

# 31 CLAREMONT DRIVE

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Move right in to this picture perfect 5 bedroom, 3 ½ bath side hall colonial on a family-friendly block in the sought after Glenwood Section of Short Hills. With an exceptional location just steps from the Hartshorn Arboretum, downtown Millburn restaurants and shopping, Direct Train to NYC and top-rated schools, 31 Claremont Drive is just waiting to be called home.

Drive up the tree-lined street to the charming walkway flanked by a grand Sycamore tree and meticulous landscaping. Enter through the warm, red door to the Front Hall Vestibule and Foyer glowing with natural light and gleaming hardwood floors. Move into the sun-drenched Living Room with its statement fireplace with painted brick surround and custom millwork and tasteful built-in bookcases. Walk through the gracious French door and curl up with a book or enjoy a cup of tea in the comfy and convenient Office, complete with new Marvin windows at 3 exposures that overlook the park-like setting outdoors. The elegant formal Dining Room featuring hardwood floors, original corner cabinets and gorgeous glass flower flush mount light fixture is perfect for extravagant dinner parties or intimate gatherings with family and friends. Flow easily into the extraordinary Chef's Gourmet Kitchen, which is truly the showpiece of the home. Crisp, white wood shaker-style cabinets, marble countertops and top of the line stainless steel appliances make the kitchen the ultimate in function and style. And as if that wasn't enough, the generous Mudroom and Breakfast Area contain double French doors with access to the Bluestone Patio and beautiful views of the perfectly landscaped backyard. The two sets of French doors flowing to the Bluestone Patio make indoor/outdoor entertaining seamless and the home perfect for al fresco dinner parties or simply sipping cocktails with friends. A tastefully renovated Powder Room rounds out the First Level.







Ready to retire for the evening? Walk up the stately staircase to the elegant 2nd Floor Landing complete with hardwood floors and a large walk-in Linen Closet. Wander into the lovely Master Bedroom featuring hardwood floors, beautiful architectural moldings and dual closets. Two additional spacious bedrooms on this level feature hardwood floors, generous closets and abundant windows allowing for plenty of natural light. A renovated Full Bath with chic octagonal tile with decorative inlay and a tasteful contemporary wall mount sink round out the 2nd Floor.

Expecting guests or hiring an au pair? The Third Level features two additional bedrooms. One is an ensuite, featuring vaulted ceilings and a cozy alcove with window seat to make any guest feel at home. The ensuite Bathroom features a lovely claw foot tub with shower accessory for full relaxation. The fifth Bedroom is large and has beautifully arched ceilings and plenty of closet storage perfect for a Nanny Suite or Guest Room. This spacious Third Level adds tons of living space and functionality to the home.

And there's more! The meticulously renovated Lower Level features a large Recreation/Family Room and Laundry with gorgeous ceramic wood like tile, crisp white beadboard and built-in stereo speakers that allows plenty of extra space for movie watching, children's arts and crafts and/or wine storage. A convenient Full Bathroom rounds out this level.

Don't miss this great opportunity to own a home in one of Short Hill's best neighborhoods. Just minutes from Blue Ribbon schools, NYC transportation, Hartshorn Arboretum and downtown Millburn shopping, 31 Claremont Drive is an absolute must see!



