



# 8 ARLENE COURT | SHORT HILLS









Welcome to 8 Arlene Court where masterful design and modern luxury are uniquely embodied in this 5 bedroom 5 Full, 1 Half Bath contemporary ranch offering 7,000 sq. ft. of living space on .75 acre. This elegant custom home offers unparalleled craftsmanship, designer touches and exceptional amenities; and the home's open layout and indoor-outdoor design ensure it's ideal for entertaining. Located in prestigious Poet Section neighborhood, it's just minutes from NYC Midtown Direct Train, Blue Ribbon schools, luxury shopping and downtown.









From the moment you drive up the picturesque tree-lined cul-de-sac and admire this home's splendid façade with a brick exterior, stately grounds, circular driveway with mature landscaping affording fantastic privacy, you're transported to a truly resort style living in the heart of Short Hills.

Upon entering, you'll find a spacious and light filled Front Foyer with strikingly clean and open architectural details including mahogany and glass paneled double front door, hardwood floors, two generously sized coat closets and columns opening directly into the Great Room.



Enjoy gatherings in the substantial Great Room graced by a gas fireplace, huge windows and **THREE** French doors leading out to the rear terrace. This room flows through to the Butler's Pantry with undercounter refrigerator, wine refrigerator, barista station, custom cabinets with sink which leads to the Eat-in Kitchen and Breakfast Room- allowing open floor plan living at its best.

The stunning Gourmet Chef's Kitchen with custom cabinetry, a center island, gas fireplace, granite countertops, stainless steel commercial-style appliances, **TWO** dishwashers, **TWO** sinks, warming drawer, undercounter refrigerator and freezer drawers double ovens and cooktop with 5 burners opens up to the considerable sized Breakfast Room with custom chandelier and glass French door leading out to the patio - rounds out the sophistication of this space.





The open floor plan of 8 Arlene Court encompasses four spacious bedrooms on the main floor with plenty of room for study, sleep and storage. The Master Bedroom with vaulted tray ceiling and curved architectural design boasts numerous oversized windows fostering a retreat style, peaceful ambience complete with TWO spacious and custom walk-in closets and TWO separate spa-like Master Bathrooms.





Bedrooms 2 and 3 are spacious and boast oversized windows, carpeting, roman shades and custom cabinetry. Bedroom 4 with gorgeous grass cloth wallpaper and oversized windows with custom roman shades has the flexibility of serving as an office. Bedroom 2, 3 and 4 share a beautifully appointed Full Bath in the hallway with art deco black and white floor tile, double vanity and soaking tub.

The expansive lower level allows for an additional 3,000 SF of living space featuring a large Recreation Room, a light filled ensuite Bedroom with grey engineered hardwood plank floors and three oversized egress windows, gym and separate exercise area, your very own SAUNA with double seating and electric stone filled stove, an additional Den/TV room, a Full Bathroom, large Cedar closet for additional clothes storage and oversized three car garage.

Indoor-outdoor living and entertaining are a breeze at this architectural ranch. Most of the rooms on the main floor open up to the luxurious and extensive grounds featuring resort style amenities including a large stone patio, covered outdoor living room with a wood burning fireplace and TWO TVs along with a chef grade kitchen with gas professional grill, gas side burners, prep center, undercounter refrigerator, keg refrigerator, warming drawer, built in trash center leading to endless entertainment capabilities. Step up a few stairs from your outdoor living room to reach the waterfall style Plunge Pool/Spa with soothing effects and well-placed colored pool lights. Behind this oasis sits the flat, extensive, fenced yard surrounded by mature trees offering a tremendous amount of privacy.





