

12 MARION AVENUE SHORT HILLS



Welcome to 12 Marion Avenue, a spectacular 4 Bedroom 2½ Bath Colonial on one of Short Hill's most coveted blocks! No expense has been spared on the extraordinary renovations to this home. This is a rare opportunity to own a home with distinct high-end craftsmanship and design at every turn. With an exceptional location just steps from downtown Millburn restaurants and shopping, Direct Train to NYC and top-rated schools, 12 Marion Avenue is just waiting to be called home.

Drive up the tree-lined street and walk up the bluestone walkway flanked by symmetrical boxwoods, blooming trees and flowering perennials. The gardens are truly magical making you feel that you have arrived at a charming English cottage. Enter through the warm, wood entryway to the spacious Entry Foyer glowing with natural light. Move into the sun-drenched Living Room with its statement fireplace with a custom concrete mantle, gleaming hardwood floors, exquisite windows and double French doors out to an elegant covered Porch. Dinner parties are divine in the graceful formal Dining Room featuring hardwood floors with a chic, à carreaux custom stain, soothing gray hues and easy access to the kitchen beyond. Flow easily into the extraordinary Chef's Gourmet Kitchen which is truly the showpiece of the home. Crisp, white wood shaker-style cabinets including a built in Desk Area, marble countertops and top of the line appliances make the kitchen the ultimate in function and style. And as if that wasn't enough, the Kitchen opens to the Family Room that boasts custom built-ins and beautiful vistas of the park-like backyard beyond. Double French doors lead to the gorgeous covered outdoor Porch which is the perfect spot to enjoy your morning coffee, 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 Second Floor Landing complete with hardwood floors, a large Linen Closet and a storage Closet for off season clothes. Prepare to be utterly dazzled by the lovely Master Bedroom Suite featuring soaring ceilings, arched windows, brick accents, a Loft/Office Area and a Walk In Closet so not a thing will be out of place. A luxurious renovated spa-like Master Bathroom, with a spacious custom vanity, marble throughout and a relaxing shower with rain shower head, make the Master Bedroom Suite your own private oasis. Three additional spacious Bedrooms feature hardwood floors, generous closets and abundant windows allowing for plenty of light. An attractive renovated Full Bath with marble tile and a large wood vanity rounds out the Second Floor.

The real show stopper of 12 Marion is the exquisite property painstakingly planted and maintained by the owner. Specimen trees, crisp hedges and abundant perennial gardens radiate absolute serenity. With a Covered Bluestone Patio, an additional Bluestone Patio and dazzling views of the gardens and wooded area beyond, entertaining family and friends outdoors is divine.

And there's more! The finished Lower Level adds immense functional space to the home. A fantastic Mudroom with tons of custom cabinetry, a Recreation Room/Office Area and deluxe Wet Bar allow plenty of extra space for storage and entertaining. A large Utility Room and Laundry Room round out the Lower 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, South Mountain Reservation and downtown Millburn shopping and restaurants, 12 Marion is an absolute dream!



INSIDE & OUT

FIRST LEVEL

- Entry Foyer featuring mahogany front door with divided lights, hardwood floors with compass stained into the floor, 2 Coat Closets, stairway to Second Level, semi-pendant light fixture with 3 lights, designer starburst light fixture, crown molding, baseboard molding, painted soothing gray with decorative insets, Rear Hallway with designer sconce, door to Lower Level
- Powder Room featuring tile flooring, Toto high efficiency toilet, wash basin sink, crown molding with dentil detail, baseboard molding, chandelier, fan, painted neutral hue
- Living Room featuring archway at entry, hardwood floors with custom stain border, fireplace with custom concrete mantle and hearth, bay of windows, recessed lighting, double French doors flanked by wall of windows out to covered Porch, baseboard molding, crown molding, painted soothing gray
- Dining Room featuring archway at entry, custom stained hardwood, à carreaux floors and stained border, crown molding, baseboard molding, designer lantern
- Gourmet Chef's Kitchen featuring hardwood floors, custom shaker style cabinetry including glass door cabinetry, marble countertops, marble subway tile backsplash, island with seating for 3, Jenn-Air stainless 4 burner oven/range, Jenn-Air fully integrated refrigerator/freezer, Bosch stainless dishwasher, GE Profile stainless microwave, stainless farm sink, custom furniture style Desk Area with pullout desk, recessed lighting, chandelier, baseboard molding, crown molding, large archway opening to Family Room
- Family Room featuring large archway at entry, open to Kitchen, hardwood floors, custom furniture style Desk Area/built in with pullout desk, wainscoting, crown molding, baseboard molding, recessed lighting, double French doors to Porch
- Covered porch featuring decorative railings, beadboard ceiling, slate flooring

