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SHORT HILLS | NEW JERSEY

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THIS ONE-OF-A-KIND CUSTOM HOME IS SIMPLY MAGNIFICENT! Perfectly positioned on almost one and one-quarter acre of beautifully landscaped property, this fine home is reminiscent of a French Country Manor. Architecturally distinctive and supremely intriguing, recent upgrades and improvements serve to enhance the experience. With enormous curb appeal, a massive heated driveway and the stone, brick and stucco exterior provide your initial welcome.

As anticipation builds, you open oversized Mahogany front doors and step into a spacious entry foyer. Deposit your belongings in the walk-in guest closet, as the gallery hallway guides you to the main living areas. The sunken living room is your first stop. Through arched entries supported by Tuscan columns you step down into the living room with a rotunda ceiling and recessed lights. The first of four gas fireplaces is located here. French doors lead the way out to a lovely veranda, heated in-ground swimming pool and private backyard.

Among the many distinctive spaces is the family room. As soon as you enter, your eyes are drawn to the knotty pine cathedral ceiling with dormer windows. Side and rear windows offer pleasant views, as the limestone gas fireplace adds a warm glow.





THE CENTERPIECE OF THIS EXQUISITE HOME IS CLEARLY THE DESIGNER KITCHEN. Even a celebrity chef will find everything they need. Not just a pretty face, custom cabinets are topped with granite counters, and professional quality appliances stand ready to handle whatever challenge the menu brings. A gas fireplace reminds you to relax, as guests wander in to sample, talk and linger in comfort. The adjoining breakfast room sits near a bow window and opens to the family room. With this configuration, the kitchen and family room form a social hub designed for entertaining as well as daily living. A guest room is positioned, across from the kitchen. Equipped with a full en suite bath, this bedroom is ideal for out-of-towners or an au pair.

The lower level is finished to include a recreation room, den/bedroom with full en suite bath, a powder room, office and substantial storage space.

Step outside and you notice an instant sense of peace and tranquility. The veranda is ideal for al fresco dining and entertaining. Beyond the veranda is the heated gunite swimming pool with slate tile and bluestone coping. As tall trees provide dappled shade, open grassy lawns welcome active play, gardening and relaxation. In this prime Hartshorn setting, it is easy to forget that shopping, recreation, top schools and NYC commuter trains are only minutes away.

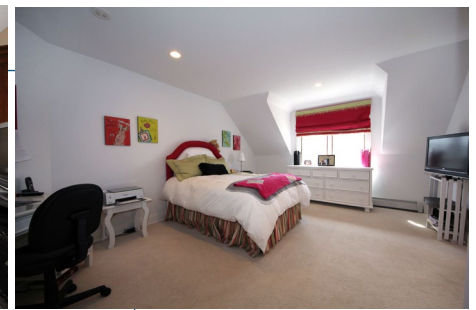




NESTLED IN THE SLEEPING WING, THE MASTER BEDROOM IS A LUXURIOUS RETREAT BEFITTING A HOME OF THIS QUALITY. In this expansive bedroom, the tray ceiling adds to the sense of space, while the gas fireplace is ready at a moment's notice to set the mood. The circular master bath includes a platform soaking tub, furniture quality vanities and walk-in shower, while massive walk-in closets house extensive wardrobes.



Ascend the stairs to the second level and you follow the gallery hallway to a loft sitting or desk area. Overlooking the family room below, this space is great for reading, playing cards or working on the computer. Along this gallery hallway, you find your way into the two bedrooms. Both bedrooms include full en suite baths, ensuring that everyone will stay on schedule during those hectic weekday morning rushes.



Like few others, this remarkable home fills the senses with a collection of light, texture and color. So very different from high-end cookie-cutter properties, you are surprised to learn that this home was built in 2001. State of the art modern amenities come together with attention to detail, quality craftsmanship and classic sensibilities, allowing you to enjoy the very best of all worlds in this one extraordinary package.

Inside and Outside...

