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PREMIER PROPERTIES

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



A rare opportunity to own a one of a kind Center Hall Colonial on a cul-de-sac in the sought after Hartshorn section of Short Hills. Situated amongst many private multi-million dollar homes, this exquisite home offers both comfortable everyday living and elegant entertaining space, with open and flowing floor plan to entertain any size party.

Enter the home through the entry foyer and step into the Formal Dining Room with arts and crafts style wood panel detailing, Venetian plastered walls and a large bay window. The adjacent Living Room is warm and elegant with a wood burning fireplace and a bay window that illuminates the room with the perfect mix of light and privacy.

The Kitchen with Breakfast area is at the heart of the home and is designed with a center island containing a sink and breakfast bar, custom cabinets and top of the line appliances—bringing cooking to a whole new level. Custom built-in shelving with work area and desk connect the breakfast area and the Family Room with French doors leading out to the bluestone patios and rear yard. A Butler's Pantry, adjacent to the kitchen, with custom cabinets, granite countertops and tile backsplash showcases china in addition to providing functional space when entertaining.





Right off the kitchen is a large Family Room with wood burning stone fireplace making it an ideal place to kick back and relax or enjoy cozy nights by the fire. The Great Room makes a statement with mahogany coffered ceiling, detailed paneled walls, dry bar and built-in custom shelving and desk.

The second level provides five spacious bedrooms and two additional baths providing plenty of space for a large or growing family. The Master Suite with vaulted ceiling overlooking the park-like rear yard offers privacy along with versatility with three closets and sitting area. Unwind after a long day in the spa-like Master Bath with soaking tub and walk-in shower.

The finished Lower level has a Recreation room with recessed lighting, and work area with custom built desk an additional bonus area. Nothing has been overlooked in this residence; a wine room keeps you well stocked for unexpected visitors or lavish parties. The 3-car garage can also be accessed from the Lower Level.

Outside you will find two bluestone patios with pergola's overlooking the rear flat yard with privacy fence and playground. This breathtaking one-of-a-kind home is ready to move into with the added benefit to become part of a community with a blue ribbons school district, direct access to NYC, superb restaurants and first class shopping.



Inside and Out...

FIRST LEVEL

- Entry foyer with hardwood floors
- Dining room with hardwood floors, Venetian plaster wall treatment, bay window and shaker style wood panel detailing
- Living room with hardwood floors, wood fireplace with wood mantle, crown molding, recessed lighting (French door access to both family and great rooms)
- Coat closet
- Laundry room with brick floor, granite countertop, utility sink and cabinets for storage
- Powder room with tile floor, chair rail with shaker style wood detailing, pedestal sink
- Butler's pantry with tile backsplash, granite countertop, upper cabinet with glass fronts, lower cabinet storage
- Mudroom/Pantry with brick floor, granite countertop and cabinets for storage
- Eat-in kitchen with breakfast area with hardwood floors, center island with sink and breakfast bar with granite countertops, mosaic tile backsplash, farm sink, custom built-in shelving and china display with work area, stainless steel appliances—double ovens, 6 burner Viking range and oven with pot filler, beverage refrigerator and exhaust fan.
- Family room with hardwood floors wood burning stone fireplace and recessed lighting
- Great room with coffered ceiling, wood paneled walls, arched transom window with banquet seating

SECOND LEVEL

- Bedroom with hardwood floor and closet
- Bedroom with hardwood floor, walk-in closet (access to attic with storage)
- Linen closet
- Bedroom with hardwood floor, double closets and ensuite bathroom with tile floor, stall shower and pedestal sink
- Hall bathroom with marble and granite tile floor, walk-in shower with marble tile backsplash and vanity
- Linen closet
- Bedroom with hardwood floor and closet
- Master Suite with hardwood floor, vaulted ceiling with ceiling fan and 3 closets
- Master bathroom with slate tile floor, vanity with double sinks, soaking tub and walk-in shower with bench

