

37 BYRON ROAD | S H O R T H I L L S







Luxurious New Construction in one of Short Hills' best neighborhoods! It is not every day that New Construction this exceptional and elegant comes on the market. Move right in to this perfectly designed 7 Bedroom, 5 Full and 1 Half Bath home with a seamless open floor plan, high ceilings and high end finishes at every turn. Simply put, this home is a model of absolute perfection.

Drive up the tree-lined street and prepare to be transfixed by this home. Elegant gables, a lush green lawn and crisp landscaping all contribute to the home's incredible curb appeal. Walk up the stone front walkway and enter through the warm, wood entry door to the spacious and sunlit Entry Foyer featuring gleaming hardwood floors (which are throughout the First and Second Floors), custom wainscoting and an elegant staircase leading to the Second Floor. Move into the sun-drenched Living Room boasting oversized windows so that the light pours in. Dinner parties are a dream in the magnificent Dining Room featuring a coffered ceiling and easy access to the outstanding Butler's Pantry perfect for fixing your guests a welcome drink. The Butler's Pantry leads to the Gourmet Chef's Kitchen that is truly a work of art. Crisp white custom wood cabinetry with an enormous custom blue/grey island, stone countertops, stainless steel professional grade appliances and chic designer pendant lighting make the Kitchen extraordinary. Storage abounds with extensive upper and lower cabinetry, a Walk-In Pantry and a nearby Mudroom with custom cubbies and a spacious Closet. The Kitchen opens to the dazzling Family Room featuring a gas-burning fireplace and gorgeous French doors with floor to ceiling sidelites overlooking the covered porch with views of the lush backyard. Rounding out the 1st Floor are a divine ensuite Office/Guest Room and tasteful Powder Room with high end finishes.



And it doesn't end there. Easily accessed from either the Family Room or the Breakfast Room, relax on either of two porches (one is covered), perfect for al fresco dining or cocktails with friends. Beyond the porch, enjoy complete privacy in the meticulously landscaped flat yard.

When it's time to retire for the evening, the stately staircase leads you to the second floor with 5 spacious bedrooms. Luxury abounds in the private and open Master Bedroom Retreat with dual Walk-In Closets and light literally pouring in through the generous windows. Enjoy the spa-like Master Bathroom complete with custom double vanity, marble tile and shower with rain showerhead. Four additional bedrooms are steeped in sunlight and include generous closets. Two full baths (one is Jack and Jill), with high end finishes throughout, are the perfect complement to Bedrooms 2 through 5. Laundry is a pleasure with the utterly convenient Second Floor Laundry Room with room for 2 washers and 2 dryers. Finally, walk up a few steps to the Third Level, where the Recreation/Game Room is the perfect spot for any teen hangout.

And there's more...The incredible Lower Level boasts high ceilings, a Recreation Room, Nanny Suite with Full Bath, potential Wine Cellar and abundant storage, providing all the space you need for any pursuit.

Words truly do not do this home justice. 37 Byron is a dream home in every way. Just minutes from Hartshorn school, NYC transportation and luxury shopping, this home must be seen to be believed!





I N S I D E & O U T

FIRST LEVEL

- Entry Foyer featuring hardwood floors, wainscoting, recessed lighting, baseboard molding, crown molding, staircase to Second Level
- Powder Room
- Living Room featuring hardwood floors, recessed lighting, oversized windows, baseboard molding, crown molding,
- Dining Room featuring hardwood floors, coffered ceiling, oversized windows, recessed lighting, baseboard molding
- Gourmet Chef's Kitchen opening to Family Room featuring hardwood floors, custom shaker style cabinetry (white on perimeter, blue/grey island), glass door cabinetry, designer tile backsplash in herringbone pattern, quartz countertops, designer pendant lighting over island, recessed lighting, farm sink with commercial style fixture, Walk In Pantry, Breakfast Area, Wolf/Sub Zero appliances
- Family Room featuring hardwood floors, gas fireplace with custom millwork mantle and stone surround, French doors with floor to ceiling sidelites to backyard, recessed lighting, baseboard molding, crown molding
- Butler's Pantry featuring custom built in cabinetry including glass door cabinetry, designer tile backsplash, stone countertop, sink, wine refrigerator,
- Mud Room featuring hardwood floors, wainscoting, custom built in cubbies with storage, Double Door Closet, door to garage, door to rear yard
- Ensuite Guest Room #7/Office featuring hardwood floors, recessed lighting, baseboard molding, crown molding, 2 Closets, Bathroom
- Attached 2 car garage

