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201 HOBART AVENUE
—
SHORT HILLS, NJ



Welcome to 201 Hobart Avenue located in one of the most convenient locations in Old Short Hills. The home is a hop, skip and a jump from the Short Hills train station with access to the MidTown Direct to New York City, walking distance to Glenwood School, local restaurants and the Arboretum. This expansive home, completely renovated in 2006 boasts 6 bedrooms all on the same level, 3 full, 2 half baths. Natural light pours into each room of this lovingly-maintained, spacious home that you won't want to miss!



This sprawling Custom Center Hall Colonial has plenty of curb appeal with its circular driveway and traditionally styled landscape. Enter the home through the stunning front door and into the bright and sunny foyer. Soak in the craftsmanship of the crown molding and hardwood floors. Off of the foyer you'll find the living room, the dining room and the main stairs to the second level. A coat closet is also located in this area. The large half bath is conveniently located right next to the staircase with a pair of beautiful antiqued sconces, a unique crystal beaded ceiling lighting fixture, a large antique furniture vanity, and toilet. Every detail in this house was thought of including the black wrought iron antique door knobs that you will find throughout.

Relax and enjoy a cup of tea in the light and airy living room with a white brick wood burning fireplace and plenty of windows. Off the living room you'll find a multi purpose room with prep kitchen. Don't need a prep kitchen? Just pull out the cabinetry and this bonus area would make a perfect game room, bar room or double office. Plenty of sunlight comes in through the two walls of oversized windows. A brick accent wall, ceiling fan and access to the back yard are also found in this room. The prep kitchen features refrigerator, dishwasher and a hook up for a gas stove. The Living Room has french doors connecting into the family room for perfect flow.



Your gourmet chef's kitchen is complete with a large center island. With two Thermador wood paneled refrigerators and freezers, Miele dishwasher, Dacor stainless steel double oven, Thermador six burner gas stove top, warming drawer and pot filler, you will have everything you need to whip up gourmet meals! One of the kitchen's popular features is the large desk area with two glass display cabinets and a bulletin board. This area can be used as an extra workspace or homework spot. In the butler's pantry you will find a large double closet and a wine refrigerator located in a lovely wood built-in. If you are looking for lots of storage, this kitchen is for you! With abundance of cabinetry, everything will have a home. Access to the backyard patio can be found from the kitchen. The sunlit family room is off of the kitchen, with five windows to allow natural light to flood through the space, traditional white wainscoting, and surround sound for the entire first floor. This room is perfect for watching a movie, entertaining or just hanging out.

Dinner parties are ideal in the elegant formal dining room complete with bright windows, light walls accented with white wainscoting and a stunning crystal chandelier. Off of the kitchen, you'll find a hallway leading to the large laundry room with a washer, dryer, sink, lots of cabinets, countertop and an area to hang clothes. Next to the laundry room is a large mudroom area featuring six lockers, ten drawers and a double bench. Access to the two-car garage and the backyard can be had through the mudroom area.



