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90 WESTERN DRIVE | SHORT HILLS, NJ



Welcome to 90 Western Drive, a spectacular 5 Bedroom 4½ Bath original Carriage House complemented by magnificent additions and renovations in the heart of prestigious Old Short Hills! No expense has been spared on the extraordinary renovations to this home. This is a rare opportunity to own a home with historical charm, designer touches and every modern amenity imaginable. Simply put, this home dazzles at every turn!



Drive up to 90 Western Drive and you know you have reached somewhere incredibly special. Curb appeal abounds with crisp manicured landscaping, a sprawling front lawn and a welcoming covered entry perfect for rocking chairs and lemonade. Enter into the bright Entry Foyer and become transfixed by all this house has to offer. Step into the elegant, sun-drenched Living Room gracefully adorned with a stunning coffered ceiling, statement fireplace and the perfect built in Bar for mixing cocktails. Double French doors lead to the Family Room that is sure to impress. A dramatic vaulted ceiling, custom built ins/millwork, a warm and welcoming fireplace and designer color schemes make this room an extraordinary spot to spend time with family and friends. Double French doors lead out to the dreamy backyard so that indoor/outdoor entertaining is seamless.



Flow easily into the formal Dining Room with exquisite wallpaper and double French doors out to the sprawling bluestone Patio. Move from the Dining Room into the Gourmet Chef's Kitchen that is sure to satisfy every homeowner's desire. Custom, crisp white cabinetry, a huge island with seating for 5, granite and butcher block countertops and professional Sub Zero/Thermador high-end stainless steel appliances are the best in form and function. Tons of cabinetry and a Walk In Pantry ensure plenty of storage. Breakfast is served in the light-filled Breakfast Area with copious windows and breathtaking views of the lovely backyard.



The Family Room, Dining Room and Breakfast Area all have doors leading out to the massive patio and private sublime yard perfect for s'mores, cocktail parties and al fresco dining. Not a thing will be out of place when you have the BEST Mud Room with custom cubbies, shoe storage, closets and even room for a dog crate! Doing laundry is an absolute pleasure in the incredible Laundry Room with an enormous stainless utility sink and a huge built in for storage and folding. A tasteful Powder Room rounds out the First Level.





When it's time to retire for the evening, a stately staircase with a custom designer rug leads you to the ultra-private Master Bedroom Suite. Luxury abounds in the bright and open Master Bedroom with a charming window seat flanked by custom built ins and tons of sunlight and a huge Dressing Room/Walk-In Closet with all the custom adjustable shelving, hanging storage and drawers you'll ever need. Enjoy the spa-like Master Bathroom complete with a custom double vanity with marble, luxurious shower with frameless glass door and elegant marble and mosaic tile. The Second Level gets better and better with three additional roomy bedrooms (two are ensuite) and 2 with custom built in storage and Desk Areas. The other bedroom uses the gorgeously renovated Hall Bathroom complete with custom vanity, marble countertops and chic mosaic tile throughout. Working from home is an absolute pleasure in the tasteful Office complete with sophisticated floor to ceiling built ins and two Desk Areas. A Home Gym (also easily used as Bedroom #5) rounds out the Second Level.

And there's more ... The unfinished Lower Level has plenty of room and tons of potential for a Recreation Room Guest Suite, Wine Cellar – the options are endless!

It is not very often that a house in such pristine condition, both inside and out, becomes available. 90 Western is a dream home in every way. One of Old Short Hills' best blocks, just minutes from top-notch schools, Short Hills Train Station and downtown Millburn, this home is the ultimate in style and won't last!