# INSIDE AND OUT...

## Main Level

- Entry Door painted red with frosted glass sidelight
- Vestibule featuring hardwood floors, baseboard molding, crown molding, flush mount light fixture
- Entry Foyer featuring French door, hardwood floors, baseboard molding, crown molding, walk-in coat closet, stairs with wood railing to Second Level, window, flush mount crystal globe light fixture, oversized arched entry to Living Room, entry to Powder Room, Kitchen, Lower Level
- Powder Room featuring hardwood floors, baseboard molding, pedestal sink, Toto toilet, pendant light fixture, 2 light sconce over mirror
- Living Room featuring hardwood floors, baseboard molding, crown molding, wood burning fireplace with painted brick and stone base and custom white millwork surround and mantle, custom white built-in book cases flanking arched entry, bowed double hung windows, decorative window overlooking Sun Room, French door to Sun Room
- Office featuring stone floors, baseboard molding, painted brick exposed wall, beadboard wall, Marvin windows at 3 exposures, recessed lighting, ceiling fan with light
- Dining Room featuring hardwood floors, baseboard molding, crown molding, recessed lighting, original corner cabinetry with glass doors and storage, designer glass flower flush mount light fixture, built-in wall wood countertop, double hung windows
- Renovated Chef's Kitchen featuring hardwood floors, custom white shaker style cabinetry, marble countertops, subway tile backsplash, recessed lighting, pendant light, Farmer's sink with commercial style faucet, Insinkerator garbage disposal, Kitchen Aid stainless steel Range, pot filler, Kitchen Aid stainless steel Refrigerator/Freezer, Kitchen Aid stainless steel dishwasher, Sharp built-in microwave, Anderson windows and doors, separate custom white mudroom area with bench and beadboard walls with hanging, French doors to back yard patio, custom built-in Food Storage pantry

## Second Level

- Second Level Landing featuring hardwood floors, crown molding, flush mount lighting, walk-in linen closet with hanging and shelving, staircase with wood railing to Third Level
- Master Bedroom featuring hardwood floors, baseboard molding, crown molding, recessed lighting, 2 light sconce, 3 double hung windows, dual closets with hanging and shelving
- Bedroom #2 featuring hardwood floors, baseboard molding, crown molding, sconce, closet
- Bedroom #3 featuring hardwood floors, baseboard molding, crown molding, sconce, closet
- Hallway Bathroom featuring octagonal tile floors with decorative tile inlay, beadboard wainscoting, designer wall mount sink, 2 light sconce, shower over tub with subway tile surround, recessed shelf, shower with octagonal tile floor with subway tile surround, recessed shelf, Toto toilet, double hung window

## Third Level

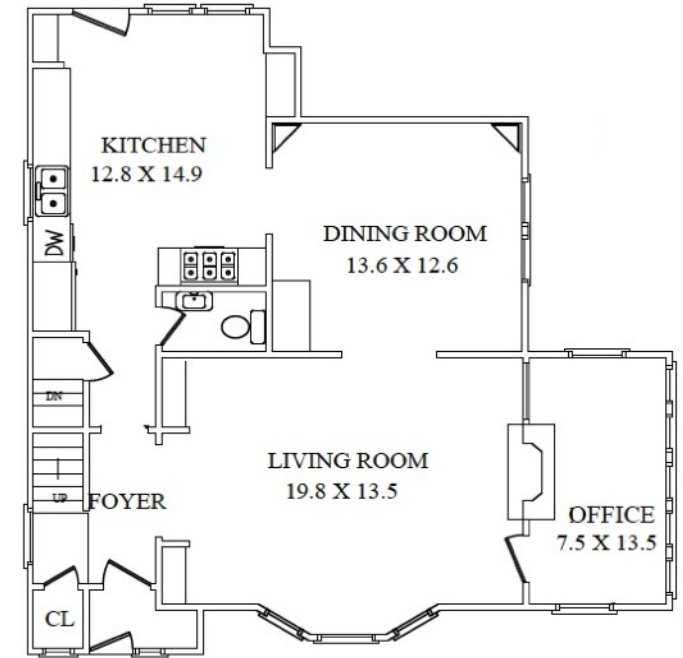
- Third Level Landing featuring original hardwood pine floors, vaulted ceilings, double door closet with storage, double hung window
- Bedroom #4 featuring carpet, vaulted ceilings, baseboard molding, recessed lighting, 3 double hung windows, designer pendant fixture, closet
- Ensuite Bedroom #5 featuring carpet, vaulted ceilings, baseboard molding, alcove with window seat with storage, double hung window, designer glass flower flush mount light fixture, closet with floor to ceiling shelving, double hung window, Bathroom featuring laminate floor tiles, claw foot tub with hand held shower, wall mount sink, double hung window, flush mount wall light, Toto toilet

