



**74 FALMOUTH STREET**

**SHORT HILLS, NJ**







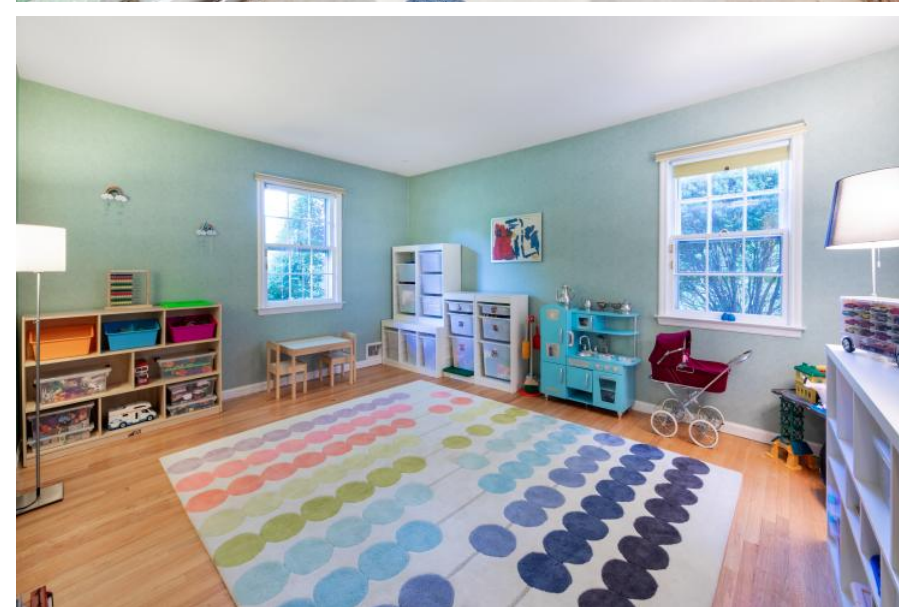
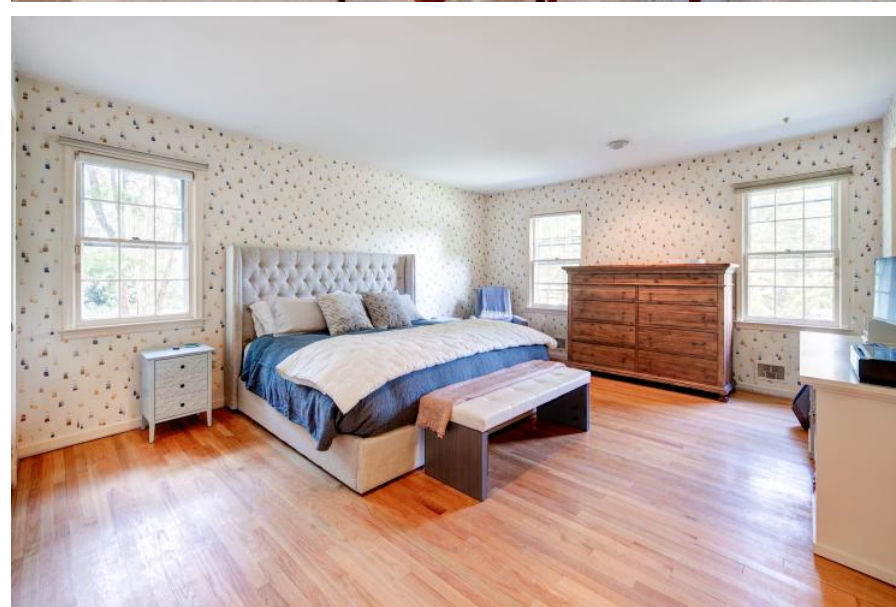


