

# 20 FALMOUTH STREET SHORT HILLS, NJ

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Welcome to 20 Falmouth Street! This spacious, elegant and impeccable 4 Bedroom, 3½ Bath home is beautifully situated at the top of one of Short Hills most sought after streets. Nestled among beautiful homes in the coveted Hartshorn section and close to Hartshorn School, Gero Park, New York City, Midtown Direct train and downtown shopping and restaurants, this home will not last!







Walk up the winding front walkway to the welcoming covered entry. The bright and sunny Foyer features gleaming hardwood floors, two roomy Coat Closets and a view of the gracious staircase leading to the second floor landing. Flow easily into the sun-drenched Living Room with custom built ins flanking a stately fireplace, beautiful moldings and gorgeous oversized windows overlooking the picturesque property beyond. Dinner parties are divine in the elegant formal Dining Room complete with hardwood floors, classic wainscoting and stunning double French sliding doors leading out to a bluestone patio. The dazzling Gourmet Kitchen is sure to satisfy every chef's desire. An abundance of custom, warm wood and creamy white cabinetry, a two-tiered island with seating for three, stone countertops and high-end appliances are the best in form and function. Breakfast is served in the adjacent Breakfast Room with a skylight where light pours in.



Open to the Kitchen, you are sure to be impressed by the magnificent Family Room. This room, with a cool beamed ceiling and bay of large windows, exudes relaxation and is well suited for family game night, movie watching or just cuddling up with a book. A stunning bluestone Patio is easily accessed from the Dining and Family Rooms, making indoor and outdoor entertaining laid back and stress free. The Patio has plenty of room for a lounging area, dining area and a BBQ. Lovely landscaping, including exquisite blooming trees, perennials and a flat yard for play, ensures endless hours of outdoor fun. A luminous Home Office/Bedroom, perfect for telecommuting, and a tasteful Powder Room round out the First Level.





Ready to retire for the evening? Wander up the elegant staircase to find the second floor landing complete with a Linen Closet with plenty of storage. Prepare to relax in the private, roomy and sunlit Master Bedroom Suite with oversized windows and a fabulous Walk In Closet. Getting ready is a pleasure in the Master Bathroom featuring an oversized custom vanity and a luxurious frameless glass door shower. Bedrooms 2 and 3 feature tasteful carpeting, plenty of sunshine and spacious closets. A chic Full Hall Bathroom, complete with crisp white subway tile and a custom vanity, rounds out the Second Level.

And there's more! The Lower Level boasts a huge Recreation Room perfect for endless hours of family entertainment. A large Storage Closet ensures that not a thing will be out of place. A well-appointed Full Bath and Laundry Room round out this level.

With its serene setting, spacious floor plan, proximity to Hartshorn School, Gero Park, New York City, easy access to Midtown Direct train service and convenience to fantastic shopping and restaurants, 20 Falmouth Street is an extraordinary value and the perfect place to call home!



# I N S I D E & O U T

## FIRST LEVEL

- Entry Foyer featuring hardwood floors, wainscoting, recessed lighting, 2 Coat Closets, staircase with designer runner to Second Level
- Living Room featuring hardwood floors, fireplace with custom millwork mantle, custom built ins flanking fireplace with open and concealed storage, recessed lighting, baseboard molding, crown molding
- Dining Room featuring hardwood floors, wainscoting, baseboard molding, crown molding, chandelier, sliding French doors with full height sidelites out to Patio
- Gourmet Chef's Kitchen featuring tile flooring, custom warm wood cabinetry including glass door cabinetry, creamy white 2 tier custom island with seating for 3, granite countertops, tile backsplash, pendant lighting over island, recessed lighting, fully integrated dishwasher and refrigerator/freezer, stainless cooktop, stainless double wall ovens, built in stainless microwave
- Breakfast Area with hardwood floors, skylight, recessed lighting
- Family Room featuring wide plank hardwood floors, ceiling with beams, recessed lighting, baseboard molding, bay of windows, sliding French doors to Patio

- Powder Room
- Bedroom #4/Office featuring hardwood floors, pendant lights, windows at 2 exposures, custom woven shades, baseboard molding, Closet
- 2 Car Garage