## Lower Level

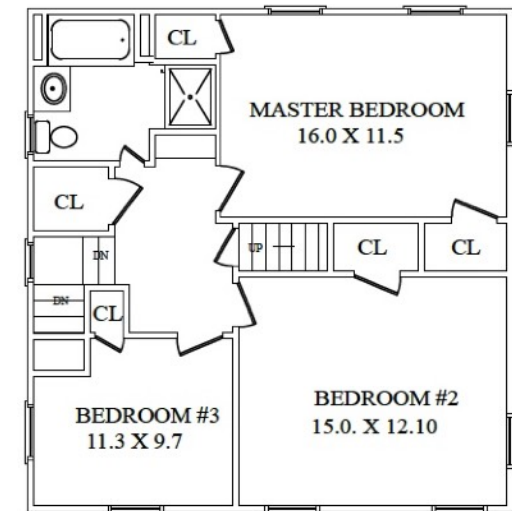
- Staircase with wood railing to Lower Level, beadboard walls
- Recreation/Family Room featuring newly installed wood-look ceramic tiles, baseboard molding, recessed lighting, built-in/mounted stereo speakers, beadboard walls, built-in shelving, double door walk-in closet, 2nd walk in closet with shelving, folding door walk-in closet, built-in laundry area with Samsung top load washer, Samsung front load dryer and shelving, windows, utility closet
- Full Bathroom featuring wood look ceramic tile flooring, baseboard molding, recessed lighting, wall mount ceramic sink, shower with subway tile surround, recessed shower shelves, decorative picture window, Toto toilet

## Additional Features/Upgrades

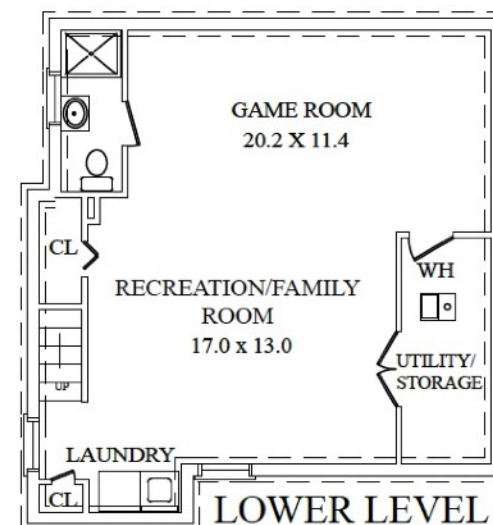
- Large, flat, fenced (cedar and iron-look aluminum) in backyard
- Bluestone walkway
- Bluestone patio with stone wall seat surround and built-in stereo speakers
- Electrified 1 car garage with hanging for tools
- Basketball net
- Central Air (Carrier) (added 2014)
- New Boiler (Peerless) (October 2017)
- Cedar fence (2011)
- Iron look Aluminum fence (2014)
- New roof (2011)
- Relined and repointed chimney (2011)
- Resurfaced driveway (2011)
- Kitchen renovated (2013)
- Powder Room renovated (2013)
- Lower Level renovated (2013)
- Second Level Bathroom renovated (2013)



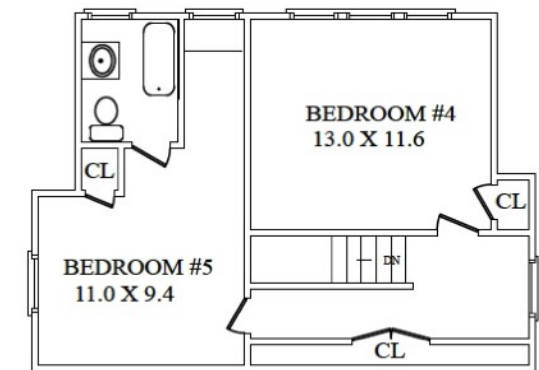
FIRST FLOOR



SECOND FLOOR



LOWER LEVEL



THIRD FLOOR