

88 WESTVIEW ROAD | SHORT HILLS



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Welcome to 88 Westview Road! Drive up to view this stunning Like New 6 Bedroom, 5 and ½ Bathroom Custom Colonial, a vision of perfect proportion and detail. Stroll up the front walkway to the stunning front entrance graced by a stone exterior, multiple beds for planting and a stately front door. Enter the spacious 2-story Entry Foyer and prepare to be dazzled by the sheer elegance of this home. With gleaming hardwood floors, soaring ceilings, custom moldings and an open and airy floor plan, the First Level is the consummate example of high design and function.

The 2-story Entry Foyer beams with sunlight and includes an architectural window, double door Coat Closet and gorgeous views of the Living Room, Dining Room and exquisite turned staircase. Contemplate your day or enjoy family and friends in the gracious Living Room featuring custom moldings, a huge picture window and an exquisite light fixture with drum shade. Flow easily from the Living Room to the magnificent Dining Room featuring a coffered ceiling, wainscoting and a stunning chandelier. And don't forget to fix your guests their favorite cocktail at the Dining Room's conveniently located Dry Bar. The Dining Room connects easily to the impressive Gourmet Chef's Kitchen that will satisfy any cook's desire. Crisp white custom wood cabinetry with gorgeous custom island with seating for 3 and a Sub Zero Wine Refrigerator, granite countertops, top of the line Wolf and Sub Zero appliances make the Kitchen extraordinary. Storage abounds in the double door Pantry ensuring that not a thing will be out of place. Take in the backyard view in the Breakfast Area with a French sliding door leading out to the substantial Patio, perfect for al fresco dining or just spending time with friends. The Kitchen opens seamlessly to the fantastic Family Room featuring a coffered ceiling and statement fireplace with floor to ceiling millwork flanked by two French doors leading out the lush backyard. Whether it is movie watching or family game night, this serene room hits all the right notes. Rounding out the 1st Floor are an elegant Powder Room, an ultra private Office/Guest Room and a tasteful Full Bath with chic designer finishes.



When it's time to retire for the evening, the stately curved staircase, beaming with natural light, leads you to the second floor with 4 spacious bedrooms and 3 full baths. Luxury abounds in the enormous Master Bedroom Suite drenched in sunlight with a stunning vaulted ceiling and dreamy Sitting Area for cuddling up with a book. The Master Suite is functionally designed with a HUGE Walk-In Closet specially made with customized shelving, drawers and hanging storage. The incredibly serene spa-like Master Bathroom will completely sweep you off your feet. Boasting an enormous vanity with marble countertop, marble tiling, frameless glass shower door and a built in Jacuzzi tub, the Master Bath is the ultimate in luxury and sophistication. Three additional large-sized bedrooms are steeped in sunlight and include incredible custom closets with tons of storage. Two additional Full Baths (1 ensuite and 1 in the hall) are luxurious and well appointed with custom cabinetry and granite countertops. Finally, no need to carry laundry downstairs with a highly desirable 2nd floor laundry room. And it doesn't end there! Walk up the staircase to find a huge Recreation Room/Bonus Room perfect for a playroom or teenager hangout.

And there's more...The Lower Level, with its spacious Recreation Room/ Children's Play Room, Guest Bedroom/Nanny Suite, Media Room and a chic Full Bathroom, is an entertainer's paradise. Whether it's movie watching, card games or children's art projects, the Lower Level provides plenty of functional space. Finally, a huge Mudroom, right off of the 3-car garage, with tons of storage ensures that all backpacks and sports equipment will be neatly tucked away.





88 Westview Road is a dream home in every way. Just minutes from top-notch Deerfield school, NYC transportation, luxury Short Hills Mall shopping and downtown Millburn shopping and restaurants, this is a special opportunity at an incredible price!

