

**45 LAKEVIEW AVENUE**

**SHORT HILLS, NJ**









Drive up the tree-lined street and prepare to be impressed by 45 Lakeview Avenue, a timeless 7 Bedroom 5.5 Bath European-Style Manor home in the heart of old Short Hills and close to everything! Enter through the original arched doorway through an Entry Vestibule into the bright Entry Foyer complete with hardwood floors, high ceilings, gorgeous original moldings, and views of the elegant staircase. The front-to-back Living Room is flooded with light, an entertainer's dream with its original paned windows and double French doors to the stunning Covered Patio so that indoor/outdoor entertaining is seamless. Accessed from the Living Room, relax in the tranquil Family Room perfect for movie watching or cozying up with a good book. Need to work from home? No problem! The delightful Office is a telecommuter's dream with windows where the light pours in, custom bookcases and a window seat.





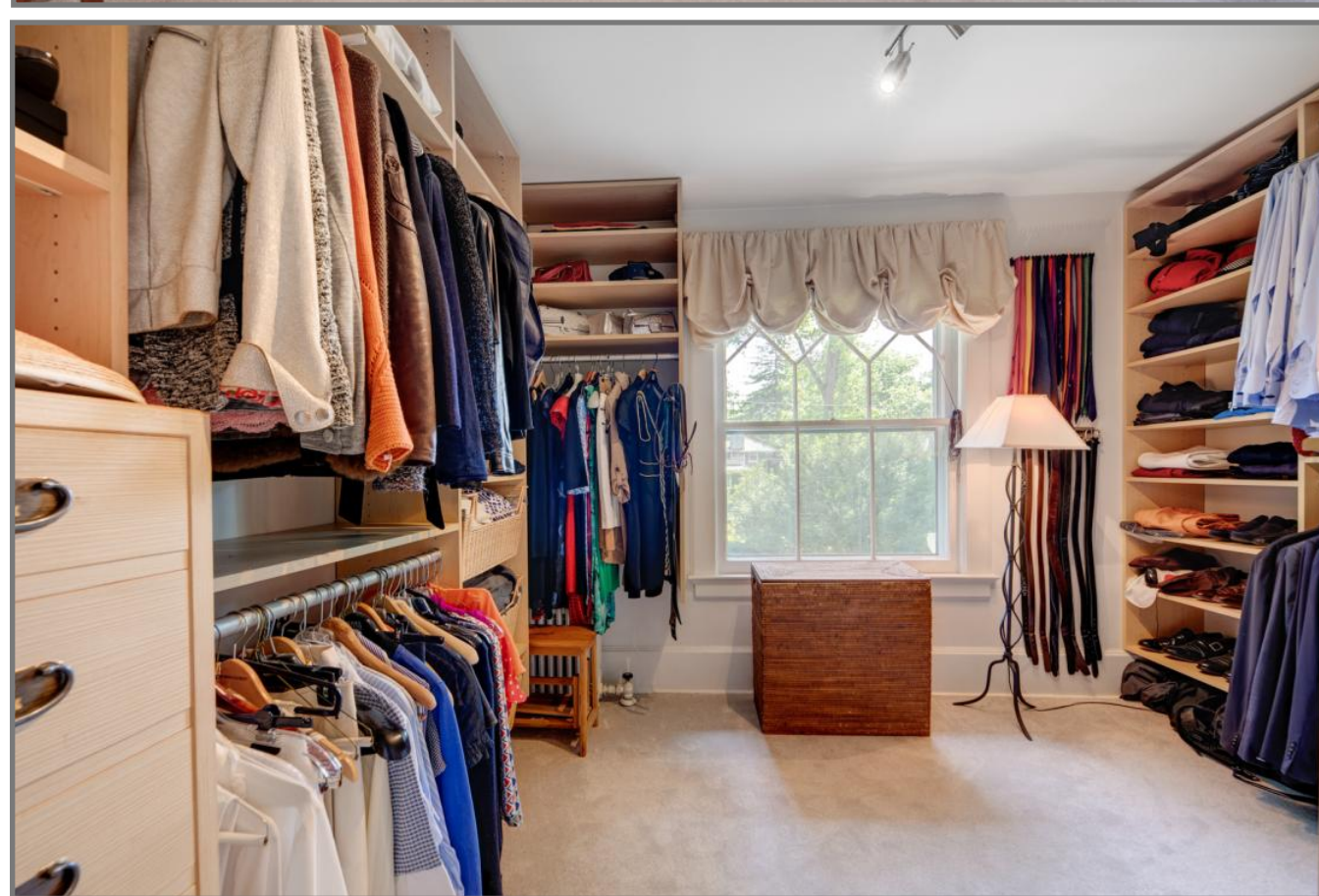


Dinner parties are divine in the Formal Dining Room as you sit by the fireplace while looking at the gorgeous park-like scenery. Flow from the Dining Room into the Butler's Pantry with custom cabinetry, a bar sink, and wine refrigerator ... the perfect spot for serving up all your cocktails! The Butler's Pantry flows easily into the Gourmet Chef's Kitchen that will satisfy every chef's desire. Sleek modern white cabinetry, stone countertops, and high-end stainless steel appliances are the best in form and function. Breakfast is served in the adjacent light-filled Breakfast Room with double French doors leading to the Covered Patio. A tasteful Powder Room rounds out the First Level.









When it's time to retire for the evening, a stately staircase with a custom designer runner leads you to the ultra-private Master Bedroom Suite. Luxury abounds in the bright and open Master Bedroom with its cozy fireplace and an enormous Walk-In Closet. You are sure to be the envy of all your friends with the spa-like Master Bathroom complete with two custom vanities, a soaking tub, and a private Terrace where you can relax outside in your robe while you overlook the exceptional property!









The Second Level gets better and better with two additional roomy bedrooms with plenty of closet space. The two bedrooms share a well-appointed Jack and Jill Bath complete with a custom double vanity. Bedroom 2 includes its own fireplace and Bedroom 3 features a private Terrace, the perfect spot to stretch out, relax and take in the views of the outstanding property. Walk up a few stairs to find the tremendous Third Level featuring a Home Gym and three generous bedrooms with plenty of closet space and two tasteful baths.