## SECOND LEVEL

- Master Bedroom featuring carpeting, windows at 2 exposures, vaulted ceiling, flush mount light fixture, reading sconces, baseboard molding, custom roman shades, Walk In Closet
- Master Bathroom featuring tile flooring, oversized custom vanity with stone countertop, sconces, recessed lighting, medicine cabinets, frameless glass door shower with seat and rain showerhead, baseboard molding
- Bedroom #2 featuring carpeting, vaulted ceiling, recessed lighting, windows at 2 exposures, baseboard molding, Closet
- Full Hall Bath featuring tile flooring, vanity with stone countertop, subway tile wainscoting, tub/shower combination, medicine cabinet, sconces
- Bedroom #3 carpeting, vaulted ceiling, recessed lighting, 2 windows, baseboard molding, Closet

## LOWER LEVEL

- Recreation Room featuring carpeting, recessed lighting, baseboard molding
- Full Bath featuring vanity and shower
- Laundry Room
- Utility Room
- Storage Closet
- Crawl space

## FRONTYARD / BACKYARD

- Paver front walkway
- Covered front entry
- Flat front lawn with foundational plantings and blooming perennials and trees
- Bluestone Patio with 2 different areas for dining and lounging
- Flat, lush yard for play with manicured landscaping

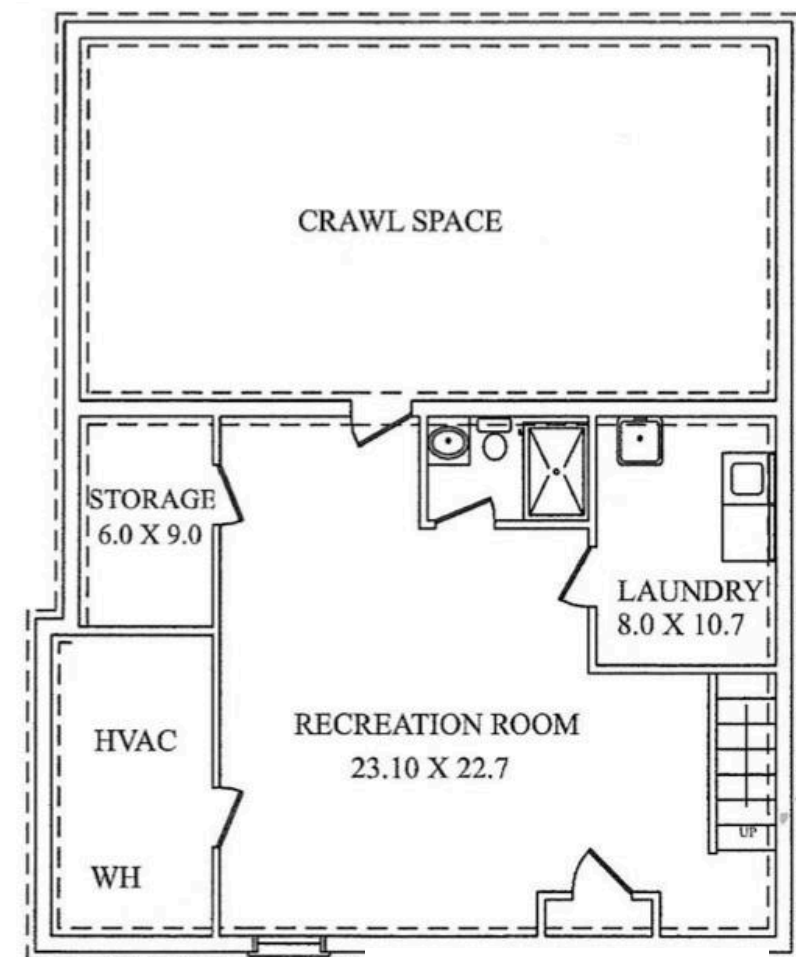
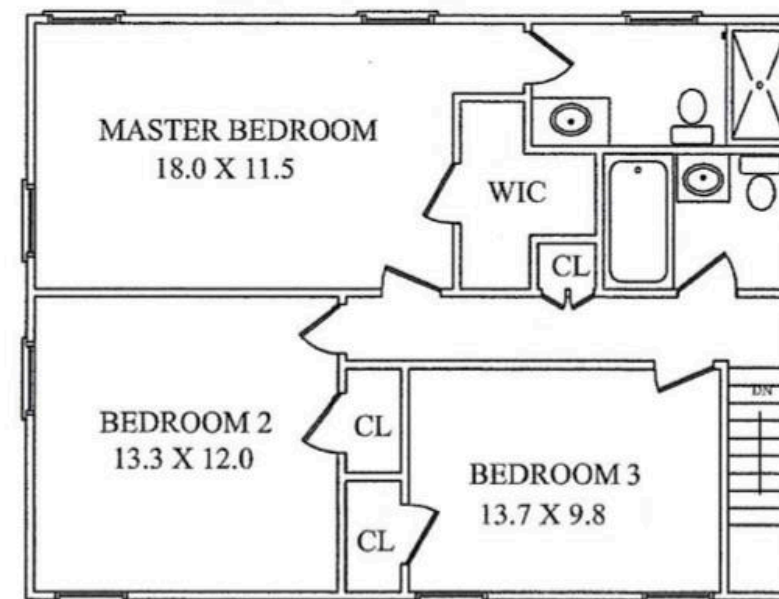
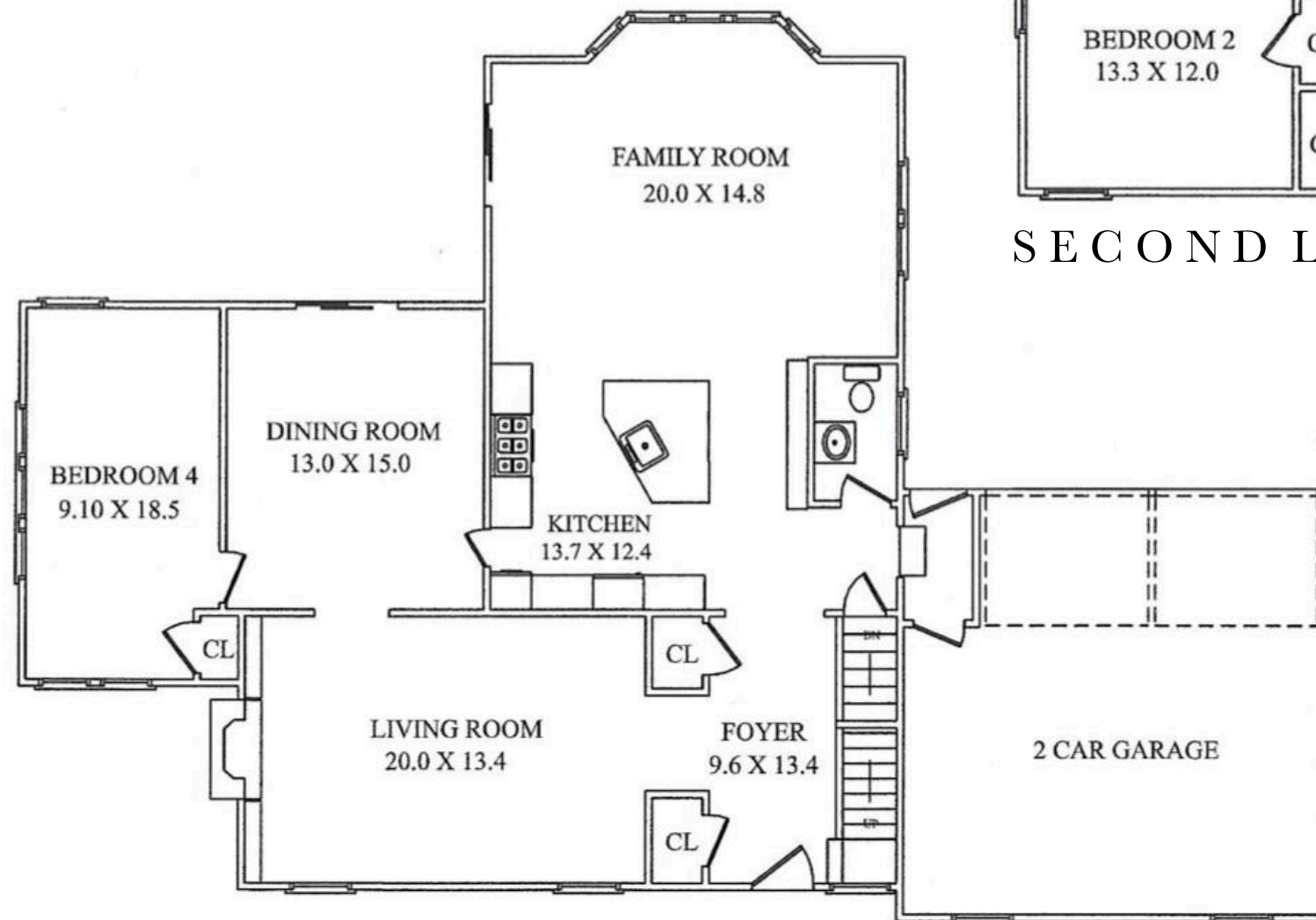








# THE FLOORPLAN



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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CELL: 973.936.9129  
OFFICE: 973.376.0033 x101  
info@sueadler.com  
[sueadler.com/20Falmouth](http://sueadler.com/20Falmouth)

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