

55 CAMBRIDGE DRIVE SHORT HILLS, N J



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Welcome to 55 Cambridge Drive, a stunning 4 Bedroom 4 Full and 2 Half Bathroom colonial, in the heart of Short Hills just steps to Hartshorn school! Renovated from top to bottom and situated on a stunning park-like piece of property, this home is truly special.

Enter through the welcoming front door into the bright Entry Foyer complete with hardwood floors, decorative moldings and views of the graceful curved staircase and lovely Family and Living Rooms beyond. The sun-drenched Living Room, with its gorgeous fireplace, is perfect for cozying up with a book or large family gatherings. Hanging out and cocktails with friends are called for in the dazzling Game Room with custom mahogany paneling and striking views of the exquisite property beyond. Dinner parties are a dream in the elegant Formal Dining Room complete with double French doors leading out to the superb Patio with another majestic view of the property beyond. Bathed in sunlight, the Family Room is light and airy and is desirably located off the Entry Foyer and the Kitchen. Flow easily from the Family or Dining Room into the Gourmet Chef's Kitchen that will satisfy every chef's desire. Custom, crisp white cabinetry, a huge island, quartz countertops and high-end Wolf, Fisher & Paykel and Kitchen Aid stainless steel appliances are the best in form and function. Breakfast is served in the light-filled adjacent Breakfast Area with another set of double French doors leading out to the magnificent outdoors.



And as if that wasn't enough, the Breakfast Area boasts an incredible Wet Bar complete with a beverage refrigerator and plenty of storage for bar glasses. A stunning Brick Patio, with outstanding views of the lush lawn, is easily accessed from the Kitchen, Dining Room and Game Room making indoor and outdoor entertaining laid back and stress free. Pristine landscaping with brilliant blooming trees and perennials ensure spectacular views for your guests. A roomy Mudroom with 2 Closets and easy access to the garage and side yard, a Laundry Room and a tasteful Powder Room round out the First Level.





When it's time to retire for the evening, a stately staircase leads you to the ultra private Master Bedroom Suite with a Master Bath that is every couple's dream! Luxury abounds in the bedroom with a gorgeous vaulted ceiling, stunning chandelier and "His" and "Her" enormous Walk In Closets with all the custom adjustable storage you could ask for. Each closet flows into its own separate His and Her Bathroom with its own private vanity and toilet. A shared bathroom area boasts a frameless glass shower, built in Jacuzzi tub, chic tile and high end finishes that make the Master an exceptional retreat. The Second Level gets better and better with ensuite Bedrooms 2 and 3 (one with its own private Sun Deck), each with generous custom closets. Roomy Bedroom 4 includes another custom closet and has its own well-appointed Hallway Bathroom.

And finally ... The Lower Level, with its Recreation Room, means your home will be ground zero for movie watching and children's play dates. A sound proofed Bonus Room with a built in Desk Area is the perfect spot for a home office, an exercise room or music room. Tons of storage space and a tasteful Half Bathroom add to the Lower Level's appeal.

With its prestigious neighborhood, walking distance to Hartshorn school, proximity to Midtown Direct train, and convenience to fantastic shopping and restaurants, 55 Cambridge is an absolute must see.