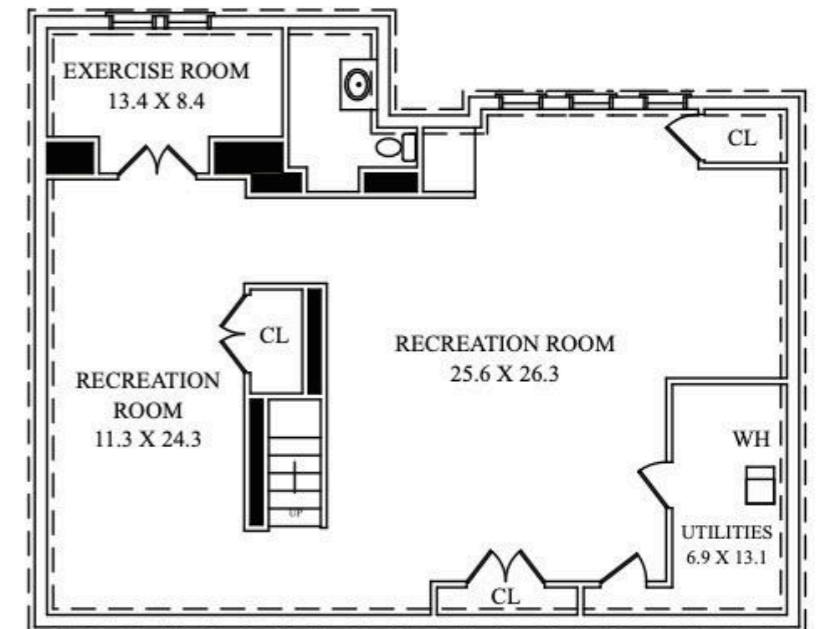
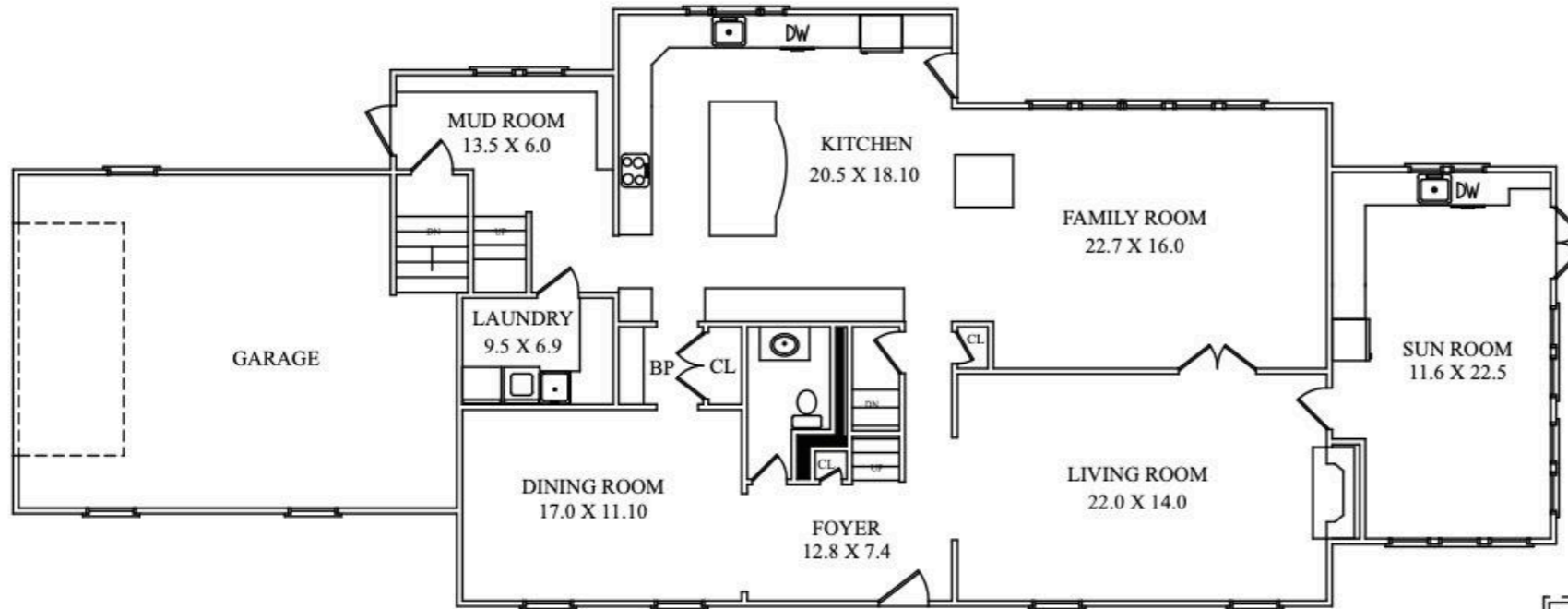
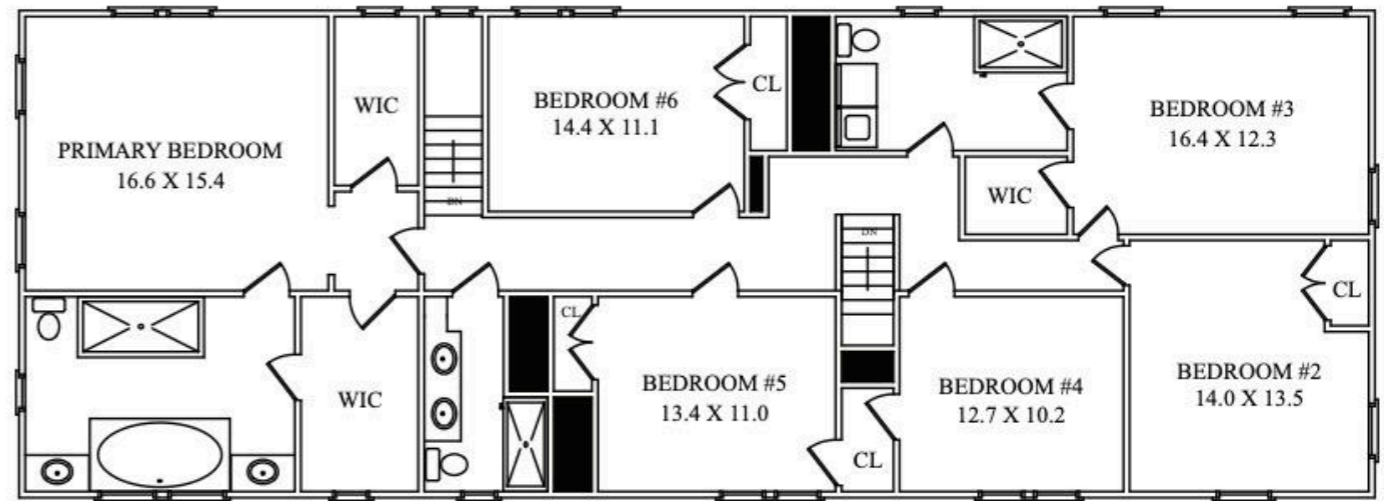
When it is time to retire for the evening, enter the second level by the back staircase found in the mudroom or from the main staircase in the foyer. As you arrive at the top of the wood staircase you will be in the upstairs hallway complete with crown molding, baseboard molding, and unique wrought iron drop lights from the ceiling. Enter the stunning Master bedroom suite foyer. Feel an overwhelming sense of relaxation as you enter this space. To the right and left of the foyer are walk in closets. One of the closets has an entrance to the master bathroom. Located in this area is the laundry chute to the main laundry room on the first floor. An elegant crystal beaded drop chandelier completes the elegance of the entrance foyer. As you enter the main bedroom you will be wowed by the vaulted ceiling, ceiling fan and four oversized windows allowing you to enjoy the sunrise. The large master bath is a true spa experience. With an oversized walk-in shower, a bench, gorgeous tile design, rain shower, glass doors, heated floors, a large spa jacuzzi tub and two single vanities and sinks. Wood detailing in the ceiling complete this elegant feeling enhanced by a crystal chandelier. Built-in surround sound is also featured in this bathroom. As you exit the master and continue down the hallway you will find five large bedrooms. The first bedroom has crown molding, recessed lighting, baseboard molding, two large windows, a double closet, a Jack and Jill closet and a ceiling fan. The second bedroom has crown molding, recessed lighting, baseboard molding, two large windows, access to crawl space and a ceiling fan. The third bedroom has recessed lighting, crown molding, baseboard molding, two large windows and a double closet. The fourth bedroom has recessed lighting, three windows, a walk-in closet and an en suite bathroom. This bathroom features a large walk-in tile shower with a bench and glass door, a single vanity with sink, recessed lighting and a closet with a washer and dryer for the ease of doing laundry upstairs. The fifth bedroom has crown molding, recessed lighting, baseboard molding, two large windows, a double closet and access to the attic through a pull-down door with stairs. The upstairs full bathroom has recessed lighting, a large white vanity with double sinks and lots of storage, a tub/shower with sliding glass doors and a linen closet.