# I N S I D E & O U T

## FIRST LEVEL

- Approximately 4,000 SF
- Entry Foyer featuring mahogany and glass paneled double door with arch above, hardwood floors, double door coat closet on both sides of front door, recessed lighting, chandelier, wall sconce, baseboard molding, door and closet framed molding, oversized entry with columns into Great Room
- Living Room featuring hardwood floors, oversized windows, baseboard and entryway molding, wall sconces, chandelier, recessed lighting, wall spotlight lighting for artwork, distributed music touchpad and ceiling speakers
- Great Room opens to Foyer, Butler's Pantry and Eat-in Kitchen featuring elegant high arched ceiling with pillars at entry, hardwood floors, gas fireplace with marble surround, triple glass French doors to outdoor terrace, baseboard molding, doors and windows framed with molding, arched window above French doors, recessed lighting, sconces, entryway to Butler's Pantry and to Eat-in Kitchen, wall mounted TV with sound bar and recessed subwoofer/wall speaker for surround sound
- Gourmet Chef's Kitchen featuring oversized tiled floor, custom wood cabinetry including glass door cabinetry, wood island with sink, undercounter refrigerator/freezer drawers, Fisher & Paykel dishwasher drawer, and granite countertop, tile backsplash with decorative features, Viking gas cooktop with 5 burners, oversized windows, double Viking oven on the wall, main sink, stainless BEST hood, Viking refrigerator/freezer, Miele stainless dishwasher, Viking warming drawer, gas fireplace with marble surround, breakfast bar separating Kitchen from Breakfast Room, Recessed lighting, under cabinet lighting, triple pendant over center island, custom length pendant above breakfast bar, wall sconces, skylight and distributed music touchpad speakers
- Breakfast Room with custom cabinetry under breakfast bar, chandelier and double glass French door leading out to terrace, eight oversized windows frame the room, distributed music touchpad and ceiling speakers, baseboard and window and doorway molding, recessed lighting and oversized tiled floor
- Butler's Pantry with pebble stone tile floor, custom cabinetry on both sides with Sub-Zero undercounter refrigerator and separate Sub-Zero undercounter wine refrigerator, built-in Miele espresso/coffee machine, sink, glass fronted cabinets, granite countertops, recessed lighting, glass shelves with under lighting, door molding. Pass through from Breakfast Room to Great Room
- Office off the Kitchen features custom cabinetry and built-in desk with shelves, hardwood floors, under shelf lighting, recessed lighting, framed window overlooking the side yard, distributed music touchpad and ceiling speakers
- Powder Room featuring grey grass cloth wallpaper, geometric marble floor, baseboard molding, custom vanity with Caesarstone countertop, double cylinder sconce, double flush mount ceiling light
- Master Bedroom Suite featuring carpeting, vaulted tray ceiling, ceiling fan, recessed lighting, wall sconces, double glass French doors leading to patio, nine oversized windows facing the yard and patio, baseboard and window moldings, distributed music touchpad and ceiling speakers
- Two Full Master Bathrooms featuring marble floor tile, custom vanities, built in jacuzzi tub, two showers enclosed by glass doors, skylight, recessed lighting, marble countertops, framed oversized windows, sconces, recessed lighting, distributed music volume control and ceiling speakers
- Two Walk In Closets with custom cabinetry, built in drawers, shelves, shoe cabinets, carpeting, ample hanging space, storage, flush mount and recessed lighting
- Bedroom #2 featuring carpeting, oversized windows with custom motorized roman shades, chandelier, baseboard molding, double closet
- Bedroom #3 featuring carpeting, double door closet, baseboard molding, custom roman shades, ceiling fan, two large windows overlooking the yard, recessed lighting,
- Bedroom #4/Office featuring geometric carpeting, grasscloth wallpaper, double door closet with custom build storage system and safe wiring, baseboard and window molding, custom roman shade window treatments, ceiling fan, recessed lighting and over desk wall lamps, wall mounted TV
- Full Bathroom featuring art deco black and white floor tile, double vanity with marble countertop, ample under counter storage, wall length mirror above vanity, soaking tub, white tile backsplash with patterned inlay, door separating toilet, wall sconce, recessed lighting
- Mud Room with built-in floor to ceiling custom wooden closets, cabinets, cubbies and hooks, oversized tile flooring, baseboard and door framed molding, recessed lighting, opens to Laundry Room; touch pad door entry
- Laundry Room featuring oversized tile flooring, built in cabinetry, utility sink, front loading Maytag washer and dryer in slate grey, double wide windows overlooking the front yard, flush mount light fixture, distributed music volume control and ceiling speakers



## LOWER LEVEL

- Approximately 3,000 SF
- Double entry options through Hall Stairs or Garage
- Custom built storage lockers in mudroom area
- Recreation Room featuring wall mounted TV with soundbar, carpeting, two columns, oversized room with recessed lighting, and custom built storage bins
- Bedroom #5 featuring grey engineered hardwood plank floors, two oversized windows with egress, double door closet, baseboard molding, ensuite Sitting Room
- En suite Bathroom featuring floor tile, vanity with quartz countertop, shower over tub with tile surround, large window, sconces, recessed lighting, baseboard molding and linen closet.
- Large Home Gym featuring, double wide framed door opening, baseboard molding, carpeting and rubber gym flooring, separate stretching area, recessed lighting, large wall mirror and wall mounted TV.
- Den features carpeting, framed double door closet and two additional closets, baseboard molding, recessed lighting, wall mounted TV
- Sauna featuring cedar wood with double seating along both sides, electric sauna stove filled with stones
- Full Bath across from Den and Sauna, featuring tile flooring, pop of color vanity with Caesarstone countertop, shower enclosed by glass doors, baseboard molding, scone and recessed lighting
- Cedar Closet and additional storage area adjacent
- 3 car garage with newly installed epoxy floor, three oversized, double door storage closets and Tesla Wall Connector Wi-Fi enabled Charging System