I N S I D E + O U T

FIRST LEVEL

- Entry Foyer featuring front door with transom, hardwood floors, crown molding with decorative detail, baseboard molding, curved staircase with decorative molding to Second Level, semi flush mount light fixture, Coat Closet
- Living Room featuring hardwood floors, fireplace with custom millwork mantle and stone surround and hearth, recessed lighting, 3 oversized windows, audio speakers, decorative crown molding, baseboard molding
- Step Down to Game Room featuring hardwood floors, solid mahogany custom millwork paneled walls, bay window with window seat, door to backyard, large picture window, pendant light fixture, mounted TV
- Dining Room featuring hardwood floors, wainscoting, built in china cabinet with concealed and glass door storage, pendant light fixture, crown molding with decorative detail, double French doors out to Patio, audio speakers
- Step Down Family Room featuring hardwood floors, recessed lighting, baseboard molding, crown molding, open to Kitchen and Entry Foyer
- Gourmet Chef's Kitchen featuring tile flooring with radiant heat, custom cabinetry, quartz countertops, tile backsplash with glass mosaic tile accent, large window over sink, stainless sink with commercial style fixture, oversized island with storage and seating for 3, Kitchen Aid commercial style refrigerator/freezer, Kitchen Aid built in stainless microwave, 2 Fisher & Paykel dishwasher drawers, Wolf 4 burner cooktop with griddle, Kitchen Aid stainless double ovens, 2 sets of garbage cans (1 for recycling, 1 for regular), recessed lighting, pendant lights over island, baseboard molding, crown molding
- Breakfast Area featuring tile flooring, double French doors with sidelites out to Patio, Wet Bar Area featuring custom cabinetry including glass door cabinetry, stainless sink, Kitchen Aid beverage refrigerator, pendant light fixture with drum shade, baseboard molding, crown molding
- Mud Room featuring tile flooring, door to side yard, 2 semi-flush mount light fixtures, 2 Closets, built in cubbies with storage, door to garage
- Laundry Room featuring custom built in cabinetry on 2 walls with counter for folding, open shelving, Corian countertop, utility sink, Whirlpool Duet front loader washer and dryer on pedestals
- Powder Room featuring tumbled tile flooring with mosaic border, washbasin sink, Toto toilet, semi flush mount light fixture, 2 sconces, window with shutter, crown molding, baseboard molding
- 2 Car Garage featuring LiftMaster doors, built in storage

SECOND LEVEL

- Second Floor Landing featuring hardwood floors, custom runner, built in library cabinetry with open and concealed storage, Linen Closet with floor to ceiling shelving
- Master Bedroom Suite featuring carpeting, vaulted ceiling, architectural window, recessed lighting, chandelier, baseboard molding, windows with custom roman shades
- "His" Walk In Closet with custom drawers, custom laundry drawer, shelving and hanging storage, open to "His" Bathroom featuring slate floor tile with radiant heat, custom vanity, quartz countertop, Toto toilet, built in medicine cabinet, 2 sconces, flush mount light fixture, pocket door to shared Master Bath Area
- "Shared" Master Bathroom Area featuring shower and bath area featuring slate floor tile with radiant heat, frameless glass door shower with glass tile surround, built in Jacuzzi tub with glass tile surround and quartz countertop, 2 Laundry/Linen Closets, recessed lighting, pendant light fixture, fan
- "Her" Walk In Closet with custom drawers, shelving and hanging storage, vanity, built in jewelry drawer, semi-pendant light fixture, double French doors open to bedroom area, open to "Her" Bathroom featuring slate floor tile with radiant heat, custom vanity, quartz countertop, Toto toilet, built in medicine cabinet, 2 sconces, flush mount light fixture, pocket door to shared Master Bath Area
- Ensuite Bedroom #2 featuring carpeting, crown molding, baseboard molding, semi-pendant light fixture, 2 Double Door Closets with custom built in cabinetry with drawers, shelves and hanging storage, Bathroom featuring tumbled tile flooring, vanity with granite countertop, Toto toilet, shower over tub with tile surround, medicine cabinet, 2 light sconce
- Ensuite Bedroom #3 featuring carpeting, baseboard molding, crown molding, Double Door Walk In Closet with shelves and hanging storage, double French doors out to Sun Deck, chandelier, 2 windows with shades, Bathroom featuring tile flooring, Linen Closet, built in Vanity with storage, corian countertop, shower with glass door and tile surround, Kohler toilet, window with shutters, recessed lighting, 3 light sconce
- Bedroom #4 featuring carpeting, baseboard molding, crown molding, flush mount light fixture, 2 Double Door Closets with custom drawers, shelves and hanging storage, window with shade
- Full Hall Bathroom featuring tile flooring, vanity with storage with shell design sink, flush mount light fixture, 2 light sconce, shower over tub with tile surround
- Door to 3rd floor (unfinished) storage space

FRONTYARD/BACKYARD

- Just under ½ Acre
- Landscaping designed by Kelly Varnell Virgona, whose firm designed Shakespeare garden and Strawberry Fields (including the John Lennon Imagine tribute) in Central Park NYC
- Winding front brick walkway leads to covered front entry with detailed moldings
- Professionally landscaped
- Brick walkway from driveway to rear Patio
- Side Door with bluestone steps to Mud Room
- Rear Brick Patio with gas line for grill
- Level lush yard, partially fenced in
- Irrigation system
- Kids playhouse/wood shed