And that's not all! The real show stopper of 45 Lakeview is the Covered Patio with marble flooring, a custom awning, and outstanding views of the lush lawn and blooming gardens. Easily accessed from the Kitchen and Living Room, al fresco dinner parties and sipping cocktails with friends are laid back and stress-free. The flat, lush yard has plenty of room to build a pool for a complete backyard oasis. A large detached two-car garage rounds out the outdoors.

And there's more ... The Lower Level, with separate access, includes an ensuite Bedroom 7 (perfect for an Au Pair or visiting guests) and a large Recreation Room, Laundry Room, Office Area, adding tons of functional work-from-home space and flexibility for multi-generational living to the home.







With its prestigious Old Short Hills neighborhood, proximity to Midtown Direct train (.9 mile), Glenwood School (.6 mile), Route 24, and convenience to fantastic shopping and restaurants, 45 Lakeview Avenue is an absolute must-see.



# I N S I D E & O U T

## FIRST LEVEL

- Entry Vestibule with original arched wood door, tile flooring, original door to Entry Foyer
- Entry Foyer featuring hardwood floors, 2 Coat Closets, staircase with custom runner to Second Level, recessed lighting, baseboard molding, crown molding
- Living Room featuring hardwood floors, original paned windows, fireplace with custom millwork mantle and brick surround, recessed lighting, baseboard molding, crown molding, double French doors to Outdoor Terrace, double French doors to Family Room, double French doors to Office
- Office featuring carpeting, 2 sets of floor to ceiling open bookshelves, window seat with storage, recessed lighting, baseboard molding, original paned windows
- Family Room
- Dining Room featuring hardwood floors, original paned windows, fireplace with custom millwork mantle and brick surround, recessed lighting, baseboard molding, crown molding
- Gourmet Chef's Kitchen featuring tile flooring, modern white custom cabinetry, quartz countertops, tile backsplash, recessed lighting, 2 pendant lights over sink area, high-end stainless steel appliances, stainless cooktop and stainless hood
- Breakfast Room featuring double French doors to Outdoor Terrace
- Butler's Pantry featuring modern white custom cabinetry, quartz countertops, recessed lighting, pendant light over sink, bar sink, wine refrigerator, Walk In Pantry
- Powder Room