FIRST LEVEL

- Entry foyer with custom oversized mahogany doors, limestone and mosaic tile floor, cathedral ceiling with knotty pine and walk-in closet with custom built-ins
- Gallery hallway with recessed lights, open entry to the adjoining rooms and French doors to the front and rear patios
- Octagonal step down living room with arched entries, Tuscan columns, limestone tile floor, rotunda ceiling with recessed lights and built-in speakers, limestone gas fireplace with brass coal burner, and three sets of French doors to stone patio
- Dining room with wall-to-wall carpet (crosscut hardwood floor below), crown molding, tray ceiling with recessed lights and built-in speakers
- Butler's pantry with crosscut hardwood floor, custom cabinets with granite counters and crown molding
- Powder room with limestone tile floor and wainscoting, custom vanity with sink
- Designer kitchen with tumbled marble floor, recessed lights and built-in speakers, gas fireplace, custom Plain & Fancy cabinets, tumbled marble backsplash, granite counters, two center islands - one with farmhouse sink and one with vegetable sink, Dacor gas range, Sub-Zero refrigerator, 2 Miele dishwashers, Sub-Zero wine cooler, Sub-zero beverage refrigerator
- Breakfast area with tumbled marble floor and large bow window overlooking the private backyard and pool
- Family room with tumbled tile floor, knotty pine cathedral ceiling with wood cross beams, dormer windows, recessed lights and built-in speakers, large custom limestone gas fireplace
- Library with hardwood floor, coffered ceiling with knotty pine, recessed lights and panel wainscoting
- Master bedroom with stone wall foyer, wall-to-wall carpet, coffered ceiling with recessed lights and built-in speakers, crown molding, limestone gas fireplace, two walk-in closets with custom built-ins and two transom doors leading to stone patio
- Circular master bath with marble tile floor, recessed lights,

- spa tub, double-vanity with two sinks, walk-in shower and privy room with toilet and bidet
- Bedroom with wall-to-wall carpet, recessed lights, crown molding, ceiling fan, large walk-in closet with custom built-ins and en suite full bath with double vanity, spa tub and shower
- Laundry room with tile floor, custom cabinets, Maytag Neptune washer and dryer, porcelain laundry sink, adjacent powder room with tile floor
- Mud room with closet and access to garage
- Attached 3-car garage with custom mahogany stained doors

SECOND LEVEL

- Spiral staircase with custom railing
- Bedroom 3 with wall-to-wall carpet, recessed lights, two double width closets with custom built-ins, en suite full bath with shower/tub
- Bedroom 4 with wall-to-wall carpet, recessed lights, closet with custom built-ins, en suite full bath with linen closet and corner shower
- Gallery hallway with wall-to-wall carpet, custom railing, recessed lights and loft area overlooking the family room

LOWER LEVEL

- Recreation room with wall-to-wall carpet, recessed lights with adjacent round work area with custom built ins
- Office/den with wall-to-wall carpet, recessed lights, closet and an en suite full bath with shower/tub
- Powder room with vanity/sink
- Cedar closet
- Large unfinished storage area with access to side property
- Utility/storage room

ADDITIONAL INSIDE FEATURES

- Custom chandeliers and scone lighting throughout
- Custom window treatments throughout
- Premium hardware throughout
- High-efficiency 4-zone radiant heating system
- High-efficiency 3-zone air conditioning system
- Three thermostat controlled attic roof fans

- Large capacity indirect hot water system
- Central security and fire alarm system
- 4 zone central stereo system
- Water softener - owned
- Central vacuum system
- Thermal windows and doors
- Driveway monitoring system

EXTERIOR FEATURES

- Brick, stone and stucco exterior
- Bronzed lantern wall lighting throughout
- Synthetic slate roof
- Expansive heated paver driveway with Belgian block curbs and post lighting
- Mahogany door access to rear hallway
- Front bluestone patio with French door access to the gallery hallway
- Multi-zone lawn sprinkler system
- Large rear veranda with bluestone tile, knotty pine ceiling with recessed lights and built-in speakers, large seating area with Casablanca fan and free-standing space heaters
- Powder room with mahogany door, tile floor and crown molding
- In-ground natural Gunite heated swimming pool with slate tile and bluestone coping
- In-line Lynx gas grill
- Wrought-iron and wood fencing
- Bluestone path from driveway to rear patio
- Professionally landscaped property with mature trees, manicured shrubbery and landscape lighting

