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10 MORaine PLACE | SHORt HILLS









Drive up the tree-lined street and prepare to fall in love with 10 Moraine Place, an exquisite 6 Bedroom 4½ Bath Modern Farmhouse in the heart of old Short Hills! Nestled among some of Short Hill's most prestigious estates, a home and property of this caliber rarely comes on the market. With historical farmhouse charm, top-notch custom renovations and magical property, 10 Moraine is one of Short Hill's most cherished homes.

Crisp landscaping and a charming bluestone walkway welcome you and lead to the bright Entry Foyer complete with original wide plank hardwood floors and views of the Family, Living and Dining Rooms, and out to the stunning bluestone patio surrounded by park-like property beyond. You are immediately struck by the unique charm and easy, open flow of this treasure of a home. Original rustic beams, an original stone fireplace and double French Doors where sunlight pours in all contribute to the Living Room's incredible appeal. Whether it's holiday gatherings or reading by the fire, this room exudes comfort and relaxation. Need some quiet time or want to contemplate your day? Enjoy some time in the charming Music Room with its lovely wainscoting and built in shelves (easily used instead as an Office/Homework Room, or a Mud Room). Dinner parties are divine in the Fireside Formal Dining room as you sit by the wood burning fireplace and admire the rustic original cross beams, with windows overlooking the patio and beautifully terraced back yard.

The Dining Room flows seamlessly through double French Doors into the exquisite Gourmet Chef's Kitchen addition that is worthy of a magazine spread. As you enter, prepare to be dazzled by the Breakfast Room with a soaring vaulted ceiling. The full height of the exposed stone from the rear of the Dining Room fireplace will take your breath away, and you will be surrounded by custom built ins ready to display and store your treasures. A custom built in Desk/Homework Area in the Breakfast Room is sure to be command central for any busy family. Love to cook and entertain? Your guests and any chef will be impressed by the Gourmet Chef's Kitchen where no expense has been spared. Custom white cabinetry, a huge two-tier island, granite countertops and an outstanding Wolf/Sub Zero/Bosch appliance package make the kitchen exceptional. Tons of custom storage ensures everything will be neatly put away. Two refrigerators mean there is plenty of room for fruits, vegetable and even your collection of craft beers, and two dishwashers promise easy cleanup from even your grandest kitchen adventures.



The Kitchen's Breakfast Room boasts double French doors that flow out to the enormous Bluestone Patio and gorgeous, tranquil outdoor space, with plenty of room for dining, lounging and conversation areas. The Patio overlooks the lushly landscaped, terraced backyard with multiple stone walls, blooming gardens and various areas for play, all surrounded by soaring mature trees. Whether it's al fresco dining, spending time with family and friends or a game of Capture the Flag, the magical property is unparalleled in its class.

Beyond the Kitchen, you are sure to be impressed by the perfectly situated Family Room. Double French doors on both sides can either be left open for an easy flow around the first floor, or closed for an elegant, practical separate space. Bathed in sunlight, the Family Room radiates coziness with its custom built-ins for display and storage, and two charming window seats. Professionally wired/fitted with speakers, it is a perfect media space for your favorite music, movies or games.

Having guests or expecting the in-laws? The First Level boasts a stunning bedroom suite (easily used as a second Master or In-Law Suite) with glorious vaulted ceilings, a huge skylight and a stunning spa-like Full Bathroom reminiscent of a luxury ski lodge. Around the corner, don't miss the home's original front entrance with a darling Dutch door. A lovely Powder Room with wide bead board wainscoting rounds out the First Level.







When it's time to retire for the evening, the staircase leads you to the ultra-private and deluxe Master Bedroom Suite. Luxury abounds in the bright and open Master Bedroom with a dreamy vaulted ceiling, a bed flanked by custom built ins, a Dressing Room with built in storage and two enormous Walk In Closets with all the additional storage you could dream of. Enjoy a soak in the Jacuzzi Tub in the en suite spa-like Master Bathroom oasis, flooded with light from the 2 skylights above, complete with two custom vanities, luxurious shower with frameless glass door and crisp tile throughout. The Second Level gets better and better with three additional roomy bedrooms (one with a Walk In Closet). Bedrooms 2 – 4 share the gorgeously renovated Hall Bathroom complete with a custom vanity, quartz countertop and plantation shutters throughout. A Home Office/Nursery rounds out this level.

And that's not all! The newly refinished, Full Lower Level offers a whole third level of fabulous living space. With TWO spacious Recreation Rooms (one with a 9' ceiling) for hanging out, ping pong/pool/games, watching movies, working out, a music studio, really anything that would suit your family's lifestyle, your home will be a go-to, natural and inviting gathering place for all ages and stages. Newly updated/refinished Laundry Room and Full Bath, Au Pair/Guest bedroom/Gym and a New French Drain System (all new PVC piping, trenched and connected to 3 new sump pumps), new gorgeous wood look tile throughout, and its own separate entrance, all add to the Lower Level's appeal.