I N S I D E & O U T

FIRST LEVEL

- 2-story Entry Foyer featuring hardwood floors, wainscoting, mahogany front door with 10" sidelites, architectural window over front door, modern rectangular crystal chandelier, staircase to 2nd Level, hallway off of foyer with chair rail and Double Door Coat Closet
- Powder Room featuring basket weave marble floor tile with decorative border, pedestal sink, 2 light sconce, fan, baseboard molding, crown molding
- Living Room featuring hardwood floors, recessed lighting, designer light fixture with drum shade and crystal detail, recessed lighting, baseboard molding, crown molding, light filtering shades
- Dining Room featuring hardwood floors, coffered ceiling, Dry Bar featuring custom cabinetry, granite countertops, marble tile backsplash, glass door cabinetry, in ceiling speakers, chandelier, wainscoting, large picture window, light filtering shades
- Gourmet Chef's Kitchen featuring hardwood floors, custom white cabinetry including glass door cabinetry, custom island with storage, recessed lighting, pendant lighting over island, granite countertops, marble tile backsplash, custom carved wood hood, under cabinet lighting, built in speakers, Sub Zero integrated refrigerator/freezer, Wolf stainless wall oven, Wolf stainless built in microwave, Miele integrated dishwasher, Wolf stainless 6 burner oven/range, Sub Zero wine refrigerator, in ceiling speakers, double door Pantry with floor to ceiling shelving, Breakfast Room with sliding double French doors out to paver patio, light filtering window shades, chandelier over table
- Family Room featuring hardwood floors, coffered ceiling, fireplace with marble surround and floor to ceiling custom millwork mantle and large stone hearth, 2 French doors out to backyard, baseboard molding, recessed lighting, designer chandelier with drum shade, light filtering shades
- Rear Hallway featuring hardwood floors, wainscoting, recessed lighting, crown molding
- Guest Room/Study featuring hardwood floors, baseboard molding, crown molding, flush mount light fixture, light filtering shades, double door Closet with custom adjustable shelving, drawers and hanging storage
- Hallway/Guest Full Bath featuring marble floor tile, custom built vanity with storage, marble countertop, custom cut mirror, 2 light sconce, fan, shower with travertine and mosaic tile surround, glass door

SECOND LEVEL

- Second Floor Landing overlooking Entry Foyer featuring hardwood floors, baseboard molding, crown molding, recessed lighting, Linen Closet with floor to ceiling shelving
- Master Bedroom Suite featuring Entry Foyer, Bedroom featuring vaulted ceiling with molding detail, Sitting Area, baseboard molding, crown molding, recessed lighting, painted soothing grey throughout, light filtering shades, Walk In Closet/Dressing Room featuring hardwood floors, custom built ins with drawers, shelving and hanging storage, recessed lighting
- Master Bathroom featuring marble floor tile, custom white wall to wall 15' vanity with tons of storage, marble countertops, two 3-light sconces, recessed lighting, built in Jacuzzi tub with marble surround, separate room for toilet, Linen Closet with floor to ceiling shelving, glass door shower with marble tile throughout and seat, rain showerhead, light filtering shades
- Bedroom #2 featuring hardwood floors, baseboard molding, crown molding, flush mount light fixture, double door Closet with custom adjustable shelves, drawers and hanging storage, 2nd Closet with custom shelving and hanging storage, roman shade
- Full Hall Bath featuring tile flooring, custom wood vanity with storage, granite countertop, shower over tub with tile surround, 3-light sconce, custom cut mirror, fan, light filtering shade
- Bedroom #3 featuring hardwood floors, baseboard molding, crown molding, flush mount light fixture, double door Closet with custom adjustable shelves, drawers and hanging storage, 2nd Closet with custom shelving and hanging storage, light filtering curtains
- Ensuite Bedroom #4 featuring hardwood floors, baseboard molding, crown molding, flush mount light fixture, double door Closet with custom adjustable shelves, drawers and hanging storage, 2nd Closet with custom shelving and hanging storage, light filtering shade, Full Bathroom featuring tile flooring, custom vanity with storage, granite countertops, 3-light sconce, custom cut mirror, glass door shower with tile surround and seat
- Laundry Room featuring tile flooring, upper and lower custom built cabinetry with stainless sink, baseboard molding, flush mount light fixture, LG stainless top loader washer and dryer

THIRD LEVEL

- Bonus/Recreation Room featuring carpeting, flush mount light fixtures, baseboard molding, 2 dormers, 2 utility closets

LOWER LEVEL

- Wood staircase to Lower Level
- Lower Level landing featuring wood look floor tile, flush mount light fixtures, baseboard molding, crown molding, storage closet
- Ensuite Full Bath opens to Bedroom 5 and hall featuring porcelain floor tile, custom wood vanity with storage, marble countertop, baseboard molding, crown molding, custom cut mirror, 2 light sconce, flush mount light fixture, fan, shower with tile surround, pebble floor tile, Closet
- Ensuite Bedroom #5 featuring carpeting, baseboard molding, crown molding, flush mount light fixture, double door Closet with custom adjustable shelving, drawers and hanging storage, Storage Closet, Utility Closet, light filtering shades
- Recreation Room featuring carpeting, tray ceiling, baseboard molding, crown molding, recessed lighting, large casement windows
- Media Room (flexibly being used as an Office) featuring carpeting, baseboard molding, crown molding, recessed lighting
- 2 Utility Rooms off Media Room
- Mud Room featuring wood look floor tile, flush mount light fixture, double door Closet with custom adjustable shelves and storage, 2nd Closet with floor to ceiling shelving, door to garage
- 3 car garage with door to driveway, electric doors

