

31 TALBOT COURT | SHORT HILLS



Welcome to 31 Talbot Court, an entertainer's paradise in the heart of Short Hills! This outstanding 5 Bedroom, 4½ Bath Center Hall Colonial in sought after Short Hills boasts a backyard oasis, is steps to Deerfield School, and is close to New York City, Midtown Direct train and downtown Millburn and Livingston shopping and restaurants.

Drive up one of Short Hills' quietest, tree-lined cul-de-sacs to find 31 Talbot Court. Sitting majestically on a large beautiful lot, this incredible 5 Bedroom, 4 ½ Bath Center Hall Colonial is an entertainer's dream! The true "wow" factor for this home starts with the stunning pool, backyard and Lanai/Cabana Room. The Lanai runs from the front to the back of the home and includes windows throughout, a custom Bar and plenty of room for lounging/TV watching. With easy access to the backyard, moving between indoors and outdoors is seamless. Enjoy hot summer days in the beautifully landscaped gunite pool with Tennessee stone surround and a fabulous slate patio for entertaining. Whether it's a pool party, al fresco dining or just spending time with family and friends, the home's entertaining space is extraordinary.

Enter through the warm and welcoming front door to find the bright and sunny Foyer featuring stylish marble floor, a tremendous Coat Closet with double doors and a view of the gracious staircase leading to the second floor. Flow easily into the sundrenched Living Room with crown molding, gorgeous oversized windows and stunning custom built ins so that all of your wares can be on display. Dinner parties are divine in the elegant formal Dining Room complete with a classic chair rail and stunning views of the backyard retreat. The Eat In Kitchen is sure to satisfy every chef's desire. An abundance of custom, crisp white cabinetry, a huge bay window overlooking the backyard and high-end stainless steel appliances offer the best in form and function. Beyond the Kitchen, you are sure to be impressed by the magnificent Family Room. This room, with its statement floor to ceiling fireplace and easy access to the backyard oasis, exudes relaxation and is well suited for family game night, movie watching or cozy nights by the fire. A lovely Office with custom built ins, a cheery Laundry Room and a tasteful Powder Room round out the First Level.





When you are ready to retire for the evening, wander up the elegant staircase to find the private, roomy and sunlit Master Bedroom Suite with 2 Walk In Closets and plenty of room for a desk and sitting area. Bedrooms 2, 3 and 4 are spacious and include huge closets. Bedrooms 2 and 3 share a well-appointed Jack and Jill Bath, while Bedroom #4 is ensuite. Off of Bedrooms 3 and 4, prepare to be impressed by the huge Bonus Room perfect as a Sitting or Homework Room.

And there's more! The Lower Level boasts A Mudroom Area from the 2 Car Garage, tons of storage space, an Exercise Room, a Full Bath and a Guest Room/Nanny Suite with its own entrance. This spacious Lower Level adds tons of living space and functionality to the home.

With its idyllic backyard and pool, spacious floor plan, proximity to New York City, easy access to Midtown Direct train service, exceptional school district and convenience to fantastic shopping and restaurants, 31 Talbot is the perfect place to call home!