With its scenic, tranquil and prestigious Old Short Hills neighborhood, proximity to Short Hills Train Station/Midtown Direct train, top notch Millburn schools and convenience to fantastic shopping and restaurants, 10 Moraine Place is an absolute delight!





I N S I D E & O U T

FIRST LEVEL

- Entry Foyer featuring wood door with sidelites, wide plank hardwood floors, recessed lighting, crown molding, baseboard molding
- Living Room featuring wide plank hardwood floors, stone fireplace and hearth with wood beam mantle, original wood beams, hidden built in shelves flanking fireplace, recessed lighting, sconces, double French doors to Bluestone Patio, crown molding, baseboard molding, door to Garage
- Powder Room featuring wide plank hardwood floors, wide bead board wainscoting, pedestal sink, 2 sconces over sink, crown molding
- Music Room (potential Mud Room) featuring wide plank hardwood floors, wide wood wainscoting, recessed lighting, baseboard molding, built in shelves
- Dining Room featuring wide plank hardwood floors, original wood beams at entry and cross beams on ceiling, original fireplace with brick surround, wide plank wainscoting, wide planked paneled accent wall, chandelier, recessed lighting, double French doors to Kitchen
- Family Room featuring wide plank hardwood floors, custom built ins with open and concealed storage, built in lighting, recessed lighting, 2 window seats, crown molding, baseboard molding, speakers, double French doors to Kitchen/Office Area on one side, and another set of double French Doors to Original Entry hallway on the other
- Original Entry/Side Entry featuring original Dutch door, staircase to second level, Coat Closet
- 2 Car Garage with storage, door to Rear Patio
- Ensuite Bedroom #5/Second Master featuring carpeting, vaulted ceiling with beadboard, skylight, ceiling fan, recessed lighting, Double Door Closet, Bathroom featuring tile flooring, pedestal sink, built in jacuzzi tub, shower with tile surround, block glass and frameless glass door, built in storage, bead board ceiling, flush mount light fixture, recessed lighting; plumbing, lighting fixtures and shower tile replaced (2014)
- Breakfast Room featuring wide plank hardwood floors, soaring vaulted ceiling with wood beams, beadboard, skylight, ceiling fan/light combination, exposed exterior fireplace flanked by 2 sets of

double French doors, double French doors out to bluestone patio, 2 areas with custom built in storage including glass door storage for china

- Kitchen Office/Homework Area featuring wide plank hardwood floors, custom built in desk area with open and concealed storage
- Gourmet Chef's Eat-In Kitchen Addition (completed 2009) featuring wide plank hardwood floors, custom crisp white cabinetry with customs storage and rollouts, oversized mahogany island with 2 levels, granite countertops, butcher block on lower level of island, tile backsplash, seating for 6, pendant lighting over island, pendant lighting on exterior, recessed lighting, 2 stainless sinks, commercial style faucet, gooseneck faucet, custom hood with decorative tile backsplash, NEW Kitchen Aid stainless built in Microwave (2019), NEW Whirlpool Ice maker (2020), 60" stainless Wolf double ovens/range with 6 burners and double sized griddle, 2 fully integrated Sub Zero refrigerator/freezers including beverage drawers, 2 Bosch fully integrated dishwashers with new control module (2020) in island unit, skylight over island

SECOND LEVEL

- Second Floor Landing featuring hardwood floors, recessed lighting, baseboard molding, Double Door Linen Closet
- Master Bedroom Suite featuring hardwood floors, vaulted ceiling with beams, skylight, custom built ins flanking bed, recessed lighting, Dressing Room with pocket door at entry, NEW carpeting (2020), freshly painted, custom storage and drawers, recessed lighting, 2 HUGE Walk In closets with custom shelves and hanging storage, track lighting, plantation shutters in closets
- Master Bathroom featuring pocket door at entry, vaulted ceiling, 2 skylights, tile flooring, built in jacuzzi tub, 2 oversized vanities with tile countertops, 5 light sconces over vanities, frameless glass shower with tile surround, fan, plumbing and light fixtures upgraded (2014), freshly painted 2020
- Bedroom #2 featuring hardwood floors, vaulted ceiling, recessed lighting, built in open shelving, Walk In Closet, baseboard molding
- Bedroom #3 featuring hardwood floors, flush mount light fixture, baseboard molding, Closet

- Bedroom #4 featuring hardwood floors, flush mount light fixture, baseboard molding, Closet
- Office/Nursery featuring hardwood floors, built in shelving nook, flush mount light fixture, baseboard molding
- Full Hall Bathroom featuring tile flooring, bead board wainscoting, 2 sconces, recessed light in shower, vanity with quartz countertop, tub/shower combination with subway tile surround, rope tile border, skylight, plantation shutters, fan

