

# 16 Mount Ararat Road

Short Hills, New Jersey



*Sue Adler*  
**KELLER WILLIAMS**  
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Welcome to 16 Mount Ararat Road, a charming four bedroom, three bath custom cape cod that's a perfect entry to a highly desirable community. Upon arrival you will proceed up the grand brick steps, through an attractive wooden door with glass accents and into a welcoming Entry Foyer that provides your first glimpse of all the home has to offer. Proceed through a curved archway to the left where you'll find a spacious Living Room featuring gleaming hardwood floors, large picture window and a striking fireplace with a full stone wall surround. It's sure to be the focal point as family and friends gather for fun times. Through another archway on the opposite side of the Foyer you'll find an elegant Dining Room adorned with hardwood floors and large windows. Here, your guests will enjoy gourmet creations prepared in the adjacent Kitchen that's been updated with rich looking granite countertops and attractive custom cabinetry. Sit down here for a casual meal or your morning coffee. From here, you can continue on through a side door with access to the Mud Room equipped with plenty of storage space and sliding doors leading to the picturesque backyard. Enjoy the lush greenery and beautiful brick paver and stone patios that are ideal for al fresco cooking and dining. A crisp white fence provides the ultimate in privacy while a flat lawn surrounded by an impressive stone retaining wall is the perfect place for all your outdoor hobbies and recreation. An additional 2-car detached garage provides plenty of space to meet all your needs. Return back inside through a glass paned door to a light filled Sun Room that sits just off a spacious Guest Bedroom. A fully updated Powder Room featuring a granite topped furniture style vanity and ceramic tile floor completes the first level living space.



Ready to retire for the evening? Walk upstairs to find the home's 3 spacious bedrooms. The Master Bedroom boasts tons of sunlight, hardwood floors, plenty of closet space and 3 large windows with front and back views of the stunning property outside. Two additional light-filled bedrooms assure comfort and privacy for family and guests while a fully renovated Hall Bath boasts high end finishes including ceramic floors, a granite topped vanity and a luxurious jetted tub.

And there's more...a spacious fully finished lower level with laminate floors throughout is home to a Recreation Room with plenty of storage space and an adjacent Family Room/Media Room boasting a striking fireplace with large granite surround. You'll surely enjoy this space for family game nights, movie watching with friends and simply relaxing as you curl up here with your favorite book. A conveniently located Laundry Room, Utility Room and a Full Bath round out this useful space.

With its easy access to Midtown Direct train service, sought after school district and convenience to fantastic shopping and restaurants in downtown Millburn, you will undoubtedly want to call 16 Mount Ararat Road your next home.

# Inside and Out...

## First Level

- Entry Foyer with wood and storm doors, ceramic tile floor, coat closet, 2 light fixture; access to center staircase, curved archways to Living Room and Dining Room
- Living Room with hardwood floors, crown molding, large picture window, full stone wall with fireplace featuring marble surround and stone hearth
- Dining Room with hardwood floors, crown molding, large picture window and additional window, brass chandelier; doorway to Kitchen
- Kitchen with ceramic tile floor, custom cabinetry with granite countertops, ceramic tile backsplash and corner cabinet with glass accents, appliances including Samsung 5-burner gas range with oven below and Zephyr hood above, GE refrigerator/freezer, KitchenAid dishwasher with integrated cabinetry panel, stainless steel sink with window above, ceiling fan with light, recessed lighting, ceramic tile half wall; side door to Mudroom, doorway to entry foyer with access to Full Bath and Guest Bedroom
- Mudroom with ceramic tile floor, light fixture, sliding doors to backyard, windows with front yard and Kitchen views
- Full Bath with ceramic tile floor and walls with decorative borders, crown molding, furniture style vanity with granite top, framed mirror and light fixture above, stall shower with sliding glass doors, corner glass shelf, tiled walls and recessed light, toilet, exhaust fan
- Guest Bedroom with hardwood floors, ceiling fan with light, closet, window facing rear yard, accordion door to Sun Room
- Sun Room with ceramic tile floor, large closet with shelving, additional storage closet, vertical blinds on 2 large windows, paneled walls, fluorescent ceiling light, door to backyard/driveway/detached garage

