

6 KNOLLWOOD ROAD

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Sue Adler
KELLER WILLIAMS
PREMIER PROPERTIES

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Welcome to 6 Knollwood Drive, a stunning 5 Bedroom 4 Full and 2 Half Bath colonial, in the heart of Old Short Hills' historic district! Renovated from top to bottom and situated on a stunning park-like piece of property, this home is truly special.

Enter through the welcoming front door into the bright front to back Foyer complete with hardwood floors and views through double French doors of the stunning property beyond. The sun-drenched Living Room, with its gorgeous fireplace, is perfect for cozying up with a book or large family gatherings. Cocktails with friends are called for in the dazzling Library with a stunning brick accent wall and tray ceiling. Dinner parties are a dream in the elegant Formal Dining Room complete with oversized windows with majestic views of the property beyond. Flow from the Dining Room into the Gourmet Kitchen that will satisfy every chef's desire. Custom, crisp white cabinetry, a huge island, granite countertops and high-end Viking stainless steel appliances are the best in form and function. Breakfast is served in the light-filled adjacent Breakfast Area with an accompanying Butler's Pantry/Bar Area complete with plenty of storage for your bar glasses and cocktails. Beyond the Kitchen, you are sure to be impressed by the magnificent Family Room. Bathed in sunlight, the Family Room is nothing less than a work of art with its statement fireplace flanked by custom built-ins and French doors to the glorious outdoors. A stunning Patio, with outstanding views of the lush lawn, is easily accessed from the Family Room, Library and Foyer making indoor and outdoor entertaining laid back and stress free. Exquisite blooming trees and perennials ensure spectacular views for your guests. A roomy Mudroom, Laundry Room and two Half Baths round out the first level.





When it's time to retire for the evening, a stately staircase (there is also a rear staircase) leads you to the ultra private Master Bedroom Suite. Luxury abounds with two enormous Walk In Closets with all the custom adjustable storage you could dream of. A separate Sitting Area with its own lovely fireplace makes this room an exceptional retreat. Enjoy the ensuite spa-like Master Bathroom complete with an enormous double vanity, luxurious shower and Jacuzzi tub. The Second Level gets better and better with four additional roomy bedrooms, each with generous closet space. Bedrooms 2 -5 share two tastefully renovated Full Hall Baths that include granite countertops and chic designer tile.

And finally... the Lower Level, with its Recreation Room means your home will be ground zero for movie watching and children's playdates. Tons of storage space and a tasteful Full Bath add to the Lower Level's appeal.

With its prestigious neighborhood in the coveted historic district, walking distance to Midtown Direct train, top notch schools, proximity to New York City and convenience to fantastic shopping and restaurants, 6 Knollwood Road is an absolute must.



INSIDE AND OUT...

First Level

- 2-story Entry Foyer featuring hardwood floors, baseboard molding, skylight, wood blinds, nook for art display, recessed lighting, lantern, wood staircase to 2nd Level, Coat Closet
- Rear Foyer featuring hardwood floors, double French doors to rear patio, deep crown and baseboard moldings, recessed lighting, semi-pendant light fixture, rear staircase
- Butler's Pantry featuring hardwood floors, custom cabinetry with glass door fronts, granite countertop, travertine backsplash
- Powder Room #1 featuring tile flooring, wood vanity with storage and wash basin sink, chandelier with crystal detail, Toto toilet, crown molding, fan
- Living Room featuring hardwood floors, fireplace with brick surround and custom millwork mantle, recessed lighting, deep baseboard and crown moldings, wood blinds
- Library featuring hardwood floors, brick accent wall, pendant light fixture, recessed lighting, flush mount light fixture, tray ceiling, deep baseboard and crown moldings, wood blinds, double French doors to backyard
- Dining Room featuring hardwood floors, chandelier, recessed lighting, deep baseboard and crown moldings, picture window
- Gourmet Chef's Kitchen featuring hardwood floors, custom wood cabinetry (including glass door fronts), custom cabinetry desk area, travertine backsplash, recessed lighting, granite countertops, oversized island with granite countertop and seating for 4, pendant lighting over island, deep crown and baseboard moldings, Viking stainless steel refrigerator, Viking gas double oven/range with 6 burners and griddle, stainless sink with separate reverse osmosis filter faucet, Kitchen Aid stainless wall convection oven, Kitchen Aid stainless built-in microwave, Kenmore stainless dishwasher (new 2016), Marvel wine refrigerator, Breakfast Area featuring elongated windows, chandelier, hardwood floors
- Family Room featuring hardwood floors, custom built-ins with open and concealed storage, fireplace with stone surround and custom millwork mantle, double French doors to patio with floor to ceiling windows, recessed lighting, deep crown and baseboard moldings
- Mudroom featuring tile flooring, bead board wainscoting, recessed lighting, deep crown and baseboard moldings, large Coat Closet
- Powder Room #2 featuring tile flooring, pedestal sink, medicine cabinet, Toto toilet, fan
- Laundry Room featuring tile flooring, custom cabinetry, Kenmore Washer and Dryer, utility sink, baseboard molding, flush mount light fixture
- 2 car garage with carriage style electric doors