LOWER LEVEL

- Carpeted staircase to Lower Level
- NEW wood look floor tile throughout (2018-19)
- Newly Updated Laundry Room (2018 – 19) featuring new wood look tile flooring, freshly painted upper custom built ins, custom built-in shelving/storage, new Whirlpool Washer (2020), Kenmore Dryer, new double utility sink, recessed lighting, new drop ceiling
- Recreation/Game Room featuring wood look tile flooring, recessed lighting, Walk In Storage Closet, separate entrance to outdoors
- Newly Updated Full Bath (2019) featuring new wood look floor tile, new vanity with countertop, new toilet, medicine cabinet, tub/shower combination with tile surround, recessed light, flush mount light fixture
- Bedroom #6 featuring new wood look floor tile, Double Door Closet, track lighting, freshly painted
- 2nd Recreation/Media Room featuring 2 carpeted steps down to new wood look floor tile, 9' ceilings, recessed lighting, baseboard molding, surround sound speakers
- Multiple Storage/Utility Rooms, including one prepped as a potential Wine Cellar off 2nd Recreation/Media Room
- New Lower Level full perimeter French Drain System with transferable guarantee (all new PVC piping, mirror drains throughout), tied into 3 new sump pumps (2018 -19)
- Freshly painted throughout

EXTERIOR

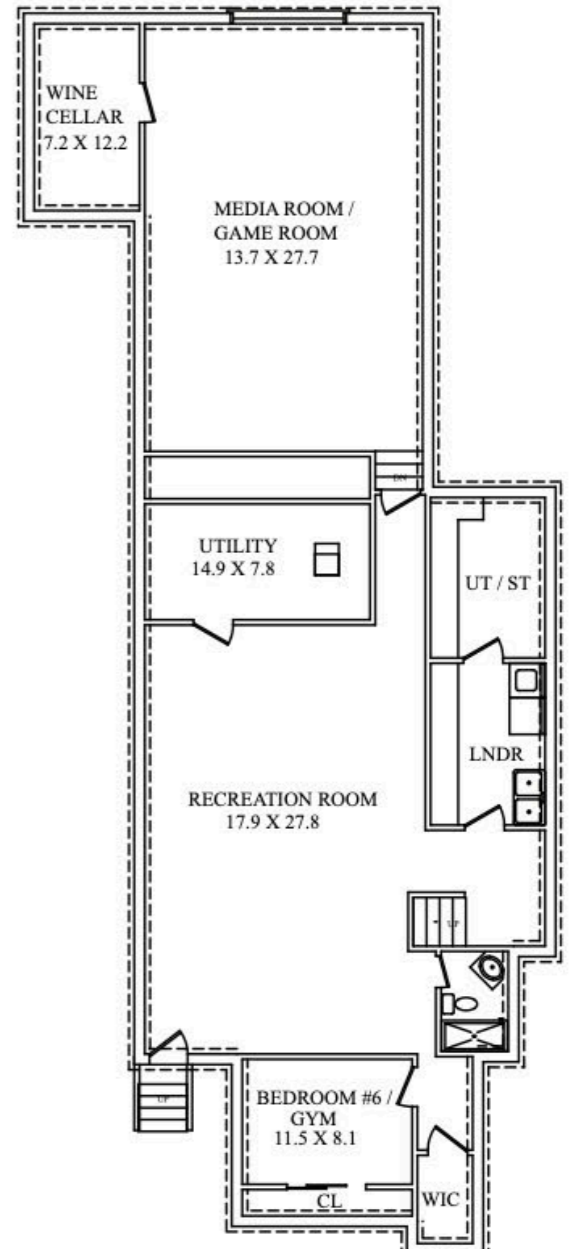
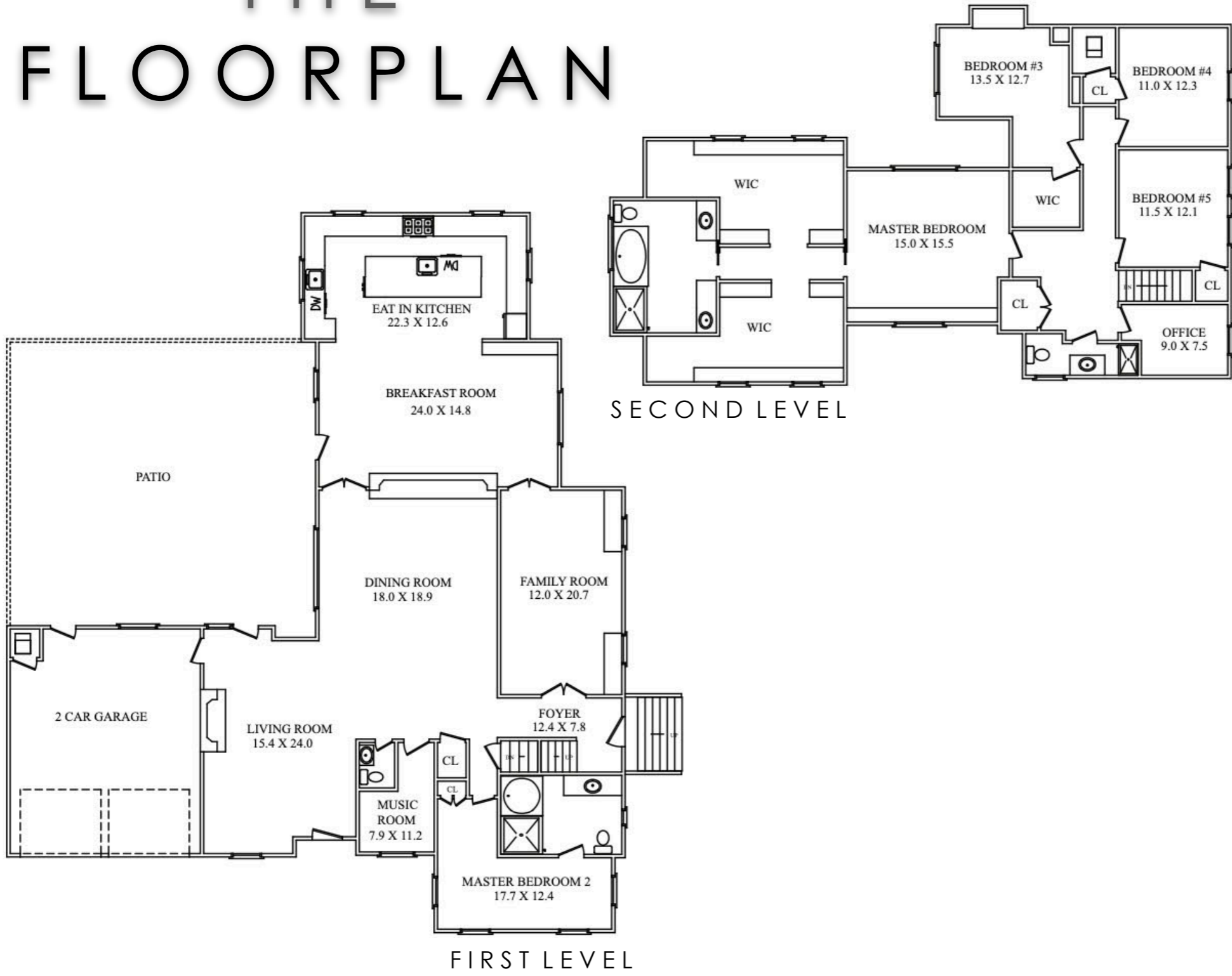
- Just under 1 Acre
- Sprawling front lawn cascading down to street
- Bluestone walkways to front and "original front door"

