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**KELLER WILLIAMS**  
PREMIER PROPERTIES

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81 Falmouth Street  
Short Hills

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THE #1 KELLER WILLIAMS TEAM IN NEW JERSEY **team**



Located in the desirable Hartshorn section, this classic colonial is loaded with curb appeal. Inside, spacious rooms are arranged in an open flow, where the neutral decor welcomes a wide array of tastes and furnishings. Picture windows bathe rooms in natural light, while gleaming hardwood floors add texture and warmth. This is a home that you will be proud to showcase at every opportunity.



Lush greenery and colorful plantings frame the exterior of this fine home. As the covered front portico extends a warm welcome, you cross the threshold into a spacious foyer. While the elegant curved staircase leads to the second level, open entries direct you attention to the living room and family room. In the front-to-back living room, the wood-burning fireplace, takes center stage. Adjoining the living room is the formal dining room, poised to host your next dinner party.

The nearby kitchen offers the busy home cook all the elements necessary to complete a successful meal every time. Cabinets and counter space are in abundant supply, while quality appliances are arranged for easy access. The center island with breakfast bar is great for a quick snack, and a separate breakfast area makes casual dining a pleasure.

Down the hall is the spacious family room inviting you to kick back and relax and a powder room completes the first level of this home.





On the second level you will find 4 bedrooms, one with en-suite bathroom and all with ample closet space. The Master Suite wing awaits you with large sitting room, gas fireplace, double closets and an additional walk-in closet. Relax away the cares of the day in the spa-like Master Bath complete with jetted tub, walk-in shower and double vanity.

And there's more...the finished walk-out lower level includes a solarium, kitchenette with serving area, recreation room, bedroom, walk-in storage room and two bathrooms.

Outside, the property is beautifully landscaped and private. Well over three quarters of an acre provides ample space for active play, gardening and entertaining. It is not often that a home of this quality comes along. With little to do except bring your furnishings and personal touch, this is a fabulous opportunity to enjoy all Short Hills has to offer in complete comfort and supreme style.

# Inside and Out...

## First Level

- Entry Foyer with tile floor, crown molding, Venetian plastered walls and coat closet
- Living room with hardwood floors, crown molding, recessed lighting, accent lighting, fireplace with marble hearth and wood mantle and French doors to deck
- Dining room with hardwood floor and crown molding
- Powder room with tile floor
- Family room with hardwood floor, crown molding and recessed lights
- Kitchen with hardwood floors, granite counters with breakfast bar, breakfast area, stainless steel appliances—double wall ovens, double sinks, Sub-zero refrigerator/freezer, under-counter refrigerator, two Miele dishwashers, walk-in pantry, skylight

## Second Level

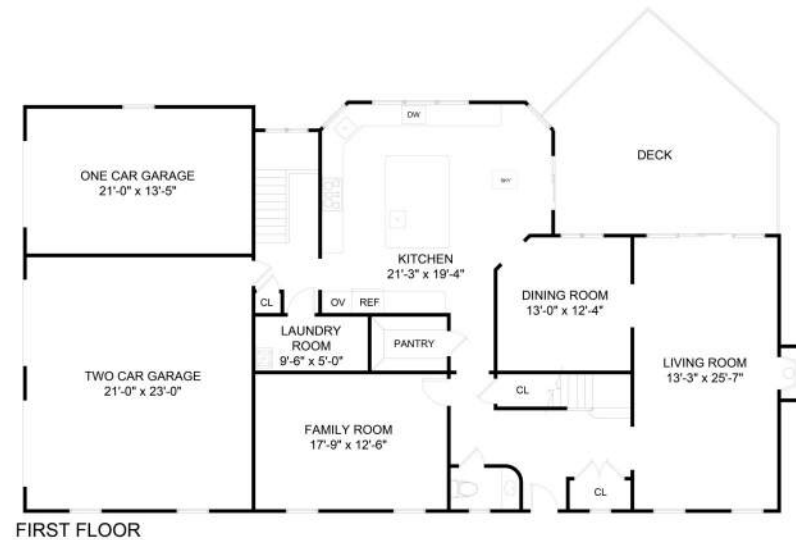
- Bedroom with carpet and walk-in closet
- Bedroom with carpet and walk-in closet
- Hall bathroom with tile floor, double sinks, shower over jetted tub
- Bedroom with carpet, closet, built-ins and en-suite bathroom with tile floor, walk-in shower and skylight
- Master bedroom suite with sitting room and walk-in closet, double closets and gas fireplace
- Master bathroom with radiant heated tile floor, walk-in shower, jetted tub, double sinks and skylight

## Lower Level

- Recreation room with wall to wall carpet and recessed lights
- Bathroom with tile floor and stall shower
- Solarium with wall to wall carpet, stereo system, wood ceiling, pendant lighting, fan, skylights and kitchenette with serving area
- Bedroom with carpet and skylight
- Bathroom with tile floor and shower over tub
- Storage Room with cedar closets

## Property Particulars

Bedrooms: 5  
 Bathrooms: 5.5  
 Acres: .808  
 Year Built: 1965  
 Taxes: 28,583



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.

## Additional Features

- New hot water heater (2010)
- New Master Bedroom suite with Master bath, fireplace, radiant floor heat in bathroom (2009)
- New En-suite bathroom (2009)
- New front portico (2008)
- Landscaping with front walkway, retaining wall in front yard; backyard patio and stairs (2005)
- Underground sprinkler system front and back
- Expanded back of house with new kitchen with breakfast area, new laundry room and pantry, new Ipe deck (2004)
- New roof (2004)
- Expanded basement area with new stairway to basement, new full bath and 2nd kitchen (2004)
- New furnace and A/C (2003)

# The Floor Plan