Second Level

- Second Floor landing featuring hardwood floors, recessed lighting, deep crown and baseboard moldings, Walk-In Linen Closet, access to rear staircase
- Master Bedroom featuring hardwood floors, deep crown and baseboard moldings, and recessed lighting throughout all rooms, Dressing Area with 2 Walk-In Closets with custom adjustable shelving and storage, Master Bedroom Sleeping Area with inset ceiling, wood blinds, flush mount light fixture, Sitting Area featuring fireplace with stone surround
- Master Bathroom featuring tile flooring, radiant heat, recessed lighting, frameless glass door shower with tile surround and mosaic tile accent, rain showerhead and handheld shower, flush mount light fixture, custom double wood vanity with custom countertop, built in Jacuzzi tub with tile surround, separate room for Toto Toilet and Linen Closet with floor to ceiling shelving
- Bedroom #2 featuring hardwood floors, arched ceiling, Walk-In Closet, baseboard moldings, wood blinds, flush mount light fixture
- Bedroom #3 featuring hardwood floors, 2 Double Door Closets, baseboard moldings, wood blinds, flush mount light fixture
- Bedroom #4 featuring hardwood floors, Closet, baseboard moldings, wood blinds, flush mount light fixture
- Bedroom #5 featuring hardwood floors, arched ceiling, double door closet, baseboard moldings, wood blinds, flush mount light fixture
- Hall Bathroom #1 featuring travertine tile flooring, radiant heat, custom double wood vanity with granite countertop, recessed lighting, deep crown and baseboard moldings, separate room for toilet and shower over tub with glass door and tile surround, fan
- Hall Bathroom #2 featuring travertine tile flooring, radiant heat, custom wood vanity with granite countertop, recessed lighting, deep crown and baseboard moldings, separate room for toilet and shower over tub with glass door and tile surround, flush mount light fixture, fan

