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PREMIER PROPERTIES



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*Spacious split level with endless possibilities both inside and out*

The possibilities are endless in this spacious split level resting on .35 acres in the Poets section of Short Hills, only a few minutes from Hartshorn Elementary. Loaded with curb appeal, attention to detail is evident from the moment this fine home comes into view. The open concept floor plan provides spaces equally suited to entertaining and comfortable daily living—a wonderful place to call home.

Crossing the threshold, you are greeted by an entry foyer where gleaming hardwood floors flow underfoot. The open living and dining rooms are clearly designed for anyone who loves to entertain and allows your guests to mingle freely in a wonderfully engaging environment.





The updated kitchen offers the busy cook loads of storage and workspace. Stainless steel appliances are arranged for easy access, while recessed lighting effectively illuminates the work area. Just a few steps away is the built-in gas grill and the side patio, allowing you to enjoy dining *al fresco*, surrounded by tall shade trees, manicured shrubbery and well established lawns.

The ground level is home to the spotless two car garage with storage and laundry room for added convenience. Stairs lead down to the spacious lower level recreation room with built-in bar, a great place for all your indoor hobbies and family fun.

Situated on the second level are three bedrooms and two full baths. The master bedroom includes a full master bath and two closets. The hall bath is well equipped and ready to service the remaining two bedrooms through the morning rush. And there's more....the third level has been finished into a bedroom/ bonus room.

Completing your tour of this home, you realize it has been easy to imagine your furnishings and artwork placed here and there. This is a wonderful opportunity to take full advantage of all Short Hills has to offer in comfort and style.

# Inside and Out

## The Floor Plan

### First Level

- Entry foyer with coat closet
- Living room with hardwood floors, crown molding, wood fireplace and large picture window
- Sunroom with carpeting, wood paneled walls and beam ceiling
- Eat-in Kitchen with tile floor, stainless steel appliances, tile backsplash and pantry (access to rear yard)

### Second Level

- Bedroom with hardwood floors, two closets
- Bathroom with tile floor, built-ins, tub shower and laundry chute
- Bedroom with hardwood floors and closet
- Master Bedroom with hardwood floors and two closets
- Master bathroom with tile floor and stall shower

### Third Level

- Bedroom/Bonus room with carpeting, wood paneled walls, walk-in closet, 2 additional closets for storage

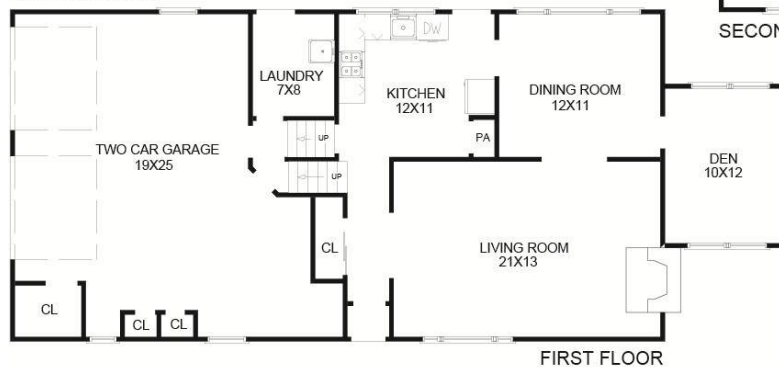
### Ground Level

- Laundry room (access to rear yard)
- 2 car attached garage

### Lower Level

- Recreation room with carpeting, wood paneled walls
- Utility room

GROUND LEVEL

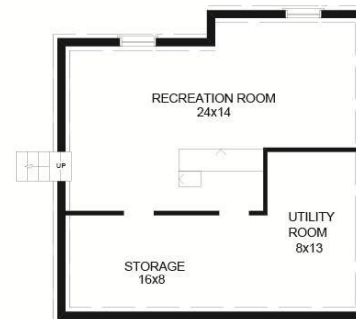


FIRST FLOOR

SECOND FLOOR



THIRD FLOOR



BASEMENT

NOT TO SCALE - The floor plan is provided for illustration purposes only. Room positions and dimensions are approximate and should be independently measured for accuracy.

## Additional Features and Updates

- Updated kitchen and stainless steel appliances (2012)
- Newer furnace (2011)
- New air conditioning (2011)
- Newer hot water heater (2010)
- Updated patio
- Refinished floors
- Gas grill
- Attic fan
- Sump pump
- Water softener-owned