I N S I D E + O U T

FIRST LEVEL

- Entry Foyer featuring hardwood floors, Coat Closet, carpeted staircase to Second Level
- Living Room featuring hardwood floors, high ceilings, coffered ceiling, fireplace with original millwork mantle and stone surround and hearth, built in speakers, built in Bar cabinet, window seat below picture window, oversized windows, recessed lighting, crown and base custom moldings
- Family Room featuring French doors at entry, hardwood floors, crown and base custom moldings, vaulted ceiling, recessed lighting, fireplace with floor to ceiling custom millwork mantle, brick surround and stone hearth, oversized windows with window seats with storage throughout, custom built ins with open and concealed storage, built in speakers, double French doors with architectural arched window above out to Patio, bay of windows with vaulted ceiling
- Dining Room featuring hardwood floors, high ceilings, recessed lighting, oversized picture window, radiator cover with quartz top, French door to Patio, crown and base custom molding, built in speakers, swinging door to hallway/kitchen area
- Powder Room featuring floor tile, pedestal sink, 2 sconces, recessed lighting, fan, plantation shutters, custom moldings
- Gourmet Chef's Kitchen featuring hardwood floors, custom cabinetry including glass door cabinetry, granite countertops, custom island with seating for 5 and butcher block countertop, subway tile backsplash, full size Sub Zero stainless refrigerator, full size Sub Zero stainless freezer, Bosch stainless dishwasher, Jenn-Air cooktop, Thermador stainless oven, warming drawer and built in microwave, Avallon Beverage Refrigerator, built In Desk Area, Walk In Pantry with floor to ceiling shelving, Rear Staircase to Second Level
- Breakfast Area with double French sliding doors with sidelites and architectural window above out to Patio, skylights, recessed lighting, French door out to Patio
- Mud Room featuring slate floor tile, custom built in cubbies, drawers and shoe storage, bench seating, custom built in area for dog crate, bead board accents, door to side driveway, semi-flush mount light fixture, recessed lighting, Coat Closet, Charging Station, door to Garage
- Laundry Room off of Mud Room featuring slate floor tile, custom built in cabinetry, stainless utility sink, Broom Closet, hanging rack, custom built in storage

and folding area, semi-flush mount light fixture, recessed lighting

- Oversized 2 Car Garage

SECOND LEVEL

- Second Floor Landing featuring original railings, designer carpeting throughout, Closet, 2 Linen Closets with floor to ceiling shelving, recessed lighting, crown and base custom moldings, oversized windows
- Master Bedroom featuring designer carpeting, oversized windows with window seat, wallpaper, crown and base custom moldings, built in dressers/ cabinetry, custom window treatments
- Dressing Room/Walk In Closet with custom shelving and hanging storage, recessed lighting, window seat, plantation shutters
- Master Bathroom featuring marble floor tile with accent mosaic tile, custom double vanity with marble countertop, 2 recessed medicine cabinets, frameless glass shower with tile surround and seat, built in storage/hamper, recessed lighting, TV, oversized wall sconces, recessed lighting, built in speakers, plantation shutters
- Office featuring carpeting, custom built in floor to ceiling desk area for 2, open and concealed storage, wallpaper, recessed lighting, oversized window, crown and base custom moldings, window shades
- Ensuite Bedroom #2 featuring hardwood floors, built in Desk Area with open storage and drawers, Double Door Closet with custom shelving and hanging storage, oversized windows, window shades, Bathroom with floor tile, custom vanity with marble countertop, lighted medicine chest, plantation shutter, large window, frameless glass enclosed shower over tub with subway tile surround
- Ensuite Bedroom #3 featuring hardwood floors, sconce, recessed lighting, custom built in Desk Area with open and concealed storage, built in Dresser, custom built in Vanity Area with open and concealed storage, wall shelves, Closet with custom shelving and hanging storage, crown and base custom moldings, Bathroom featuring floor tile, fan, wall mount sink, shower over tub with tile surround, custom shelving, recessed medicine cabinet, sconce, window shades
- Bedroom #4 featuring carpeting (hardwood underneath), oversized windows, recessed lighting, Closet with custom shelving and hanging storage, crown and base custom moldings, window shades, floating shelves

- Full Hall Bathroom featuring mosaic penny floor tile, custom vanity with marble countertop, recessed medicine cabinet, 2 light sconces, recessed lighting, plantation shutters, frameless glass shower with tile surround and mosaic accent border and seat, fan
- Gym/Bedroom #5 featuring custom mirrors, custom cut soft flooring, fan, custom ballet bar, recessed lighting, oversized windows, shades, Closet

FRONT / BACKYARD

- Almost ¾ Acre
- Manicured lawn with mature trees
- Covered front entry area with Bluestone porch
- Fully fenced in private yard with meticulous landscaping, foundation plantings and mature specimen trees
- Bluestone Patio with space for Dining and Conversation Areas
- Custom Bluestone gas Firepit
- Custom Children's Play House
- Fully fenced in vegetable garden
- Huge driveway with parking for 6 cars
- Professional basketball hoop
- Electric dog fence
- Gas line for grill