## FRONT & BACKYARD

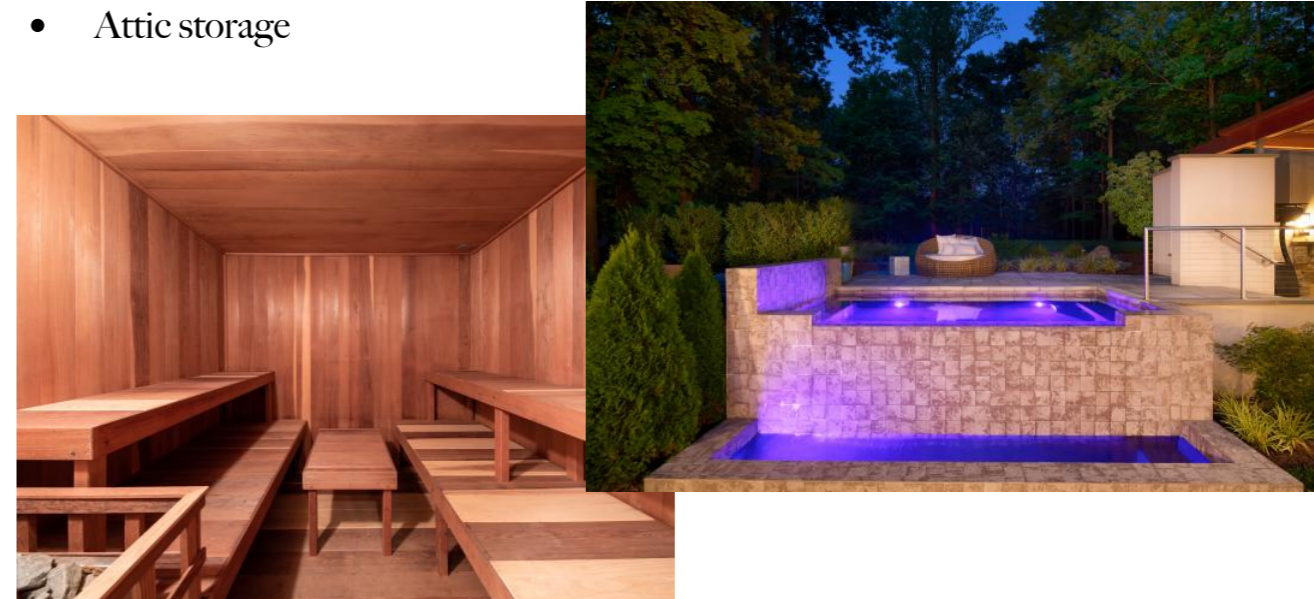
- $\frac{3}{4}$  acre property
- Circular double width driveway lined in Belgian block; set back from street
- Techo-Bloc pavers front walkway, stairs with bluestone and brick risers
- Meticulous landscaping including multiple beds with crisp hedges, Japanese Maples, Boxwoods and blooming perennials
- Automated LED Façade accent lighting and moonlight tree lighting for driveway and front walkway
- Mature specimen trees
- Bluestone walkway lined with viburnum to backyard
- Back patio features river rock dry creek, expansive Techo-Bloc paver patio opening up to Outdoor Kitchen and open air Living Room
- Outdoor pavilion/Lanai designed by WESKetch Architecture features Techo-Bloc pavers with outdoor Living Room with large wood burning

fireplace, Hubbardton Forge wall sconces, ceiling fan with light, wooden roof with two (2) Sunbrite outdoor TVs and custom built storage

- Outdoor kitchen features 42" Lynx outdoor gas grill with rotisserie, Lynx prep center with double side burner, Lynx refrigerator and beverage dispenser; Lynx warming drawer, Lynx trash center and double door storage
- 13'8" x 8' Gunitite Plunge Pool/Spa designed by Liquidsapes. with vanishing edge waterfall framed in Magnetite Black tile with two levels and in-pool lighting options, Wi-Fi enabled controls, all bordered by Canadian Pines
- Flat, private, expansive lawn, fenced yard with firewood storage and surrounded by mature trees offering tons of privacy
- In-ground sprinkler system
- Automated LED backyard tree uplighting and path lighting