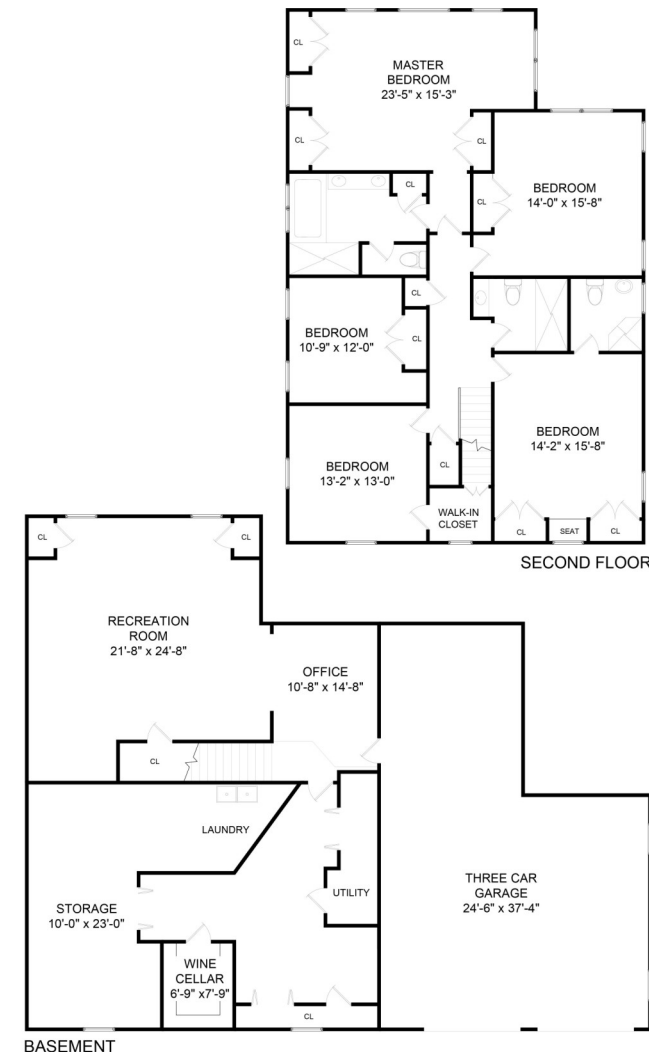
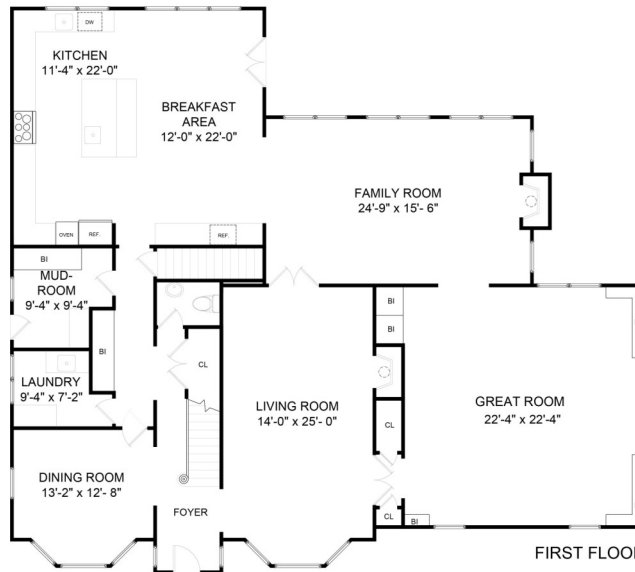
LOWER LEVEL

- Playroom with carpet and work area
- Wine room, temperature and humidity controlled
- Storage room
- Recreation room with tile floors, office area and closet
- 3 car attached garage

ADDITIONAL FEATURES AND UPDATES

- Basement tile flooring (2011)
- Hot water heater (2010)
- Interior updated (2009/2008)
- Exterior of house painted (2008)
- Rear landscaping (playground, wet laid bluestone, pergola) (2008/2007)
- Front landscaping (stone retaining wall & front walk) (2004)
- Kitchen, Family Room, Library, Master Suite, rear bedroom, addition (2002/2001)
- Roof (2002/2001)
- Bathrooms renovated (2002/2001)
- Windows, trim and doors replaced (2002/2001)
- Floors refinished (2002/2001)
- Mechanicals (electrical upgraded, new heating and A/C, water conditioning system) (2002/2001)
- Expanded Basement (2002/2001)
- New Garage (2002/2001)
- Security System
- Garden
- Outdoor fountain

The Floor Plan



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.