SECOND LEVEL

- Master Bedroom Suite featuring hardwood floors, recessed lighting, oversized windows, baseboard molding, crown molding, 2 Walk In Closets
- Master Bathroom featuring marble floor tile with chic designer inset, custom wall to wall double vanity with marble countertop, sconces, crown molding, shower with designer marble tile surround, rain showerhead, seat, separate room for toilet
- Bedroom #2 featuring hardwood floors, recessed lighting, oversized windows, crown molding, baseboard molding, 2 Double Door Closets
- Bedroom #3 featuring hardwood floors, recessed lighting, oversized windows, crown molding, baseboard molding, Walk In Closet, access to Jack and Jill Bath
- Jack and Jill Bath between Bedrooms 3 and 4 featuring custom double vanity, separate room for shower and toilet

- Bedroom #4 featuring hardwood floors, recessed lighting, oversized windows, crown molding, baseboard molding, Walk In Closet, access to Jack and Jill Bath
- Bedroom #5 featuring hardwood floors, recessed lighting, oversized windows, crown molding, baseboard molding, Double Door Closet
- Full Hall Bathroom
- Laundry Room with sink and hookup for 2 washers and dryers

THIRD LEVEL

- Game Room/ Lounge featuring hardwood floors, recessed lighting, baseboard molding
- Utility and Storage

LOWER LEVEL

- Recreation Room featuring carpeting, baseboard molding, recessed lighting, windows
- Bedroom #6 featuring carpeting, recessed lighting, baseboard molding, 2 Double Door Closets
- Full Bath featuring designer wood look floor tile in herringbone pattern, custom vanity with stone countertop, shower with subway tile surround, recessed lighting
- Potential Wine Cellar
- Utility Room

FRONT/ BACKYARD

- 38 Acres
- Stone front walkway
- Covered front entry with stone landing and brick risers
- Professional landscaping
- Covered Porch/Patio off of Family Room
- Stone Patio off of Kitchen/Breakfast Area
- Brick Pathway to Mudroom Door
- Lush level Yard
- Irrigation