INSIDE & OUT

THE FLOOR PLAN

FIRST LEVEL

- Entry Foyer featuring crown molding, marble floor, staircase to 2nd Level, Coat Closet with double doors, painted neutral off white
- Living Room featuring wall to wall custom built ins with open and concealed storage, crown molding, baseboard molding, recessed LED lighting, 3 large windows, painted soothing gray
- Dining Room featuring chair rail, neutral off white paint, crown molding, baseboard molding, 3 large windows, double doors to Kitchen
- Office featuring double doors at entry, carpeting, wall to wall custom built ins with open and concealed storage, window seat, elongated window, recessed LED lighting, crown molding, chair rail, baseboard molding, painted soothing gray
- Family Room featuring double doors at entry, fireplace with floor to ceiling marble tile surround, marble ledge, carpeting, sliding French door with access to back patio, privacy shutters, built in book shelves, built in Dry Bar with custom storage including wine storage, recessed lighting, baseboard molding, crown molding
- Lanai/Cabana Room featuring carpeting, casement windows at 3 exposures with internal blinds, custom laminate built ins, recessed LED lighting, paneled walls painted soothing gray, crown molding, Built In Bar with storage and seating for 4, French door with floor to ceiling sidelites out to backyard/pool entertaining area
- Laundry Room featuring marble flooring, custom built in upper cabinetry, utility sink, double door Closet, door to backyard, GE washer and dryer
- Eat In Updated Kitchen featuring tile flooring, crisp white custom cabinetry, granite countertops, recessed LED lighting, subway tile backsplash, GE stainless refrigerator/freezer, Kitchen Aid stainless double ovens, Thermador stainless cooktop, Broan stainless fan, Elkay stainless sink, Kitchen Aid stainless dishwasher, Pantry with floor to ceiling shelving, painted neutral white
- Breakfast Area with built in shelving and concealed storage, bay window

- Powder Room featuring wallpaper, marble tile flooring, vanity with storage, quartz countertop, recessed lighting, fan

SECOND LEVEL

- Second Floor Landing with baseboard molding
- Master Bedroom Suite featuring crown molding, baseboard molding, Desk Area, Sitting Area, recessed LED lighting, painted neutral off white, 2 Walk In Closets with shelving and hanging storage, Master Bathroom featuring floor tile, custom double vanity with laminate countertop, custom cut mirror, vanity lighting, recessed LED lighting, tub with tile surround, shower with tile surround and glass door, double door Linen Closet, medicine cabinet, painted pale blue
- Bedroom #2 featuring recessed LED lighting, built in bookcase, baseboard molding, Study Area, double door Closet, painted neutral gray
- Jack and Jill Bathroom featuring floor tile, custom vanity with storage and laminate countertop, recessed LED lighting, shutters, separate area for shower and toilet, double door Linen Closet, painted pale blue
- Bedroom #3 featuring baseboard molding, recessed LED lighting, double door Closet
- Sitting/Homework Room (accessed from Bedrooms #3 and #4) featuring recessed LED lighting, blinds, baseboard molding, Walk In Closet with shelving and hanging storage
- Ensuite Bedroom #4 featuring shutters, recessed LED lighting, baseboard molding, Study Area, double door Closet, door to bathroom, painted classic gray
- Full Hall Bathroom (also accessed from Bedroom #4) featuring tile flooring, vanity with storage and laminate countertop, shower over tub with tile surround, recessed LED lighting, medicine cabinet, custom cut mirror

LOWER LEVEL

- Staircase to Lower Level
- Huge Utility Room/Storage Closet
- 2 Car Garage with storage and electric doors
- Mud Room Area outside Garage featuring paneling, Coat Closet and plenty of room for hanging storage, 2nd Storage Closet with sliding double doors, drop ceiling with lighting
- Exercise room featuring carpeting, paneling, built-in floor to ceiling shelving, drop ceiling with lighting, Closet
- Full Bathroom featuring tile flooring, vanity with storage, recessed lighting, shower, Fan
- Office/Bedroom #5 featuring carpeting, drop ceiling with lighting, door to Outside, blinds

FRONT AND BACKYARD

- Pavers in decorative pattern at base of front steps
- Stone front staircase with brick risers
- Private kidney shaped gunite pool, completely redone 2018
- Tennessee stone pool surround
- Slate Patio
- Meticulously landscaped and beautifully maintained with privacy, blooming perennials, pots with annuals
- Mature shade trees ensuring privacy