When you are ready to have fun and entertain, head to the lower level of this expansive house. Walk down the newly carpeted staircase and enter the large, finished basement with rec room, exercise room, and a half bath. This area features recessed lighting, laminate hardwood style flooring, five built-in bookcases, baseboard molding and lots of natural light from windows. Here you will find additional storage in the two oversized double closets and two single closets. You also will find the home gym as well as access to the utility room. Head outside to enjoy the fenced in backyard. This area is complete with a trampoline, a patio large enough for a dining area, sitting area and gas grill. Traditional landscaping with seasonal trees completes this area.

This home is situated in Old Short hills. Just roll out of bed and walk to catch the morning train. If you work in NYC, the convenience can't be beat! Award winning Glenwood Elementary is just around the corner and enjoy bands at the Boxcar and not worry about having to drive home! Only 15 minutes from Newark Airport, the convenience of this home will spoil you! Once you see all this home has to offer you are sure to fall in love with not just the home, but the lifestyle of Short Hills.

THE FLOOR PLAN



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

INSIDE & OUT

FIRST LEVEL

- Entry Foyer featuring crystal beaded and wrought iron light fixture, staircase to second level, coat closet, hardwood floors, crown molding, baseboard molding
- Living room featuring two large windows, wood burning brick fireplace, glass french doors leading to family room, hardwood floors, crown molding, baseboard molding
- Bonus Room/Gameroom with prep kitchen featuring a large island with granite countertops, refrigerator and dishwasher-hook up for a stove is available. Don't need the prep kitchen? This space is a bonus, so pull out the kitchen and you have a fabulous multi-purpose room featuring hardwood floors, two walls of oversized windows, exposed brick wall, ceiling fan, recessed lighting, baseboard molding, access to the backyard
- Family Room featuring five oversized windows, wainscoting detail, baseboard molding, recessed lighting, built-in surround sound, hardwood floors, open to kitchen
- Kitchen featuring large center island with lots of storage, spacious breakfast area, Dacor double oven, Thermador wood paneled double refrigerator and double freezer, Thermador six burner gas stovetop with warming drawer and pot filler, Miele stainless steel dishwasher, wood cabinets, pantry located in the butler's pantry, beverage refrigerator, large desk area with two glass display cabinets, bulletin board wall on back wall of desk, hardwood floors, recessed lighting, access to the patio from kitchen
- Dining Room featuring two large windows, hardwood floors, crown molding, baseboard molding, recessed lighting, wainscoting detail, crystal chandelier

- Laundry Room featuring a washer and dryer, large closet for storage, area to hang clothes, sink and countertop, laundry chute located on the second floor in master bedroom
- Mudroom features built-ins for storage with six closets, ten drawers, a large double bench, hardwood floors, back staircase to second level, access to the garage and the backyard.
- Powder Room featuring detailed wood vanity with decorative sink, two sconces and crystal beaded light fixture, hardwood floors

SECOND LEVEL

- Second Floor hallway featuring wood floors, baseboard molding, drop lighting, access to attic with pull down stairs
- Master Bedroom Suite featuring a foyer with a mini beaded crystal chandelier, a walk-in closet located on either side of the foyer (each with their own window), laundry chute, six oversized windows, baseboard molding, ceiling fan, recessed lighting, hardwood floors
- Master Bathroom featuring heated tile floors, large walk-in spa shower with bench and glass doors- two individual vanities, each with sink, recessed lighting, built-in surround sound, large jacuzzi spa tub, crystal chandelier, wood detailing in the ceiling, crown molding
- Bedroom #2 featuring recessed lighting, crown molding, baseboard molding, ceiling fan, two windows, and a double closet, hardwood floors
- Bedroom #3 (second master bedroom/inlaw suite) featuring walk in closet, recessed lighting, three windows, en suite bathroom featuring large walk in shower with bench and glass doors, single sink and vanity, second washer and dryer also located in this bathroom, crown molding, baseboard molding, hardwood floors

- Bedroom #4 featuring Jack and Jill closet (shared with bedroom #5), recessed lighting, hardwood floors, crown molding, baseboard molding, ceiling fan and two windows
- Bedroom #5 - featuring one double closet, ceiling fan, recessed lighting, baseboard molding, crown molding, two windows, hardwood floors, access to crawl space
- Bedroom #6- featuring hardwood floors, ceiling fan, recessed lighting, one double closet, crown molding, baseboard molding, two windows
- Hall Bath - featuring large double sink vanity with storage, tub/shower with sliding glass doors, linen closet, tile flooring

LOWER LEVEL

- Newly carpeted Stairs
- Two large areas for a play-room and entertaining
- Private gym area separated by double glass wood French doors
- Half bath with vanity, sink and toilet
- Two large double closets, two single closets
- Five built-in bookshelves
- Laminate wood flooring and carpet
- Three windows
- Utility room access
- Recessed lighting and baseboard molding

FRONT / BACKYARD

- Covered front entrance
- Professionally landscaped front and rear yards
- Sprinkler system in front and backyard
- Sonos system in backyard
- Fenced flat back yard
- Large paver patio
- Gas grill
- Trampoline