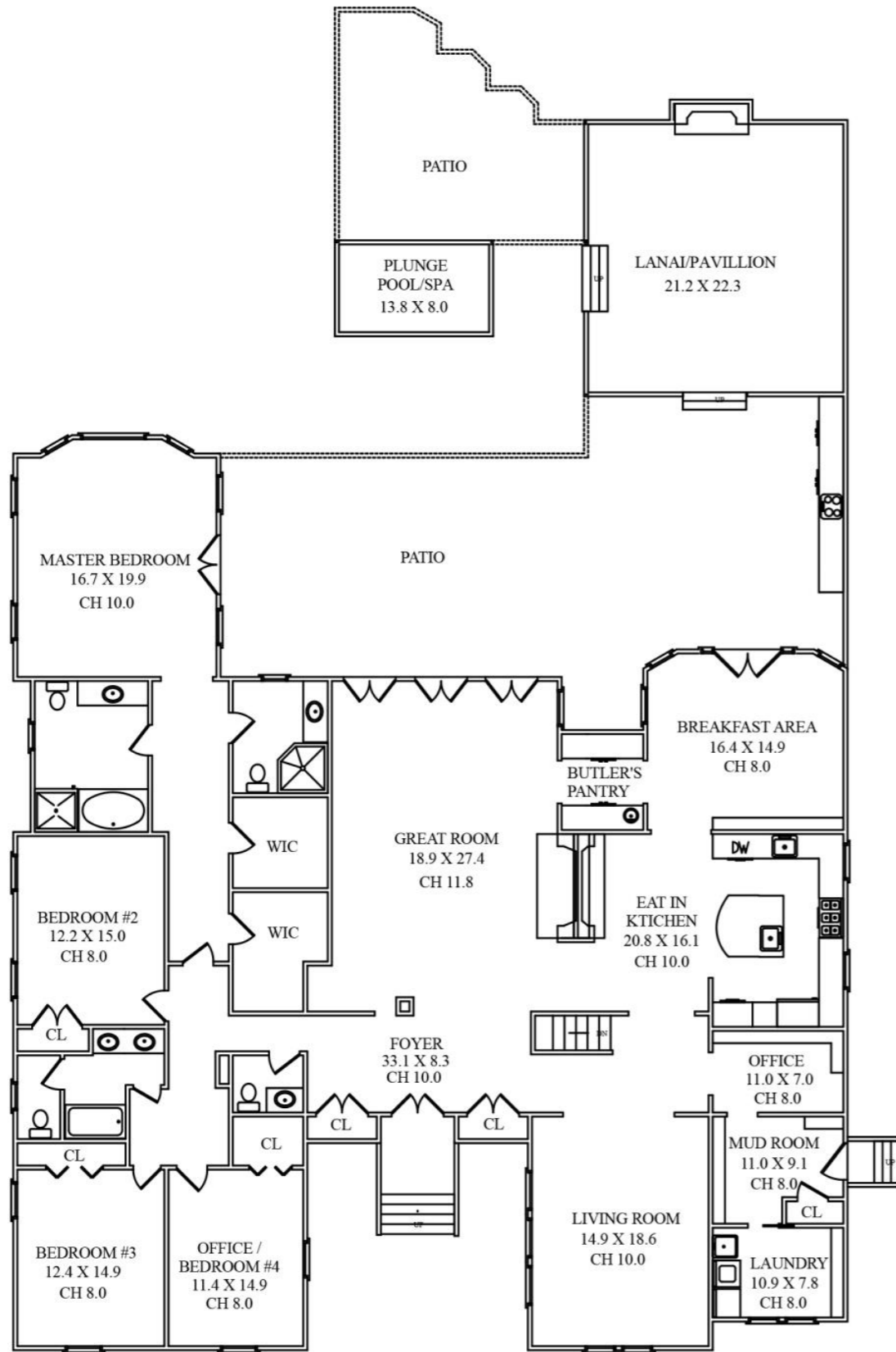
## ADDITIONAL FEATURES & UPGRADES

- Built (1968) with whole house, gut renovation and addition (2004)
- Outstanding outdoor addition and bathroom and bedroom renovations (2018)
- New roof (2004)
- French drain installed (2007)
- New water heater (approximately 2014)
- Two (2) new AC water condensers (2019)
- Two (2) new furnaces (2015)
- In-ground adjustable basketball hoop
- Generac 22KW whole-house Generator (2018)
- Full home hard wired central station alarm system
- Hard wired Ring video doorbell
- Wired smoke/carbon monoxide/heat sensors
- Attic storage