ADDITIONAL FEATURES / UPGRADES

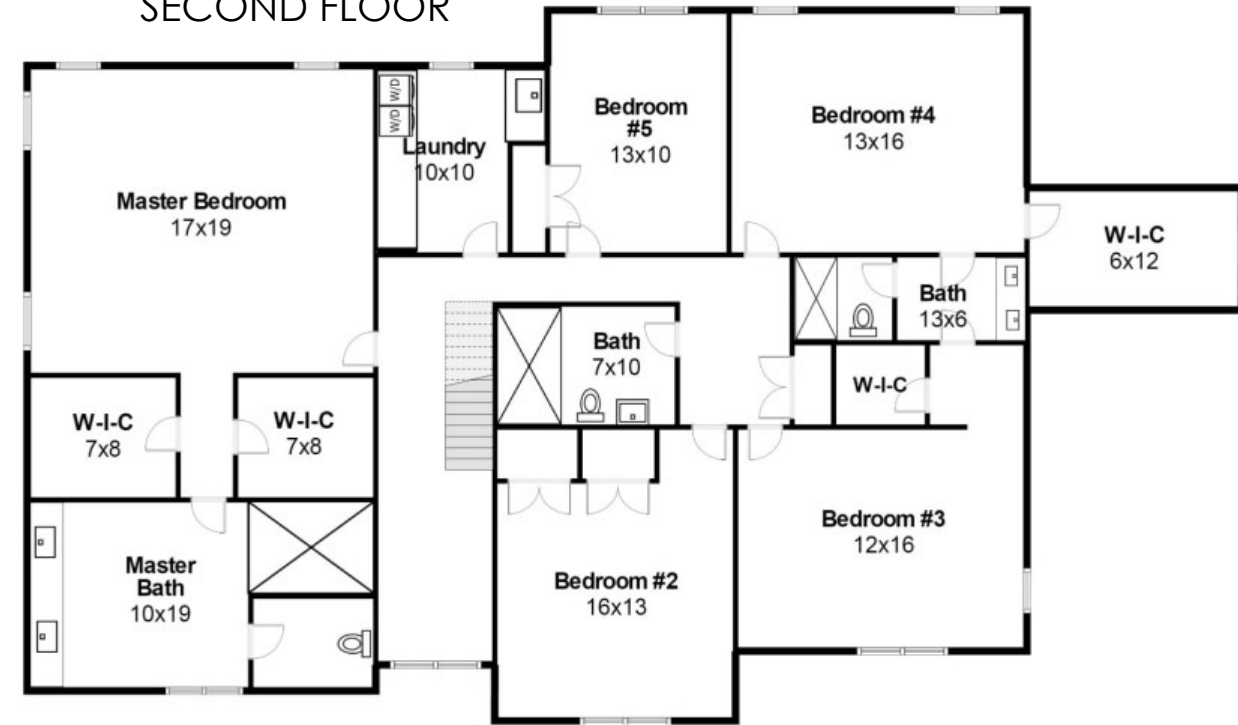
- High ceilings throughout
- Thermal windows/doors
- Low maintenance composite siding

THE FLOOR PLAN

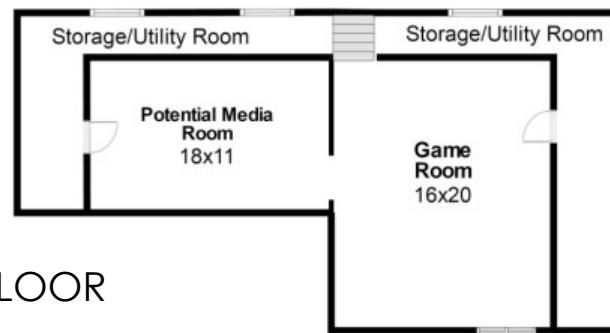
FIRST FLOOR



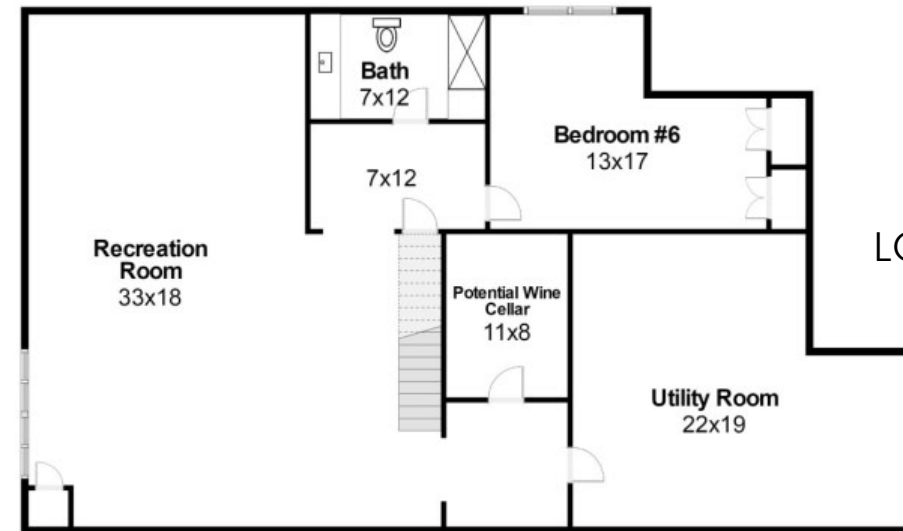
SECOND FLOOR



THIRD FLOOR



LOWER LEVEL





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