ADDITIONAL FEATURES / UPGRADES

- Original carriage house dates back to 1904
- Whole house generator
- Original architectural features, doors and hardware in original part of home
- High ceilings throughout
- 5 new HVAC systems and all new duct work (2017)
- New Breathe Wright Air Oasis air purification system (2017)
- Security system
- Culligan Water Softener System
- Hunter Douglas window shades throughout 2nd Level

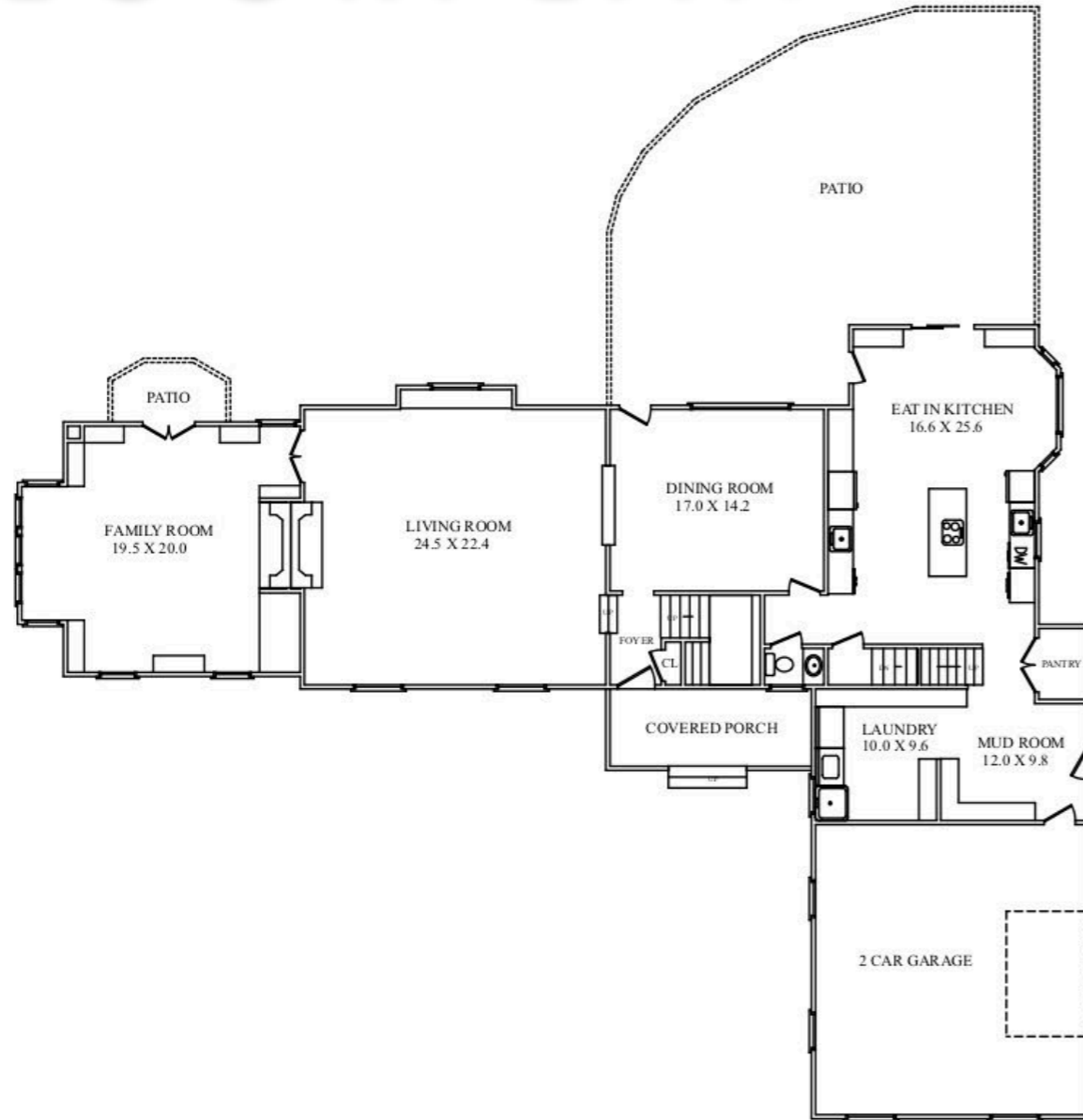
THIRD LEVEL

- Walk up access to Attic with tons of storage throughout
- New insulation and new flooring throughout