LOWER LEVEL

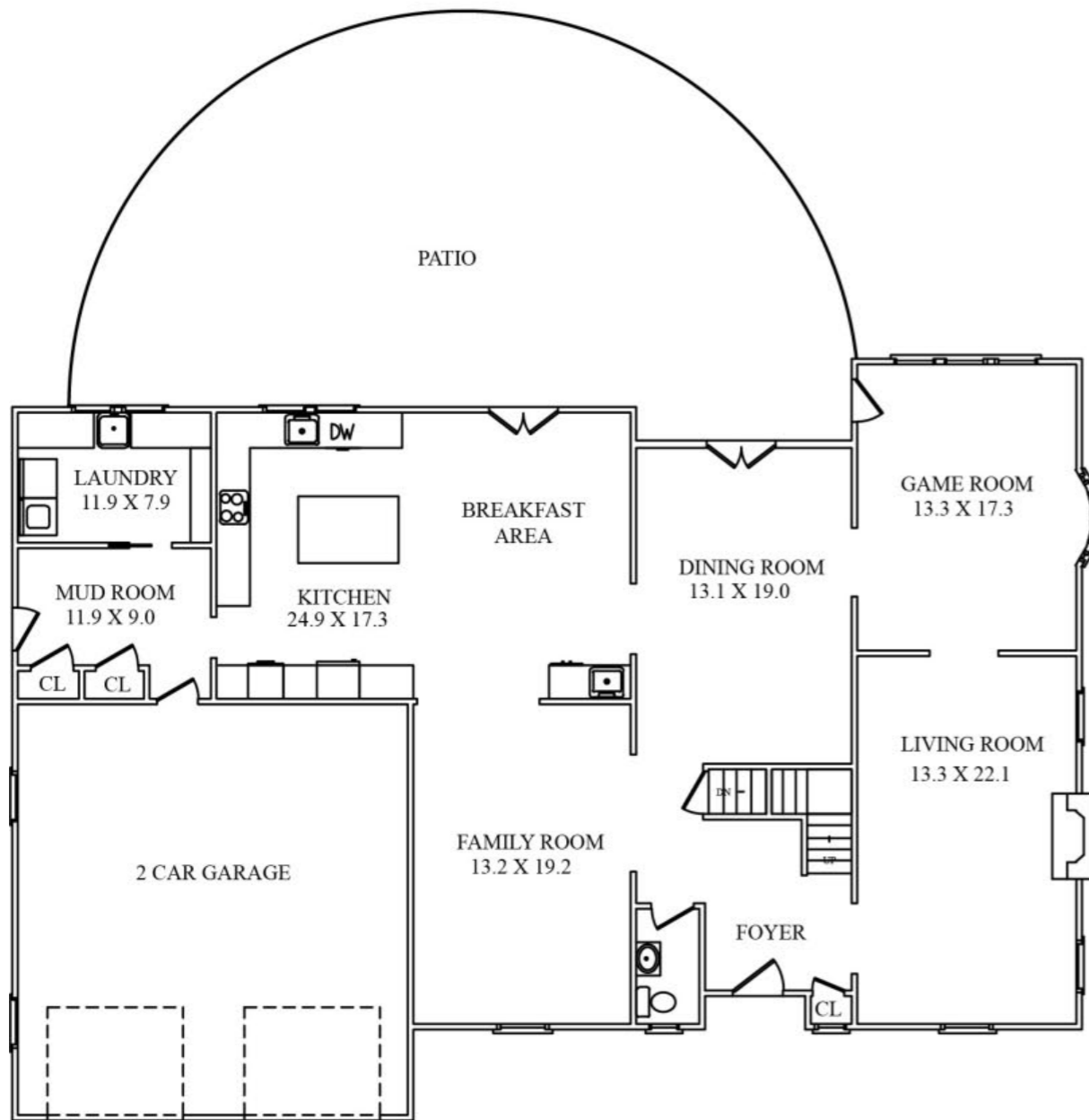
- Carpeted staircase to Lower Level
- Recreation Room featuring carpeting, open shelving, recessed lighting, baseboard molding, Utility Closets, Storage Closet
- Bonus Room/Office featuring custom built in Desk Area, Utility Closet, soundproofed walls, recessed lighting, task lighting, easily used as Exercise Room/Music Room
- Half Bathroom featuring floor tile, tile wainscoting with mosaic accent border, pedestal sink, Toto toilet, 2 light sconce, fan
- French drains and sump pumps

