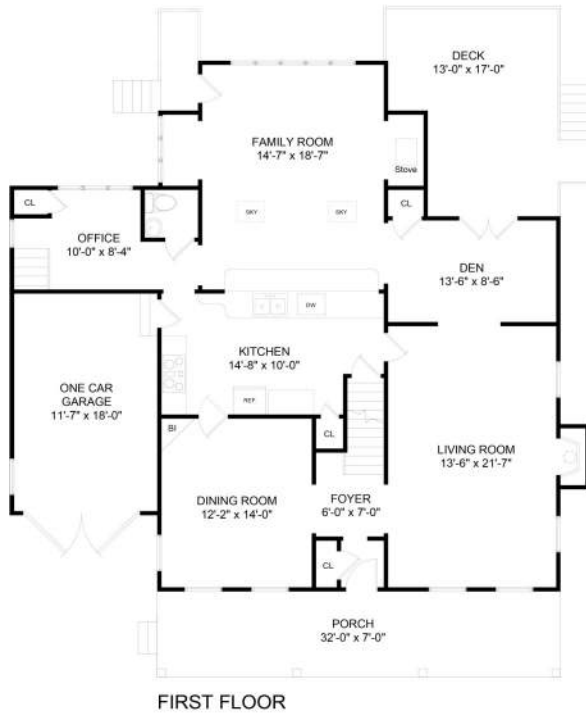
## SECOND FLOOR

- Bedroom with hardwood floors and closet
- Bedroom with hardwood floors and closet
- Hall bathroom with tile floor, vanity sink, shower over Kohler cast iron tub
- Master Bedroom with hardwood floors, closet, walk-in closet
- Master Bathroom with tile flooring, vanity sink, stall shower with Kohler cast iron tray.
- Private Bedroom suite with separate staircase access, featuring hardwood floors, ample closet space and ensuite bathroom with tile flooring and stall shower (bedroom is accessed either by back staircase or through the Master Bedroom)

## LOWER LEVEL

- Recreation room with laminate flooring
- Powder room with tile flooring
- Laundry area
- Utility room
- Storage room
- Workshop

# 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

- Updated Kitchen
- Updated hall, master and powder bathrooms
- Refinished hardwood floors
- Two zone air conditioning
- Freshly painted
- Leveled garden
- New roof (portion above rear deck)
- New deck
- Garden irrigation system/sprinkler system
- New privacy fence
- Crown molding throughout house has built-in picture rail