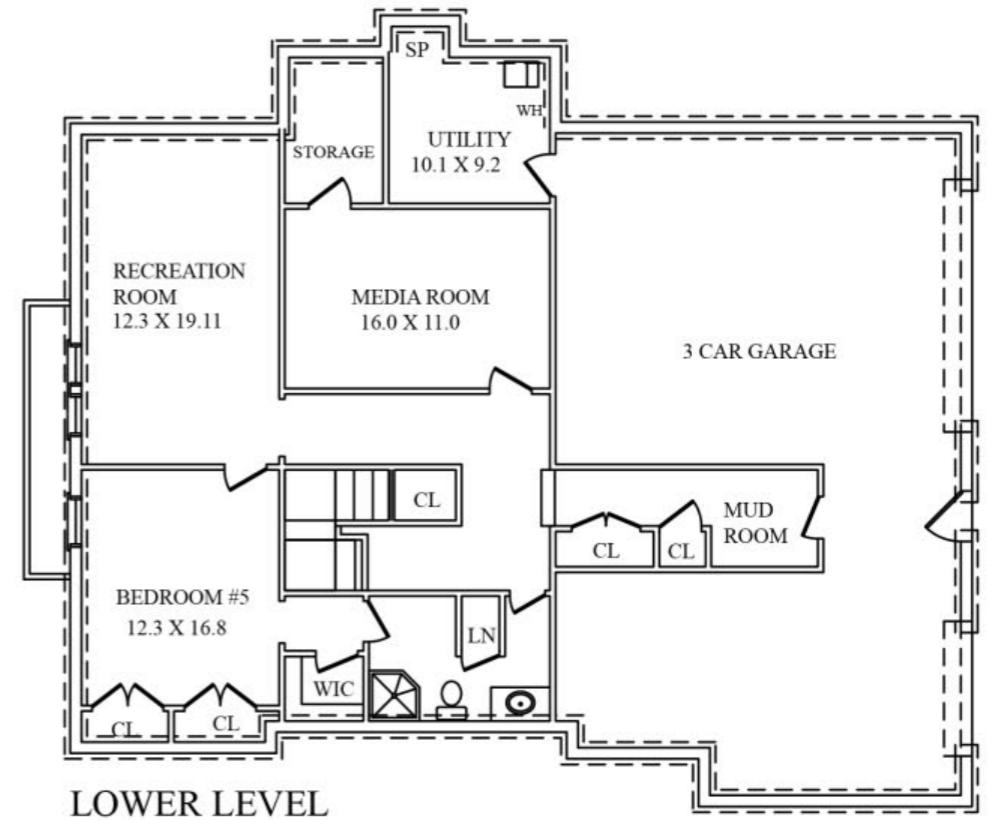
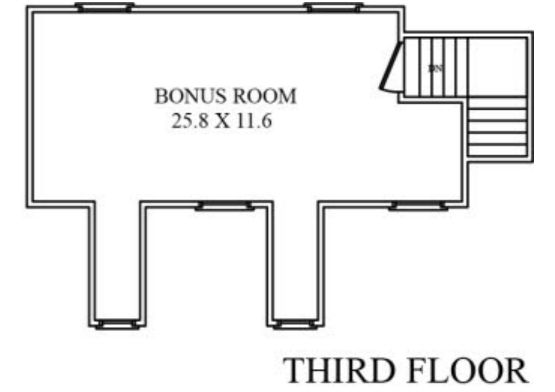
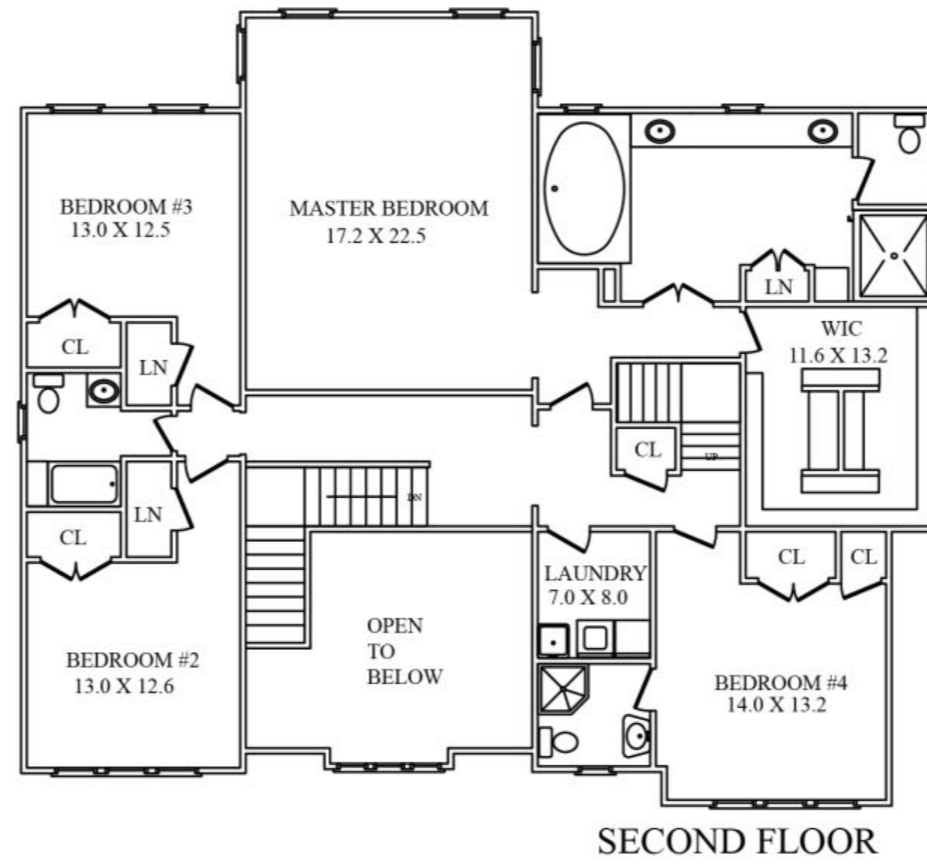
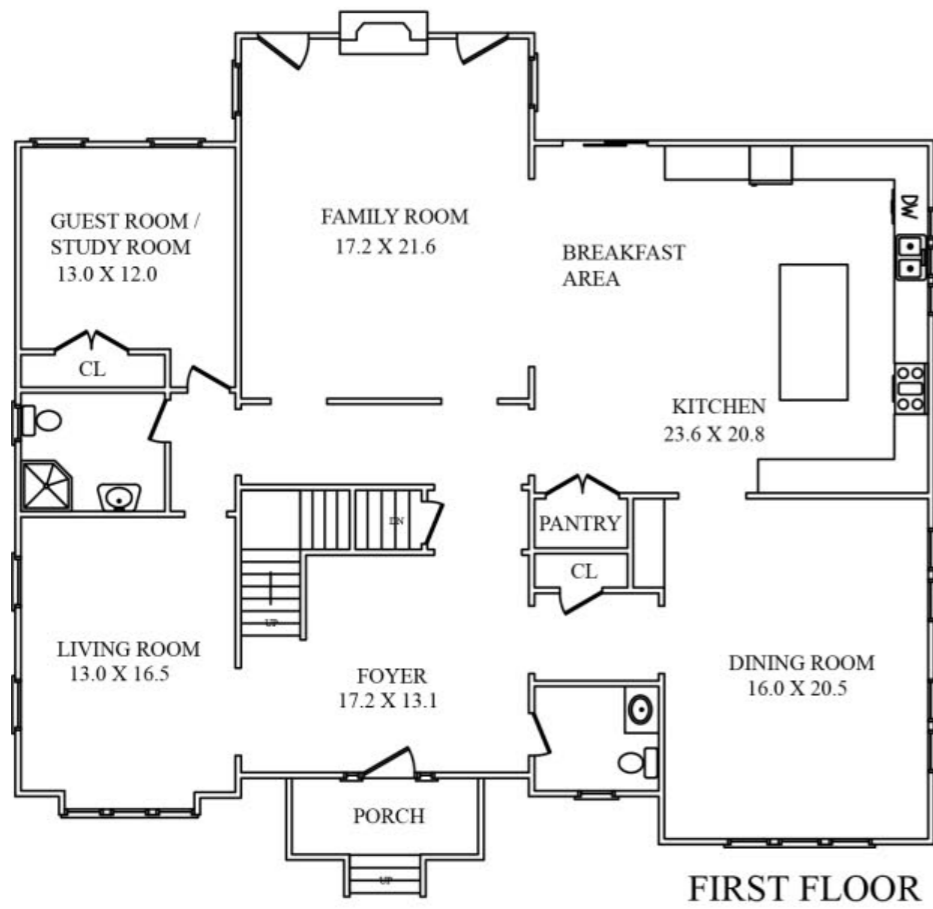
EXTERIOR

- Over ½ Acre
- U-shaped driveway with Belgian block
- Stone front steps and walkways
- Backyard and front yard tiered with professional stone walls, planter beds and hardscape
- Paver patio
- Professionally landscaped with blooming perennials, shade trees and shrubbery
- Irrigation system

ADDITIONAL FEATURES/UPGRADES

- Wired for entertainment
- Central vacuum system
- Thermal windows and doors
- 4 zones, forced air/AC
- Hard wired for smoke and alarm
- Sump pump and French drains
- Stone and hardi-plank exterior

THE FLOOR PLAN





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All information deemed reliable but not guaranteed

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