- Front and rear meticulous, lush landscaping with crisp hedges, blooming perennials, pachysandra and mature trees, all professionally maintained
- Huge Rear Bluestone Patio with lounging, conversation and dining spaces
- Stone walls with beds
- Stone and bluestone staircase leading to sprawling grassy play areas
- Storage shed
- Long driveway with Belgian block trim and parking for 6+ vehicles
- Basketball hoop
- Extensive, professionally maintained irrigation and drainage
- Additional spot lighting installed to corner and side of house

ADDITIONAL FEATURES / UPGRADES

- Whole House Generator (Generac 36 KW, 503,000 BTU), installed in 2012 with upgraded gas line to the street; new alternator (2018)
- Alarm System (upgraded 2012) – extensive system covering fire protection, glass breakage, water sensors and other features
- Renovations/Extensions by renowned Architect David Rosen
- Exterior house painted (2012), touched up 2020
- Gas Flue - Installed new UL Rated Chimney Re-Lining System (2020)
- Fireplace Flue - Installed Heatshield System Liner & Custom Smoke Guard (2009)
- Wood Shingle Roof and copper flashing replaced, rubber/flat portions repaired/replaced, all by Ben Bentley in 2012-13. Inspected & touched up 2020;
- Front Entry: new front door, walkway, pathways and landscaping (2012)
- Front walkways and pathways newly repointed (2020)
- Chimney repointed and refaced, 10 year penetrating waterproofing sealer (2013)
- Heat/AC, 5 zones
- Master Bedroom Zone Heating & Cooling Systems: Replaced Furnace, Coil & Compressor (2015 and 2010)
- Kitchen Zone Heating & Cooling Systems: Replaced Furnace, Coil & Compressor (2011 & 2009)
- Replaced Hot Water Heater (2015)
- Tons of storage throughout

THE FLOORPLAN



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

LOWER LEVEL