## SECOND LEVEL

- Master Bedroom Suite featuring carpeting, fireplace with custom millwork mantle with brick surround, recessed lighting, baseboard molding, Walk In Closet
- Master Bath featuring tile flooring, jacuzzi built in tub with tile surround, 2 custom vanities with stone countertops, recessed lighting, medicine cabinets, double French doors to Master Sun Porch
- Master Sun Porch with awning off Master Bath

- Bedroom 2 featuring carpeting, Closet, fireplace with custom millwork mantle, access to Jack and Jill Bath
- Jack and Jill Bath featuring tile flooring, custom double vanity with stone countertop and tile backsplash, tub/shower combination, recessed lighting, 2 medicine cabinets
- Bedroom 3 featuring carpeting, baseboard molding, recessed lighting, Closet, French door to Bedroom 3's Sun Porch
- Bedroom 3 Sun Porch

## THIRD LEVEL

- Bedroom 4 featuring carpeting, vaulted ceiling, windows at 2 exposures, flush mount light fixture, baseboard molding, Closet
- Full Bath featuring tile flooring, vaulted ceiling, vanity with stone countertop, tub/shower combination with glass door, medicine cabinet, 2 light sconce
- Bedroom 5 featuring carpeting, vaulted ceiling, windows at 2 exposures, flush mount light fixture, baseboard molding, Closet
- Ensuite Bedroom 6 featuring carpeting, vaulted ceiling, windows at 2 exposures, flush mount light fixture, baseboard molding, Closet, Bathroom featuring tile flooring, vanity, tub/shower combination, flush mount light fixture

## LOWER LEVEL

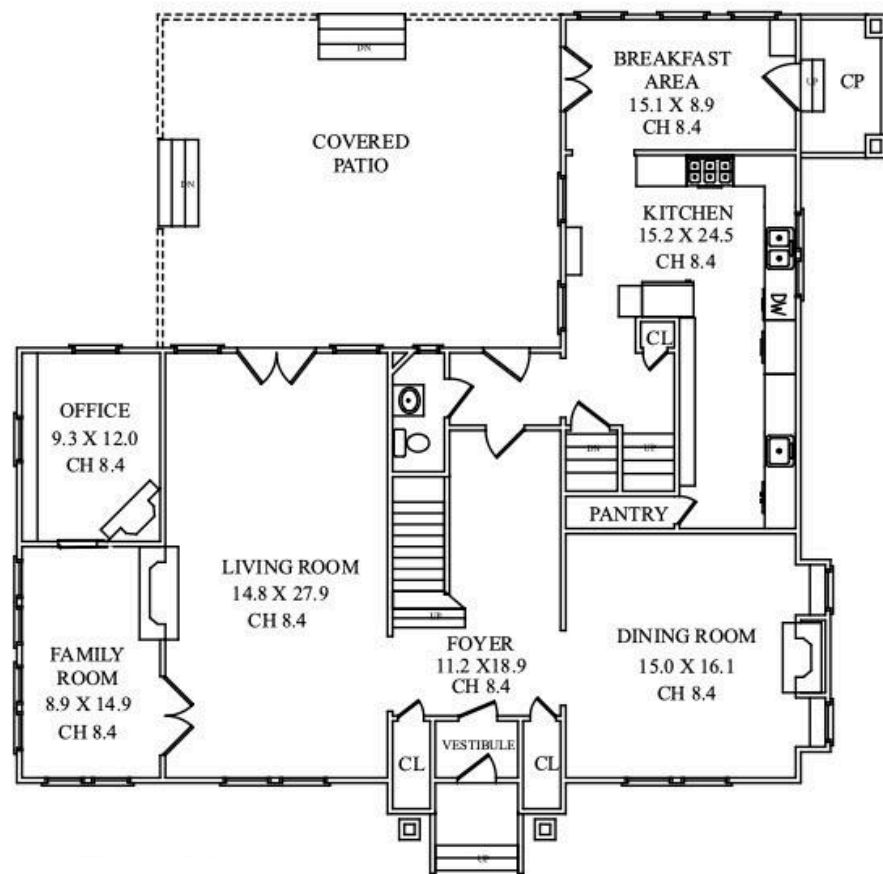
- Recreation Room with Walk In Closet
- Laundry Room
- Ensuite Bedroom 7 with Full Bath
- Half Bath
- Office Area with Walk In Closet
- Mechanical/Utility Rooms