PARTICULARS

- Built: 2001
- Approximately 9,400 sq. ft. of finished space including the lower level
- Lot Size: 1.20 Acre (irregular)
- 2010 Taxes: \$65,070
- Extremely quiet and private location
- Superior Hartshorn section offers easy access to town and NYC commuter trains
- Top ranked public school system



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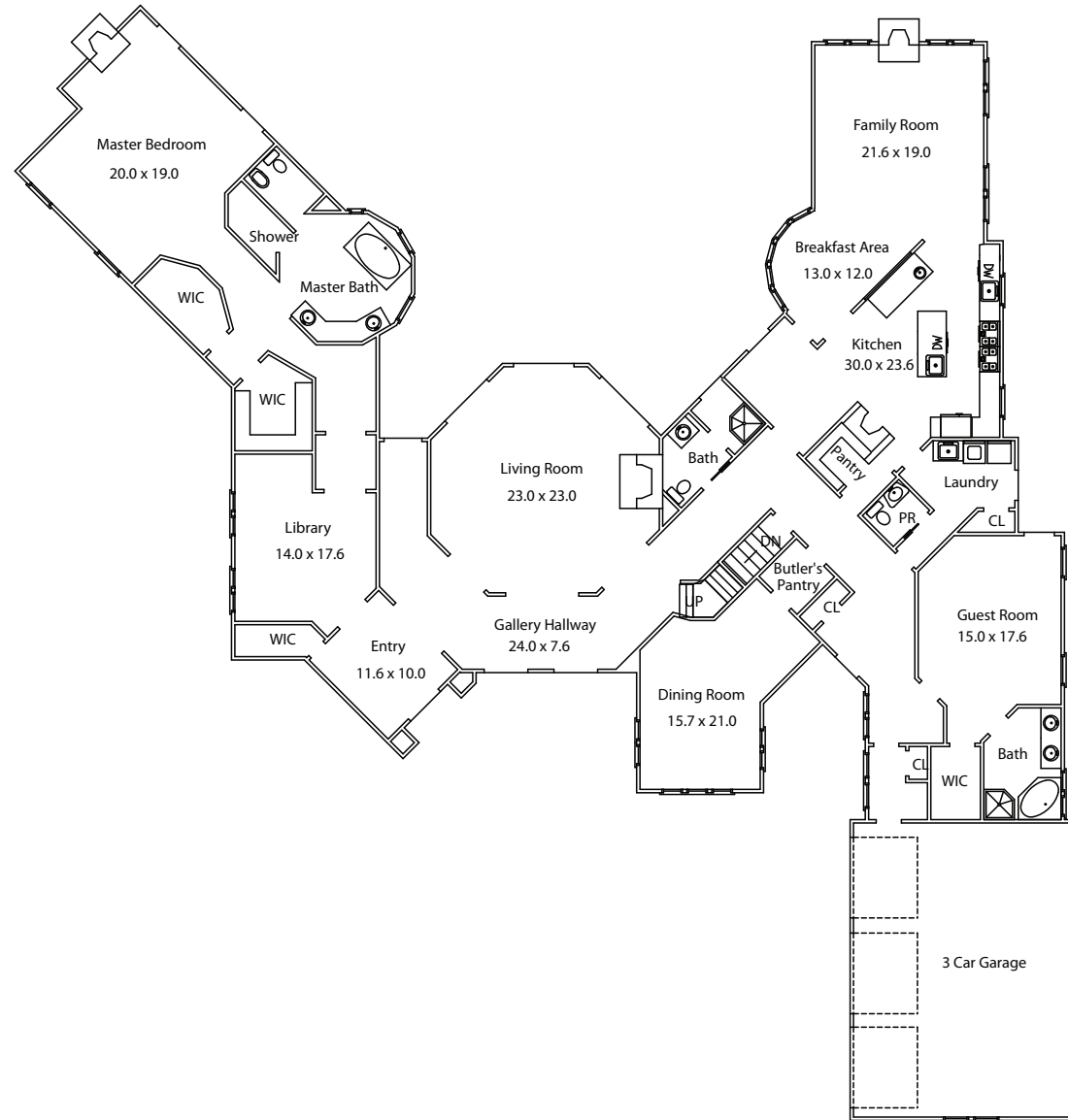
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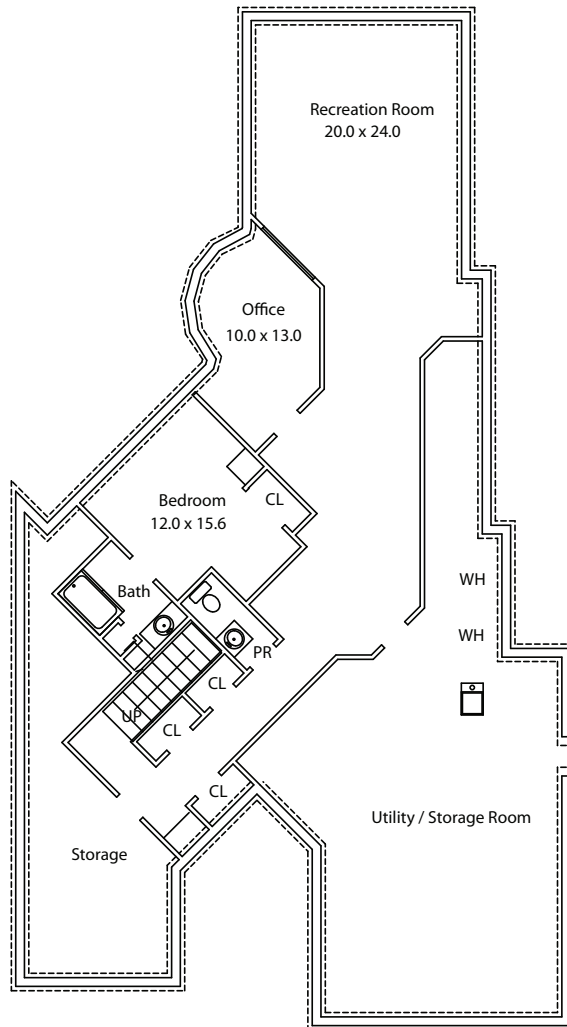