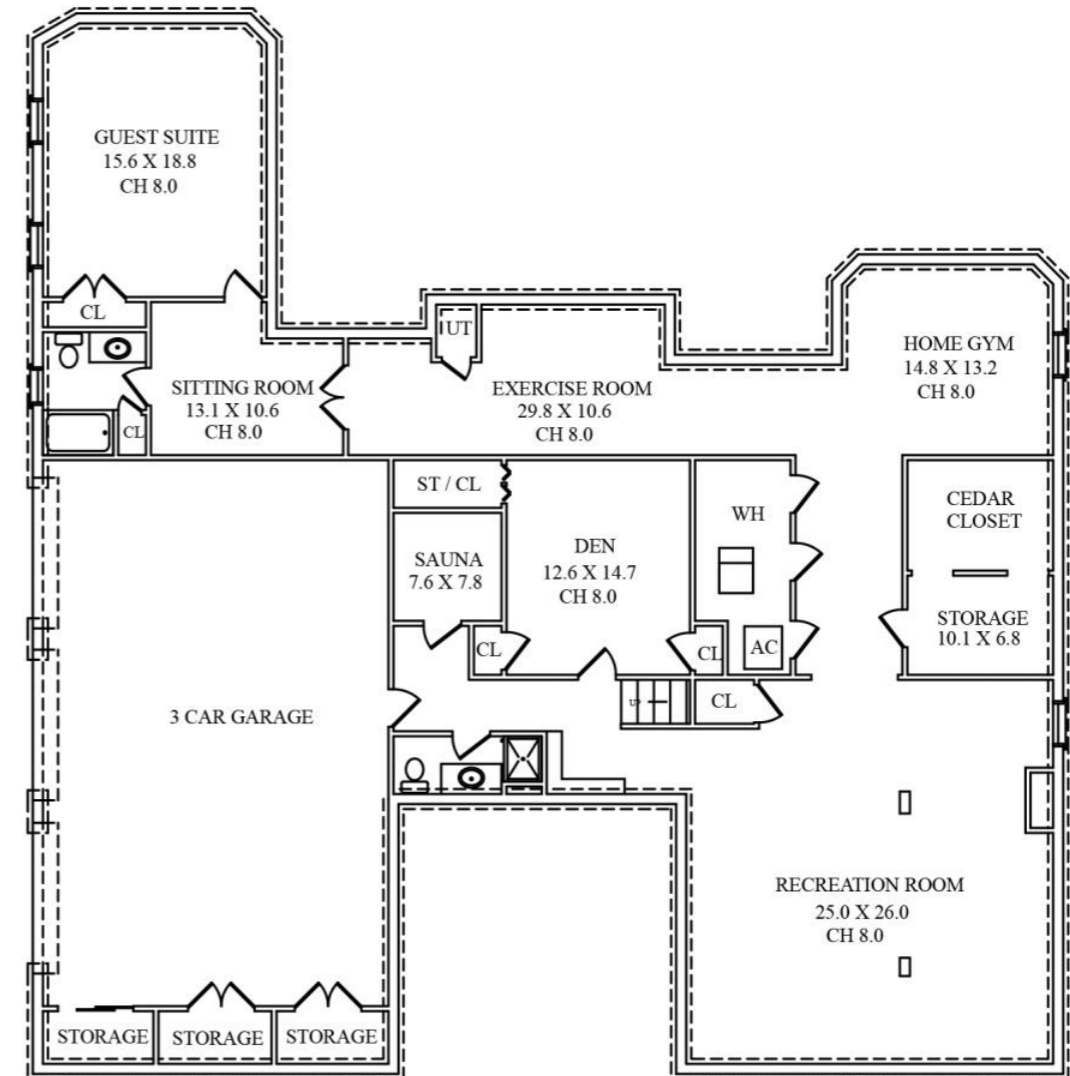




# THE FLOORPLAN



FIRST 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



8 Arlene Court is an architectural dream where Los Angeles meets Short Hills. This one of a kind gem affords a light-filled, expansive home with spa like amenities and resort style property in the heart of bustling Short Hills. It is truly luxury living at its finest.





