

79 TROY DRIVE | SHORT HILLS, NJ

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REAL ESTATE

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The moment you step into the foyer of 79 Troy Drive, you will be wowed by this stunning custom contemporary ranch with a dramatic 2-story addition and cascading wall of windows overlooking the magnificent rear yard with pool and patio. Incredible upgrades, extraordinary "smart home" technology make this home plug and play ready. An open and airy floor plan and high design at every turn all contribute to this home's exceptional appeal. This 5 Bedroom, 3½ Bathroom modern masterpiece, situated in the heart of the Deerfield section of Short Hills, walking distance to the highly rated Deerfield Elementary School, simply cannot be missed!







Walk up the elegant new walkway and take in the stately brick exterior, classic shutters and double wood door. The architecturally stunning and welcoming Entry Foyer is complete with marble floors, Coat Closet and gorgeous views of the sunken Living Room beyond. The spacious and sun drenched Living Room is an entertainer's dream with a grand, spacious feel, gleaming hardwood floors and views of the gorgeous Dining Room and Great Room. Flow easily into the formal Dining Room glowing with natural light. This room, with stunning marble floors and chic decorative niches, is worthy of a magazine spread.



The Dining Room connects easily to the impressive Gourmet Chef's Kitchen that will satisfy any cook's desire. Floor to ceiling custom cabinetry with gorgeous custom island, granite countertops and high-end appliances make the Kitchen extraordinary. Prepare to be amazed by the sunny and open Family Room, flowing easily off the Living Room area. You are sure to be enchanted by rustic wood paneling and hardwood floors making this the perfect spot to cozy up with a book or watch a movie with the family. A perfectly appointed Powder Room rounds out the First Level living space.





Ready to retire for the evening? Enjoy complete privacy in the 1<sup>st</sup> Level Master Suite. Incredible windows, hardwood floors and a dramatic tray ceiling make this the perfect retreat. The spa-like Master Bath, complete with marble tile, enormous vanity, steam shower and built-in tub, tastefully completes this space.







Two additional spacious bedrooms boast roomy closets and plenty of sunlight and share the tastefully renovated Full Hall Bathroom with a huge vanity with granite countertop. Downstairs, two more Bedrooms and a spacious full Bathroom contain incredible closet space and exude relaxation.

The real show stopper of 79 Troy Drive is the outstanding Lower Level and luxurious backyard oasis that flow seamlessly together for incredible indoor/outdoor entertaining. The massive Great Room, with 2 story ceilings and floor to ceiling windows, is the perfect location for summer entertaining. Walk easily outside to find a covered eating area, lounge area with built-in fireplace and a breathtaking fenced in gunite pool. Whether it's mixing drinks, roasting marshmallows or grilling dinner on the outdoor barbecue, your summer will be filled with friends, laughter and memories. The backyard space, with an integrated audio system, is certain to make your special events a success. The Lower Level contains an upscale Kitchenette, a cook or caterer's dream, with custom cabinetry, high-end appliances, dishwasher and marble countertops. And if that wasn't enough, you are sure to be the next American Ninja Warrior and in the best shape of your life in your fully custom gym. Finally, the Laundry Room is an absolute pleasure with custom cabinetry, marble countertop and top of the line Electrolux appliances.







Words truly can't describe how outstanding this home is. Once you experience all of the luxurious upgrades and stroll the meticulously landscaped grounds, you are sure to fall in love. This exceptional home, walking distance to a top-rated school, proximity to New York City, Midtown Direct Train, nearby Short Hills mall and downtown Millburn shopping and restaurants, needs to be seen to be appreciated - this entertainer's dream oasis simply cannot be missed!