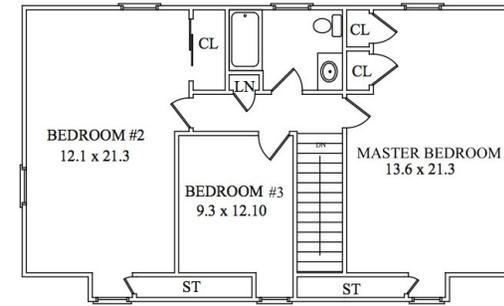
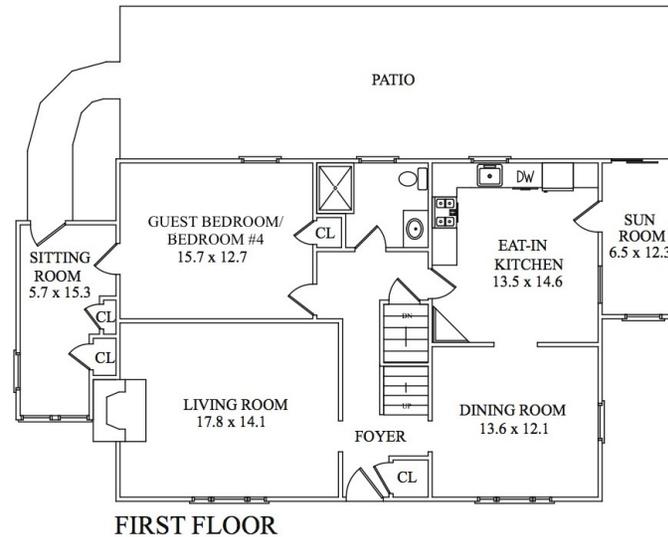
## Second Level

- Gallery landing with hardwood floors, linen closet with shelving, light fixture; access to 3 bedrooms and hall bath
- Master Bedroom with hardwood floors, 3 closets (one with shelving, one with access to attic), windows on 3 sides, ceiling fan with light
- Bedroom #2 with hardwood floors, windows on 3 sides with shades, double closet, ceiling fan with light
- Bedroom #3 with carpet, dormer ceiling, light fixture
- Full Hallway Bath featuring ceramic tile floor with decorative inlay, jetted tub with tiled shower above and tile surround, vanity with granite top, cabinets below and framed mirror above, recessed lights, crown molding, toilet, frosted window

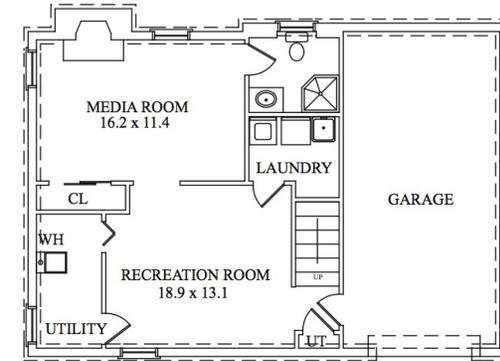
## Lower Level

- Recreation Room with wood laminate floors, recessed lighting; open to Family Room, Utility Room and Laundry Room, access to 1-car garage
- Family Room/Media Room with hardwood floors, double closet, fireplace with large granite surround and hearth, grade level window
- Full Bath with ceramic tile floor, vanity with granite top, cabinets below and framed mirror above, exhaust fan, corner shower, ½ tiled wall with decorative glass tile accents, light fixture and grade level window
- Laundry Room with Samsung front loading washer and dryer, ceramic tile floor, utility sink, storage nook and light fixture

## THE FLOOR PLAN 16 Mount Ararat Road Short Hills, New Jersey



## SECOND FLOOR



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 and Upgrades

- 1-car attached garage with electric door and shelving
- 2-car detached garage with shelving and attic, one electric door and one manual door
- Single zone radiator heat
- Terraced front yard with brick retaining walls, built in planter bed and exterior lighting, spacious flat fenced in backyard with brick paver and blue stone patios
- 3-zone sprinkler system covers both front and back yards
- All baths fully updated
- Newly resurfaced asphalt driveways in summer 2016
- Stainless steel Weber grill with house gas connection on patio
- Blocks to Glenwood School and Short Hills train station

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