ADDITIONAL FEATURES + UPGRADES

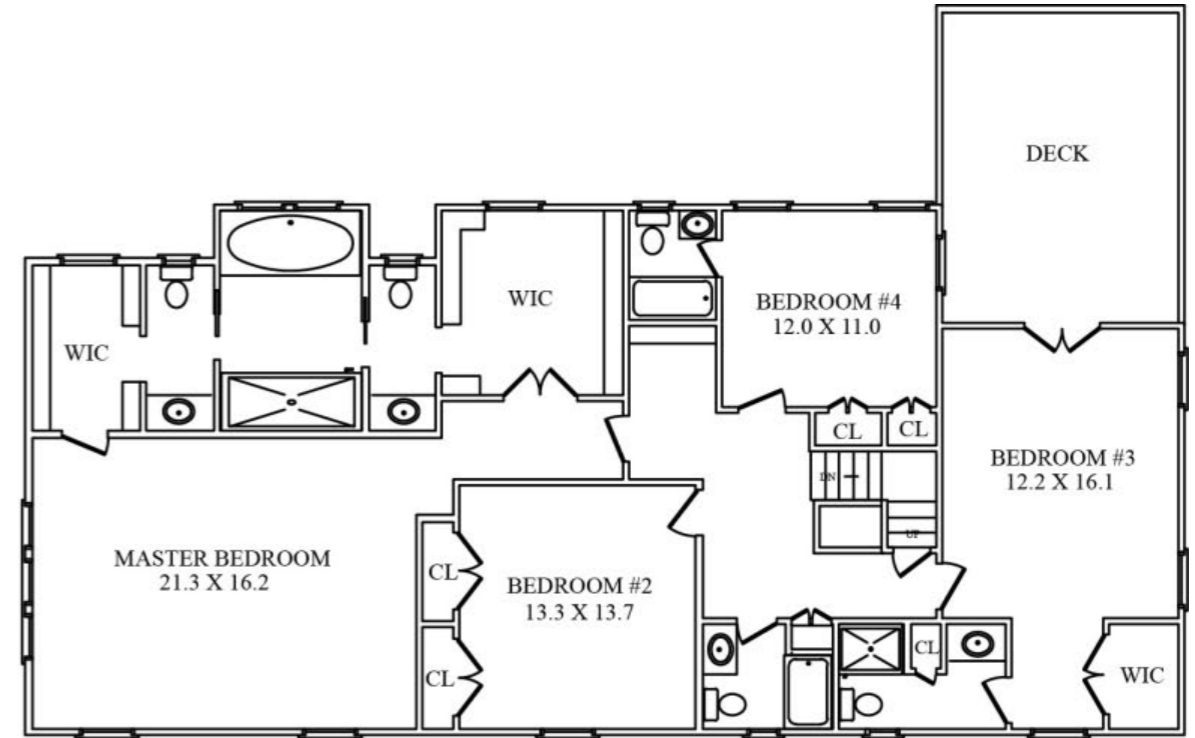
- Kitchen/Bath addition and landscaping done 2009
- Freshly painted throughout
- New light fixtures throughout
- Water softener
- Heat/AC, 3 zones
- Generator hookup
- Alarm system
- Audio speakers in Game Room, Living Room and Dining Room



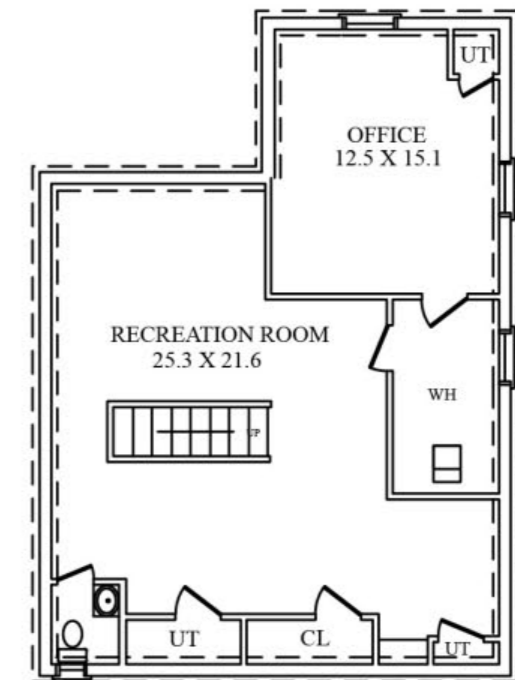
THE FLOORPLAN



FIRST LEVEL



SECOND LEVEL



LOWER LEVEL



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