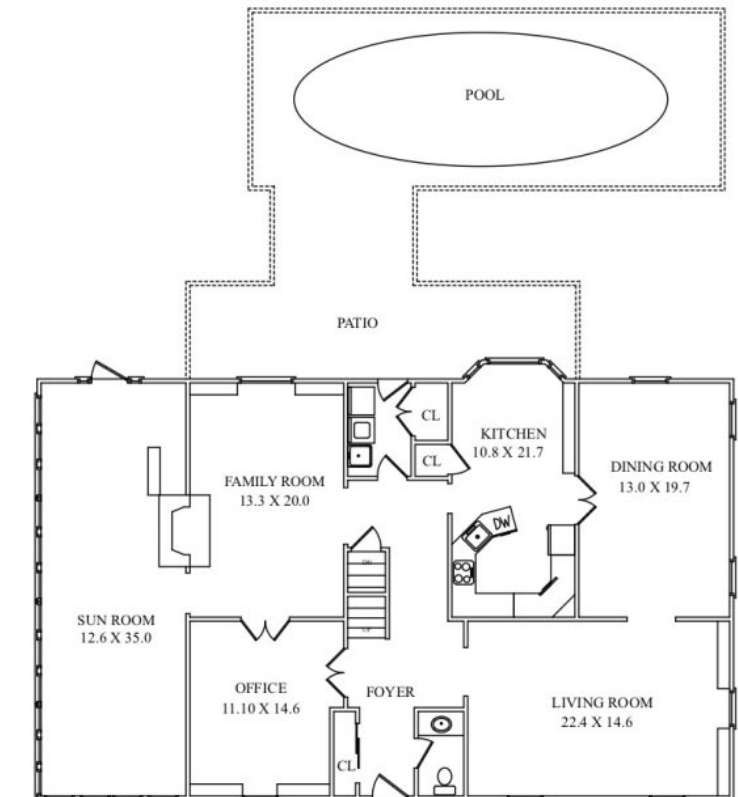
ADDITIONAL FEATURES & UPGRADES

- Quiet Cul-de-sac
- Painted soothing hues throughout
- Walking distance to Deerfield Elementary School
- Forced Air/Central Air Conditioning, 3 zones (2 recently replaced)
- Newer driveway
- Exterior freshly painted 2018
- Central vacuum
- Newer water heater

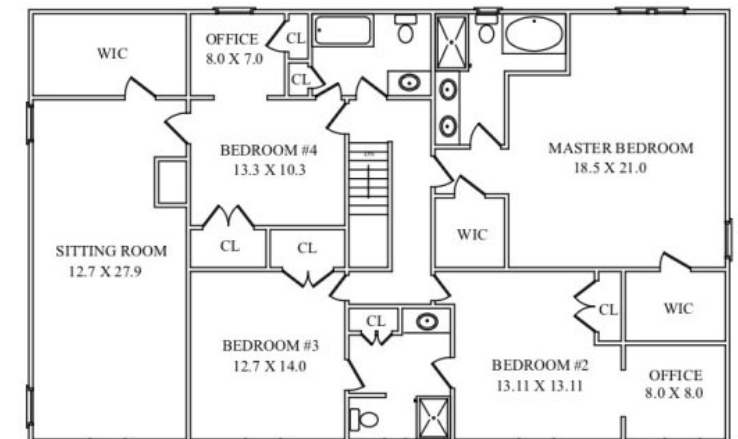


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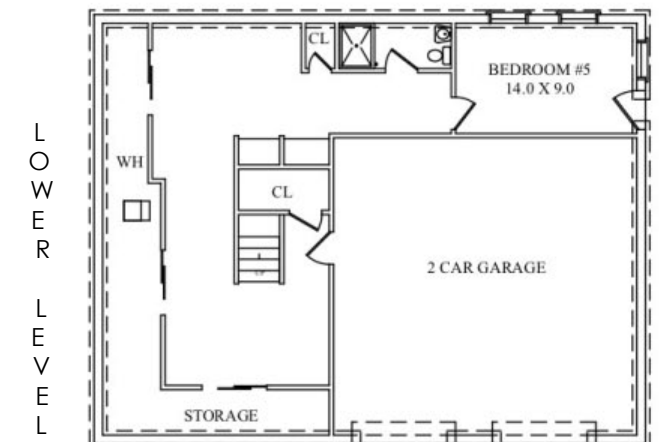
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FIRST LEVEL



SECOND LEVEL



LOWER LEVEL