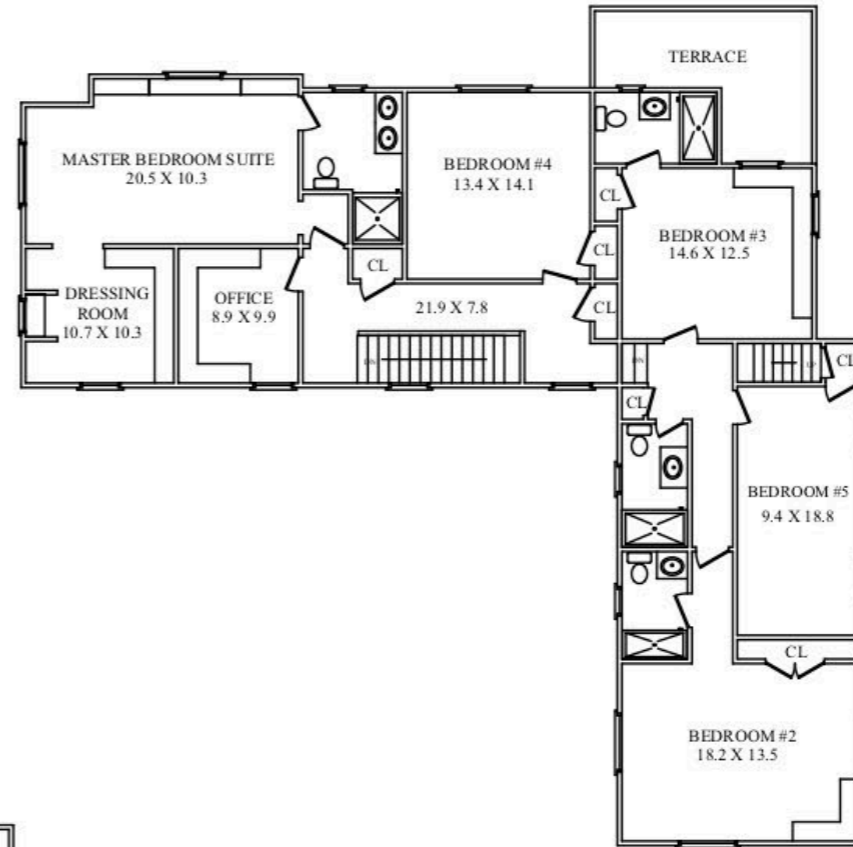
LOWER LEVEL

- Fully unfinished basement with utilities and ample storage, freshly painted throughout and new insulation
- Potential for Recreation Room, Guest Suite, Wine Cellar, etc.

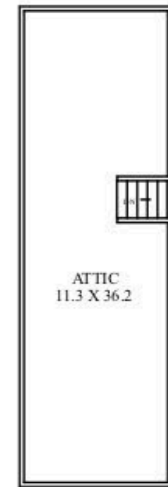
THE FLOORPLAN



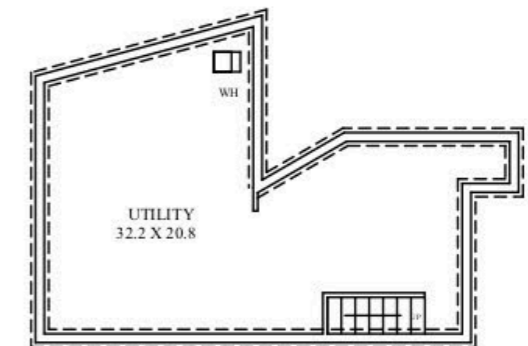
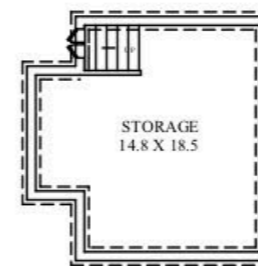
FIRST LEVEL



SECOND LEVEL



THIRD LEVEL



LOWER LEVEL

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