# I N S I D E + O U T

## FIRST LEVEL

- Entry Foyer featuring marble floor tile, tray ceiling, baseboard molding, crown molding, designer light fixture, Coat Closet, staircase to Lower Level
- Powder Room featuring marble floor tile, custom vanity with marble countertop, leaded glass window, separate room for toilet
- Step down Living Room featuring hardwood floors, fluted columns at entry, mirrored accent wall, recessed lighting, curved, custom wrought iron and wood balustrade overlooking Great Room, wired for sound
- Dining Room featuring marble floor tile with design inlay, tray ceiling, crown molding, designer pendant light fixture, large picture window, 2 display niches, wired for sound
- Family Room featuring hardwood floors, fireplace with floor to ceiling brickwork, arched ceiling, rustic wood paneling, custom built ins with open and concealed storage, track lighting, pendant lighting, interior window to Living Room, wired for sound
- Gourmet Chef's Kitchen featuring custom cabinetry with finely carved corbels, hardwood floors, granite countertops, subway tile backsplash, island with granite countertop and seating for 4, arched ceiling, pendant light fixtures, recessed lighting, Viking Professional stainless 6-burner gas oven/range, hood, Gaggenau wall oven, Viking Professional convection oven/microwave, integrated Bosch dishwasher, integrated full size Sub Zero refrigerator, pot filler, Breakfast Area, oversized casement windows, door to outdoors, wired for sound
- Master Bedroom Suite featuring hardwood floors, built in bookshelves, recessed lighting, 2 large casement windows, 3 double Closets with custom built in storage, tray ceiling, crown molding, elongated leaded glass window, wired for sound
- Master Bathroom featuring marble floor tile with inlay, marble tile wainscoting, decorative floral tile border, soaking tub with marble surround, glass door shower with marble tile surround, steam, seat, custom vanity with storage, marble countertop, double medicine cabinet, crown molding, recessed and overhead lighting, towel warmers, heated bidet, 3 elevated windows (one with leaded glass), Walk In Closet with hardwood floors, radiant heat, custom built in storage
- Bedroom #2 featuring hardwood floors, crown molding, 2 double Closets with built in storage, 4 tall casement windows
- Bedroom #3 featuring hardwood floors, crown molding, double Closet with built in storage, pair of wide casement windows
- Full Hall Bathroom featuring tile flooring, tile wainscoting, built in vanity with marble countertop, two 3-light sconces, custom mirror, shower over tub, 2 towel warmers

## GROUND LEVEL

- Great Room featuring cathedral ceiling, floor to ceiling windows, French doors to backyard, tile flooring, radiant heat, Corinthian columns, 6 skylights, gracefully curved, formal hardwood staircase (with hidden storage underneath) to Living Room, built in display shelves, recessed lighting, wired for sound
- Kitchenette featuring custom cabinetry, marble countertops, marble backsplash, stainless Bosch dishwasher, integrated Sub Zero refrigerator with café doors and freezer drawer, bar/buffet area, pendant light fixture, recessed lighting, wired for sound, French door to bedroom wing
- Family Room featuring tile flooring, radiant heat, recessed lighting, built in exercise equipment, wired for sound
- Laundry/Butler's Pantry featuring tile flooring, glass tile backsplash, custom built in cabinetry, marble countertops, integrated Bosch dishwasher, stainless sink, stainless raised Electrolux front loader washer and dryer, recessed lighting
- Office featuring cozy work space
- Mud Room/Foyer area featuring hardwood floors, double Closet with storage, recessed lighting
- Custom designed hardwood staircase with intricate wrought iron balusters between Mudroom/Foyer area and Entry Foyer
- Full Bathroom featuring marble tile flooring with inlay, tumbled wall tile, glass door shower, wall and handheld shower heads, tumbled tile surround, custom built in vanity with marble countertop, tile framed wall, sconces, recessed lighting, crown molding
- Bedroom #4 featuring hardwood floors, radiant heat, recessed lighting, 2 oversized double Closets with custom built in storage, 2 windows with display shelf
- Bedroom #5 featuring hardwood floors, radiant heat, 2 casement windows, double Closet with custom built in storage, built in bookshelf running across wall
- 2 car garage with extensive shelving and storage
- Utility Room
- Workshop

## FRONT/BACKYARD

- U-shaped driveway, 2<sup>nd</sup> driveway to garage area
- New pavers at front of the house
- Covered front entry
- Deep, level property
- New landscaping and lighting in the front and backyard
- Fully updated and fenced in kidney shaped in-ground heated gunite pool with fountain luminaires, in-water loveseats, wave machine, patio area, outdoor speakers