Lower Level

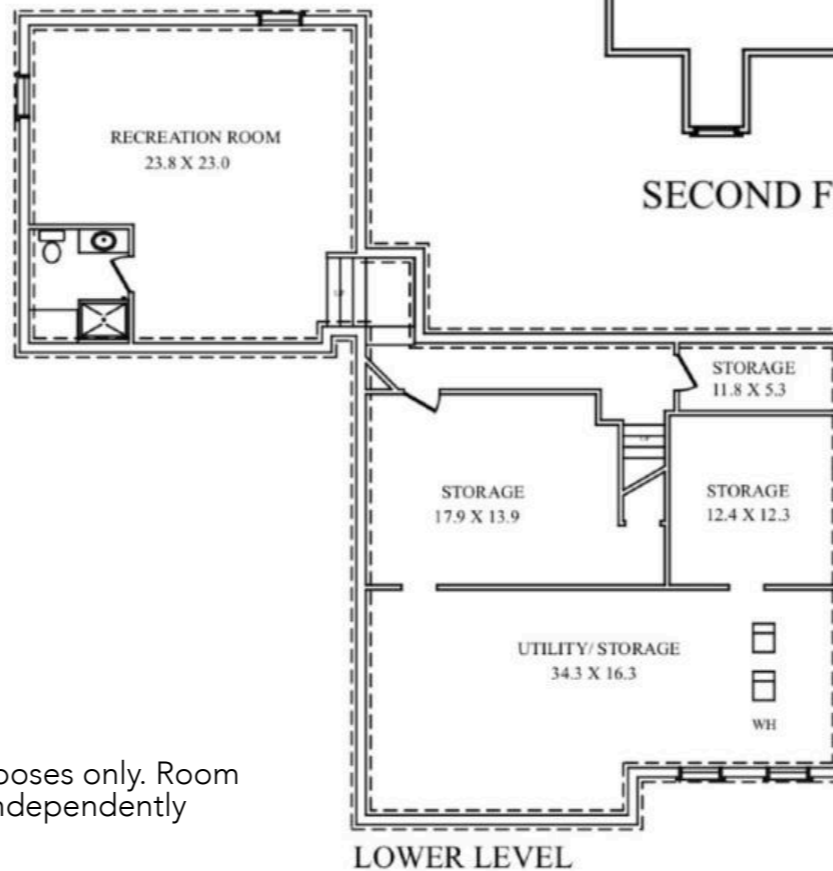
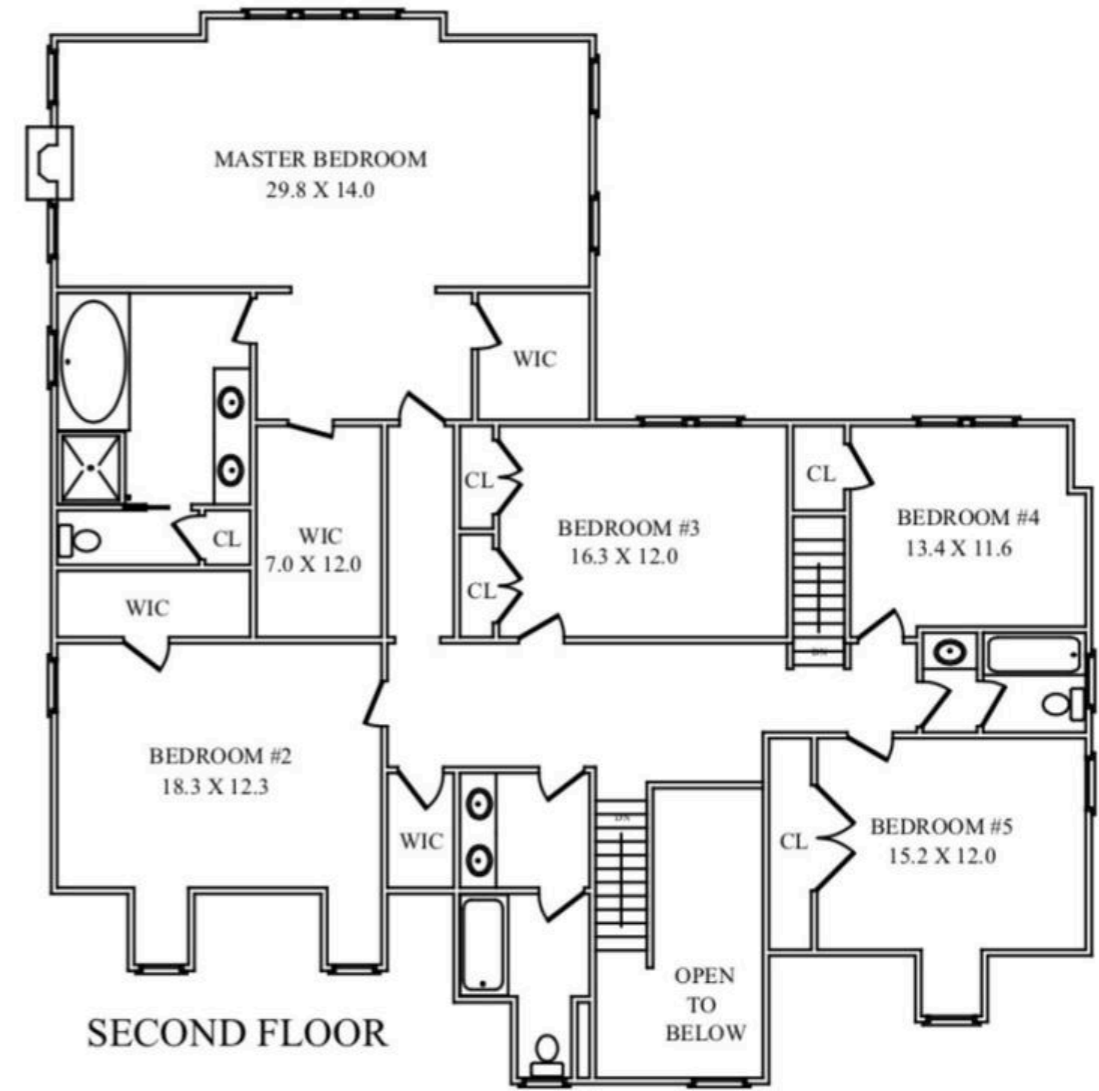
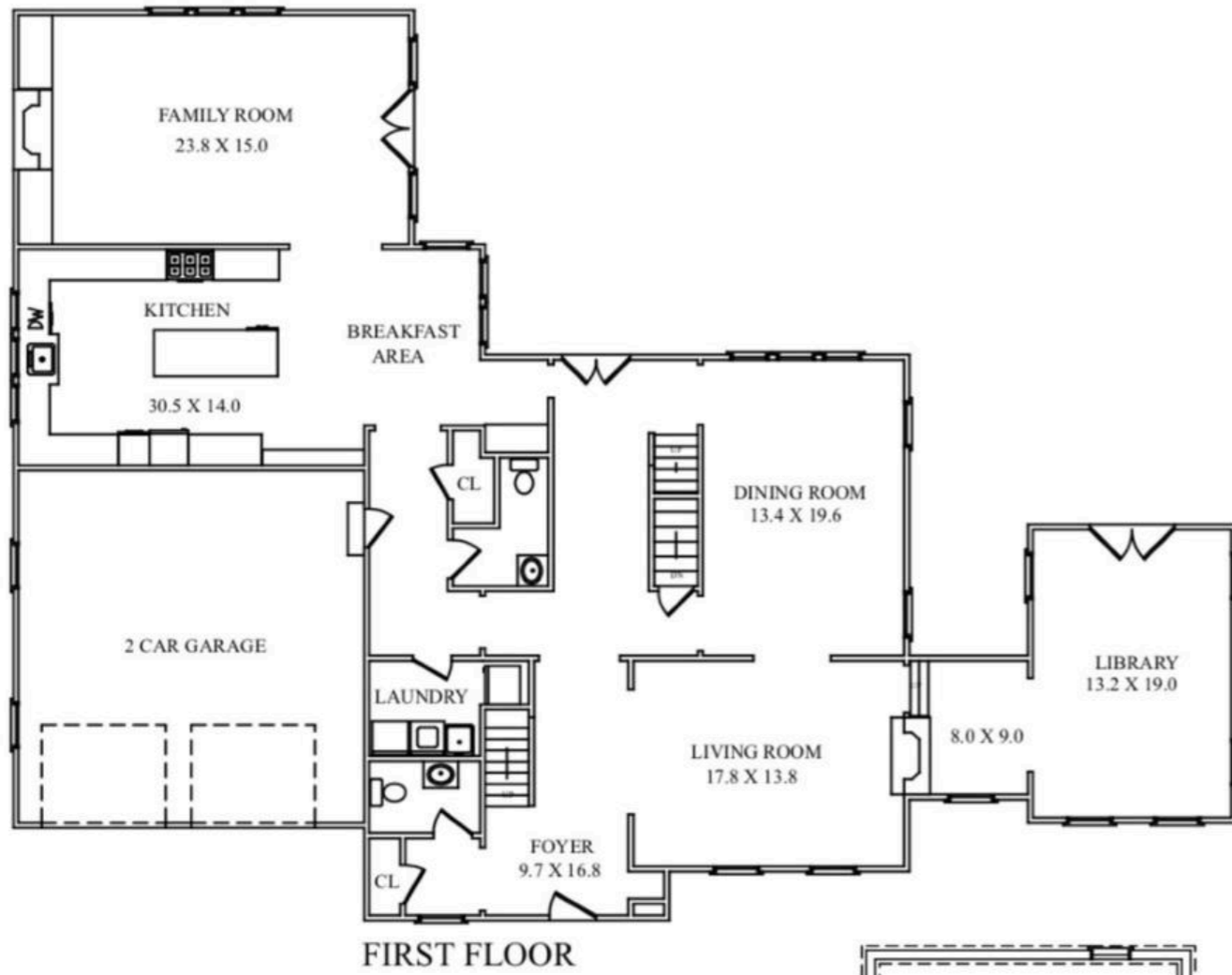
- Carpeted staircase to Lower level
- Walk-In Storage closet
- Recreation Room featuring carpeting, recessed lighting, baseboard molding, flush mount light fixtures
- Full Bathroom featuring tile flooring, Kohler toilet, vanity with storage, flush mount light fixture, shower
- 2 sump pumps

Front/Backyard

- Bluestone staircases from French doors to patio
- Brick Patio
- Professionally landscaped with lush green yard and numerous flowering trees (Yoshino Cherry Tree, Japanese Maple, Weeping Cherry Blossom, Yellow and Star Magnolias, Maple, Dogwood and Lindens along the side of the house)
- Horse Chestnut specimen tree at front of house
- Irrigation

Additional Features/Upgrades

- Exterior painted (2017)
- Floors sanded and polished (2017)
- Alarm system with cameras
- AC/2 zones (1 unit replaced 2017)
- New Humidifier (2015)
- New Water Filtration and Softening System (2016)
- Radiant heat in all 2 nd floor bathrooms
- ADT alarm system



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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