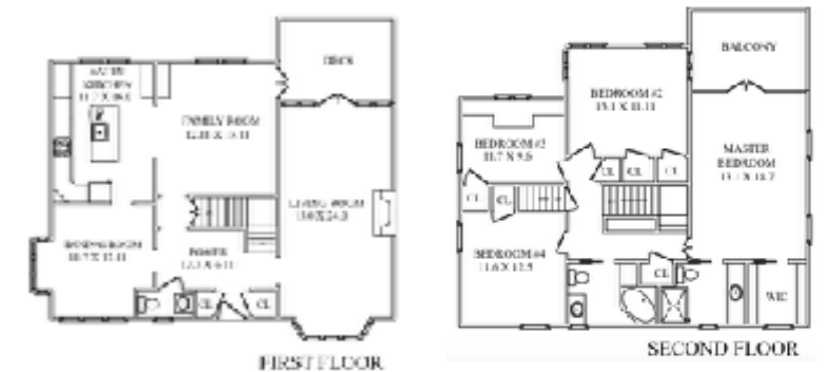
SECOND LEVEL

- Second Floor Landing featuring hardwood floors, chandelier with linen shades, Storage Closet, Linen Closet
- Master Bedroom Suite featuring double doors at entry, hardwood floors, vaulted ceiling with oversized arched windows, brick accent wall, recessed lighting, pendant light fixture, Walk In Closet with custom hanging storage, cabinets and shelving, crown molding, baseboard molding, double French doors out to Balcony, custom window treatments, Loft/Office Area with built in eave storage, recessed lighting, hardwood floors, modern pendant light fixture, ceiling fan
- Master Bathroom featuring marble tile flooring, radiant heat, custom built in vanity with marble countertop, custom recessed glass door medicine cabinets, 2 sconces, pendant light fixture, frameless glass door shower with marble tile surround and rain showerhead, recessed lighting, EAGO toilet, painted soothing gray
- Full Hall Bathroom featuring pocket door at entry, marble floor tile, Restoration Hardware vanity with marble countertop, marble tile wainscoting, mosaic tile border, medicine cabinet, 2 sconces, recessed lighting, shower over tub with glass door, rain shower head, EAGO toilet, built in linen drawers and glass door cabinetry, shutters
- Bedroom #2 featuring hardwood floors, pendant light fixture, wallpaper accent wall, Closet, shutters
- Bedroom #3 featuring hardwood floors, custom built in bed with drawer storage, custom built in storage flanking bed, wainscoting, crown molding, recessed lighting, Closet
- Bedroom #4 featuring hardwood floors, wainscoting, semi-pendant light fixture with woven drum shade, 2 Closets

BACKYARD/LANDSCAPING

- Front meticulously landscaped with symmetrical box hedges, stone pathways, blooming perennials, succulents and blooming trees
- Deep level backyard featuring professional landscaping with box hedges, foundation plantings and blooming perennials
- Covered Bluestone Patio with brick retaining wall
- 2nd Bluestone Patio
- Irrigation system
- Composting area

THE FLOOR PLAN



THIRD LEVEL

- Unfinished Area with potential as second Den
- Double French doors to Master Bedroom Loft/Office

LOWER LEVEL

- Double doors to original wood staircase to Lower Level
- Mud Room featuring wood look floor tile, custom built in cubbies, custom built in concealed storage with drawers, glass door cabinetry, recessed lighting, door to backyard
- Utility Room
- Recreation Room featuring wood look floor tile, custom built in Wet Bar with granite countertops, tile backsplash, Frigidaire beverage refrigerator, Custom built in Entertainment Area and Home Office with custom desk, open and concealed storage, tile backsplash, crown molding, baseboard molding, sconces, recessed lighting, paneled accent wall
- Storage Room featuring tile flooring, original built ins
- Laundry Room featuring tile flooring, original built ins, Samsung washer, Kenmore dryer
- 2 car garage with electric doors, 220 volt charger for electric car
- Sump pump and French drains



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ADDITIONAL FEATURES & UPGRADES

- Updated Marvin and Andersen windows throughout (every window in home has been replaced)
- Original, framed architectural plans included
- New water heater (2016)



All information deemed reliable but not guaranteed