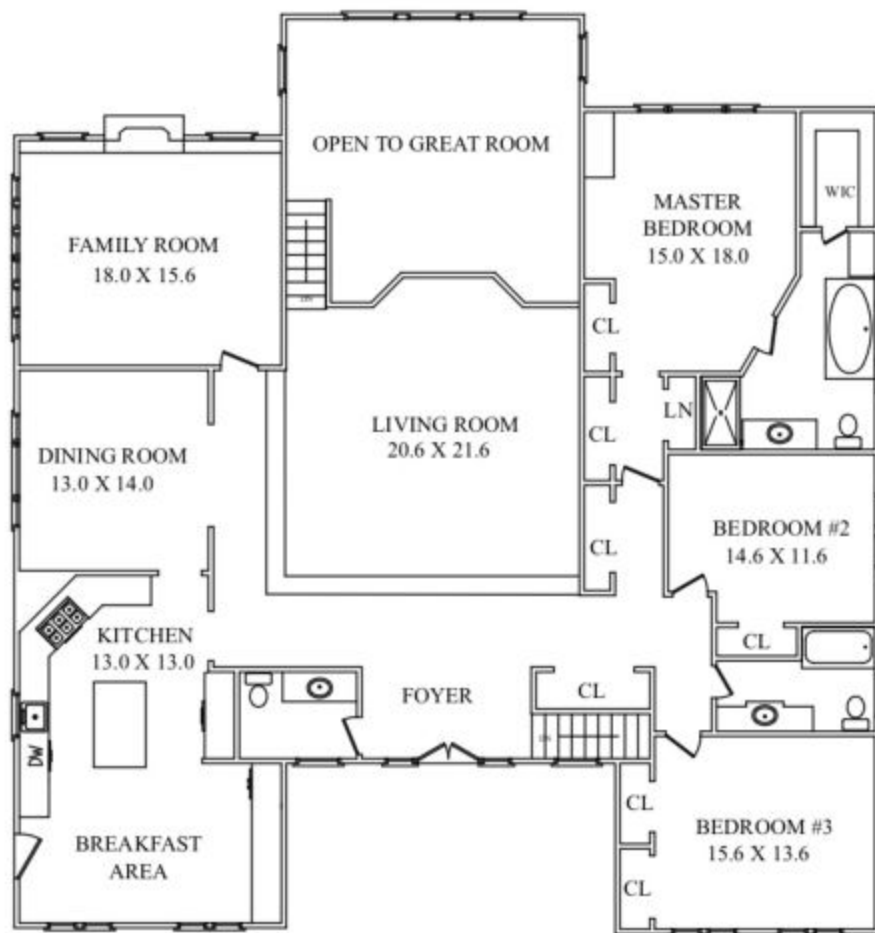


## ADDITIONAL FEATURES / UPGRADES

- Eero whole home, multi-point wi-fi setup (including pool area) (2018)
- Sense system (provides insight into your home's energy use through app) (2018)
- Wifi watering controller (2018)
- Heated bidet in Master Bathroom (2018)
- 6 Nest Protect installed, in addition to standard smoke/CO2 detectors (2018)
- WeMo light switches (Rooftop Heat, Outdoor Lights, Landscaping Lights) (2018)
- New landscaping, decorative plantings (2018)
- Video doorbell (2017)
- Outdoor speakers in patio and pool area (2016)
- Kitchen Reverse Osmosis System (2016)
- New Vivint security system (2016)
- Updated watering zones (2016)
- Full upgrade of pool and pool patio, including wave machine setup (2016)
- Kitchen Delta Touch2o faucet (2016)
- Towel warmers in upstairs bathrooms (2016)
- 8 Nest cameras (6 indoor, 2 outdoor) (2016)
- New exterior stairs (2015)
- New screen door (2015)
- New security lighting with motion sensors in driveway area (2015)
- Partially renovated upper level full Bathroom: installed new fixtures, lighting, vent, faucet and hardware (2015)
- Interior painted (2014), Exterior painted (2015)
- New chimney facade (2014)
- Updated roof heating system (2014)
- Updated outdoor drainage system (2014)
- 2 new Bosch dishwashers in upper and lower level kitchens (2014)
- New garbage disposal in lower level kitchen (2014)
- New water filtration system in lower level kitchen (2014)
- Coated and sealed driveway (2012)
- New high efficiency HVAC units (2012)
- New digital color control panels for HVAC (2012)
- Upgraded security system for wireless monitoring (2012)
- Fabricated and installed new rear hardwood stairs with custom wrought iron railing (2012)
- Multi-zone radiant heat on lower level (2012)
- New insulation lower level Bedrooms and foyer (2012)
- Custom cabinetry in laundry room/ butler's pantry (2012)
- Installed Cat 7A wiring throughout (2012)
- Extended whole-house audio system (2012)
- Custom closet storage throughout (2012)
- Emtex hardware (door handles, pulls, locks, hinges, etc.) throughout (2012)
- New Pella Designer Series windows throughout, including between-the-glass shades, retractable screens and upgraded hardware (2010)
- Newer hardwood floors in Family Room, Master Walk In Closet, Lower Level bedrooms and staircase
- Newer renovated garage with new concrete flooring, updated and painted cabinets, newer garage doors with highest insulation and triple pane windows; installed high security garage door opening system; installed new eco-friendly lighting (Pixi) and eco-friendly sensor lighting
- Heat/AC Forced Air