**Bring your ideas and your contractor, this house will not last! Located in one of Short Hills' best neighborhoods, a short distance to Hartshorn Elementary, you will find this classic brick mid-century modern expanded ranch ready to be customized to your exact taste. This home is ripe for the buyer seeking a large, stunning piece of property (.88 Acre) with a huge Patio and Pool complemented by a home with incredible potential. Elegant and spacious rooms include open and airy Living and Dining Rooms, Family Room with fireplace, well-appointed Eat In Kitchen with Sun Room nearby, private Guest/Au Pair suite, 3 other roomy and bright bedrooms on main level. Massive Second Level with 5<sup>th</sup> Bedroom and tons of potential for expansion as additional bedrooms, teen recreation room, teen study room. Huge Basement (with original fallout shelter!) that will easily accommodate Recreation Room, Exercise Room, Bar Room and Wine Cellar. Spacious attached 2 car garage and desirable first floor Laundry. Kohler Generator, Pool/hot tub opened and cleaned for the season, all new in 2020 – gas pool heater, pool safety fence and gate, Electrolux Washer/Dryer and Thermador Dishwasher.**







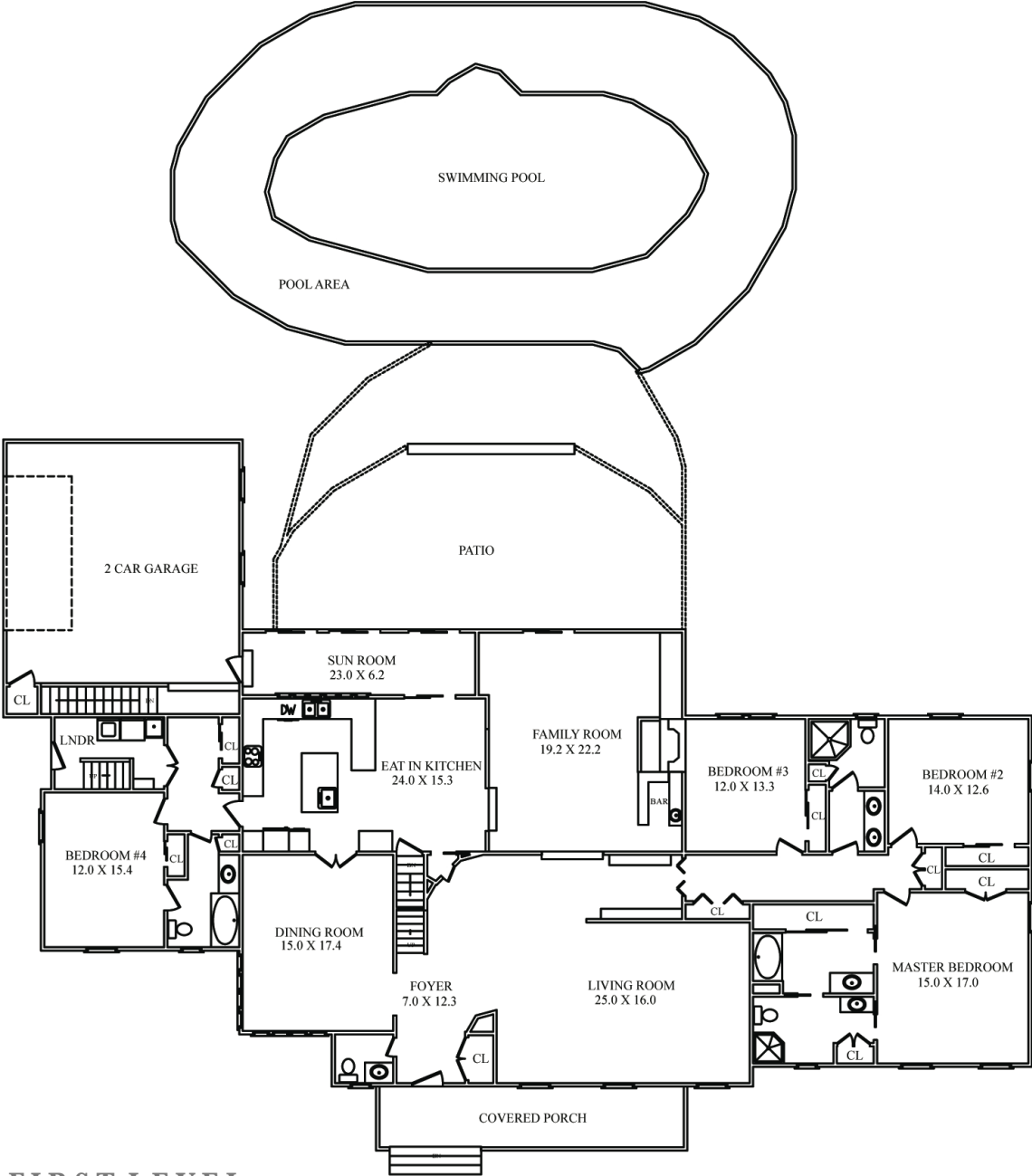


**The possibilities for this home are endless. Approved architectural/construction plans for extensive renovation and addition of 2<sup>nd</sup> floor included with sale and available for inspection upon request. Property Tax Appeal in process.**