## BACKYARD

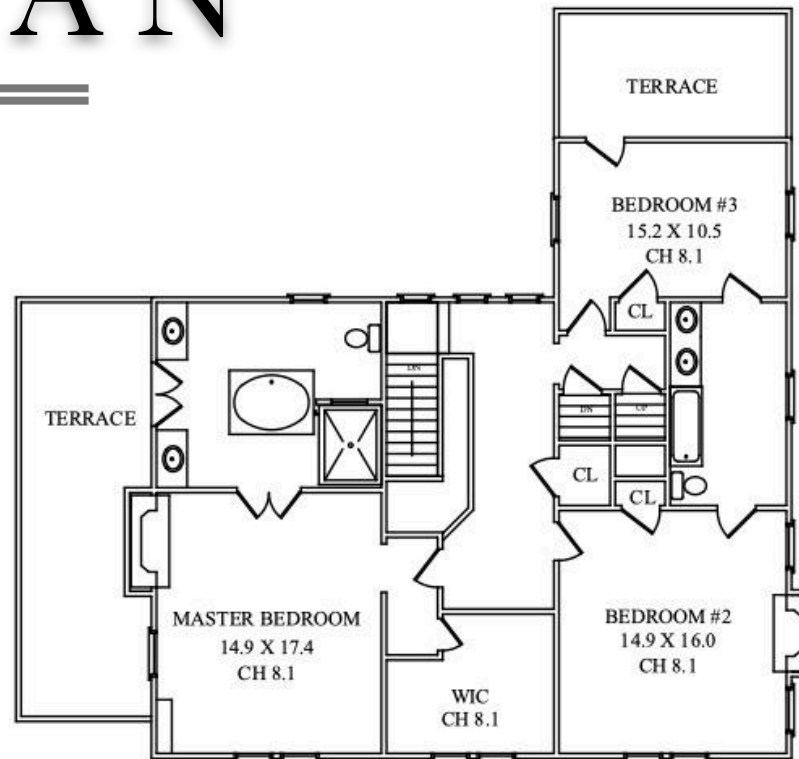
- .54 Acre
- Outdoor Terrace with marble tile flooring, awning
- Extensive lush, flat yard with privacy and professional landscaping
- Plenty of room for pool



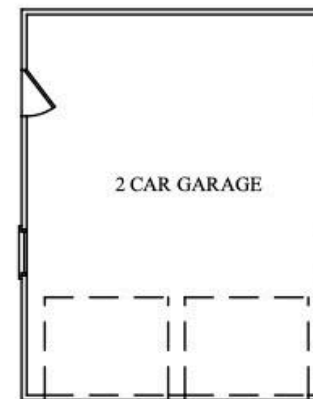
# THE FLOORPLAN



FIRST LEVEL



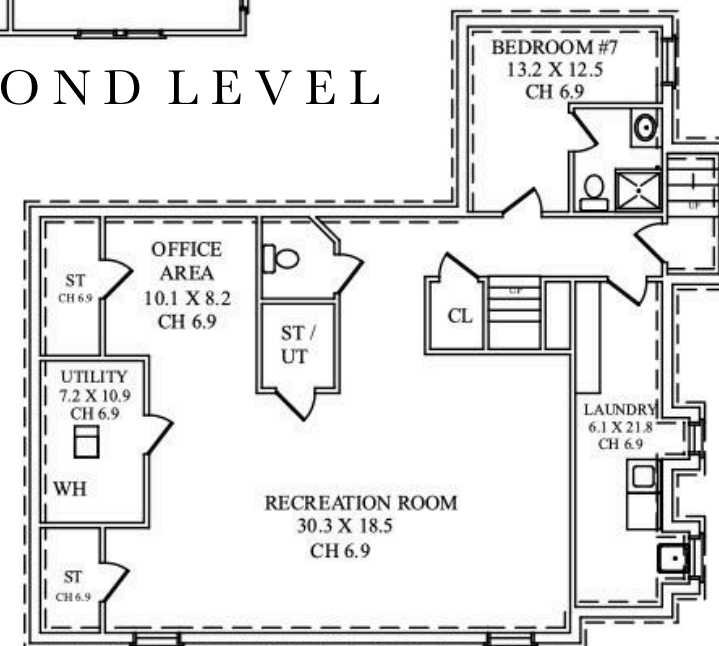
SECOND LEVEL



DETACHED GARAGE



THIRD LEVEL



LOWER 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