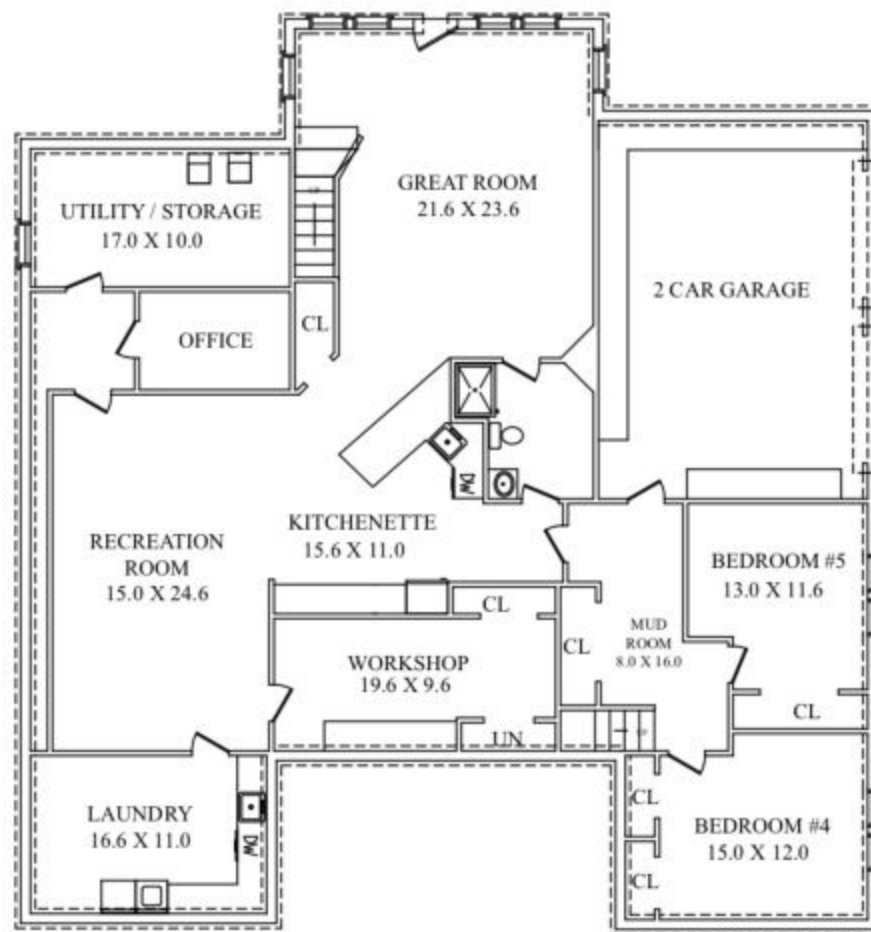






FIRST LEVEL

# THE FLOORPLAN



GROUND LEVEL

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









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