Floor plan provided for illustration purposes only.
Room positions and dimensions are approximate and subject to errors and omissions.

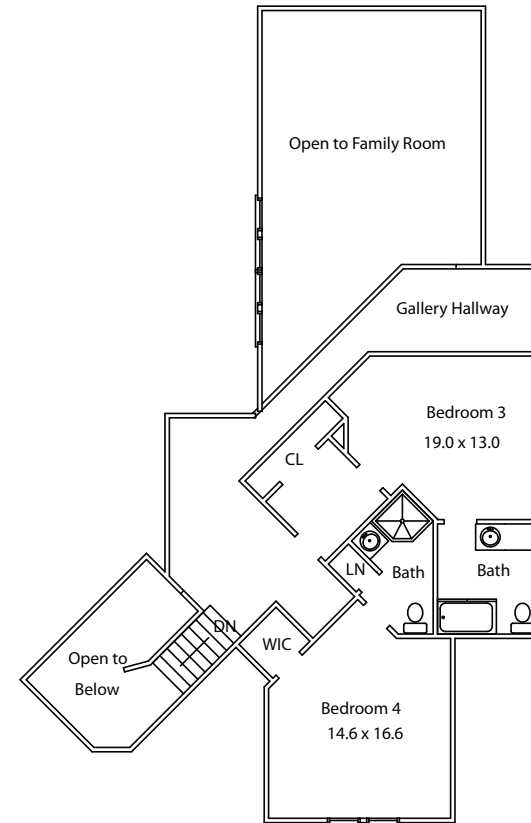


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LOWER LEVEL



SECOND LEVEL