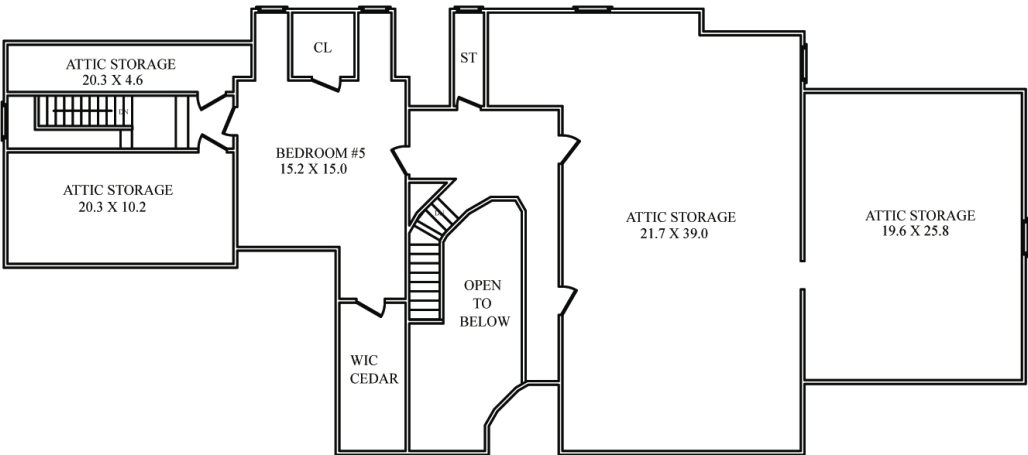
**With such huge potential, close to Gero Park, Short Hills Mall, Midtown Direct train and fabulous downtown Millburn, this home will NOT last!**



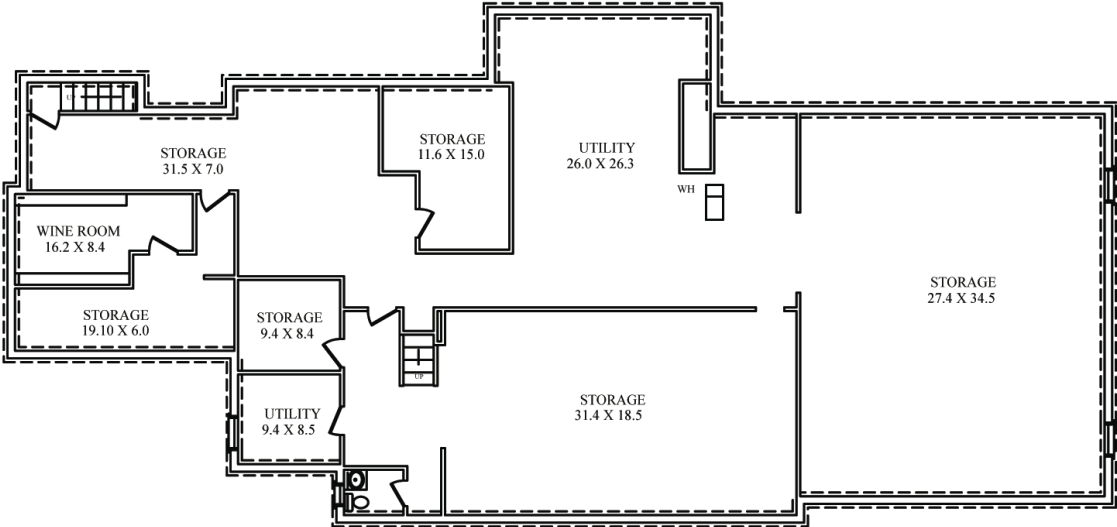
# THE FLOORPLAN



FIRST LEVEL



SECOND 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









**kW** PREMIER  
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