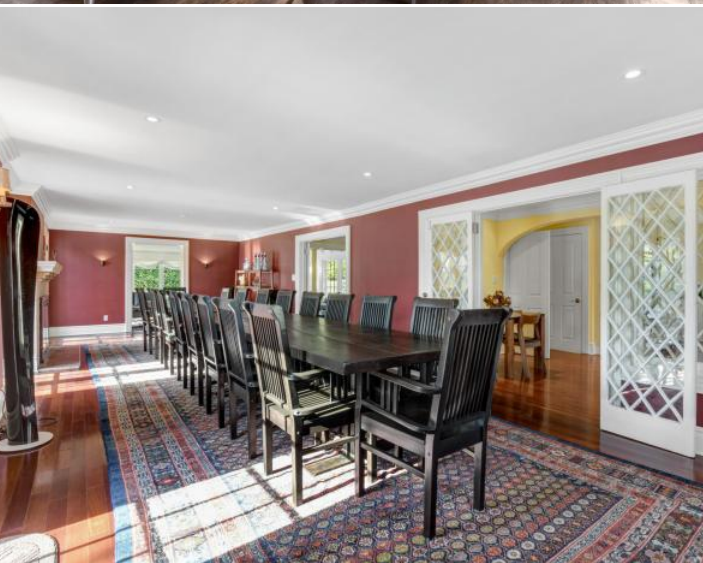


276 HOBART AVENUE
SHORT HILLS, NJ







LA, The Hamptons and Old Short Hills all come together in the **ULTIMATE Lifestyle Home** at 276 Hobart Avenue! It is not every day that a home of this caliber comes on the market. Arguably one of the most impressive properties in Short Hills, this home is an outstanding opportunity for the buyer seeking acreage (1.66 acres), top to bottom outstanding renovations valuing over \$2M, absolute privacy, their own estate-style retreat with a Tennis Court, Pool, Pool House, Carriage House, and the **BEST** outdoor entertaining spaces. Simply put, this is **THE** quintessential lifestyle home. Drive up the spacious paver driveway to 276 Hobart where you will be greeted by a regal entrance with an electronic gate. Prepare to be impressed by the Main House with all the gorgeous hallmarks of a Classic Tudor, with elegant gables, stately stonework, and decorative half-timbering. The magnificent covered front entrance opens to an Entry Vestibule that leads to the refined Entrance Hall where you are sure to be overwhelmed by the sheer elegance, light, and scale of this home. The Entry Foyer includes high ceilings, magnificent wide entryways, and gorgeous views of both the Living and Dining Rooms beyond. From the Foyer, enter into the breathtaking Living Room with a soaring beamed ceiling, a tranquil fireplace, and oversized windows where the light pours in. This room is extraordinarily designed to strike the perfect balance between cozy and elegance. The Living Room flows easily to the warm and welcoming Family Room with a beamed ceiling and windows at two exposures so that outdoors and indoors become one.



Holiday gatherings and entertaining do not get better than in the flawless Formal Dining Room with its own statement fireplace, seating easily for 20 people, and multiple French doors so that you can do pre-dinner cocktails outdoors and then move inside for a gourmet dinner. Prepare to be dazzled by the stunning Gourmet Chef's Kitchen that will impress any chef. Soothing white cabinetry, granite countertops, an oversized island with a marble countertop and top-of-the-line stainless steel appliances round out the sophistication of this space. Storage abounds in the well-appointed Breakfast Room with built-in cabinetry so that not a thing will be out of place. An extensive Mud Room includes a convenient Side Entrance. A tasteful Powder Room rounds out the First Level. From every window on the First Level, soak in the idyllic property full of deliberate crisp hedges, blooming plantings, and stone paths. Off of the Main House, don't miss the huge Deck, with plenty of open and airy spaces for dining and lounging.



When it's time to retire for the evening, take the original staircase, with its sundrenched landing, up to the ultra-private Primary Bedroom Suite. Luxury abounds in the completely updated Zen Primary Bedroom with heated floors, a serene fireplace, a Sitting Area and stunning Sun Room with a vaulted ceiling and windows at three exposures. Whether it's Zoom calls or morning Yoga, the Sun Room exudes a serene vibe. Getting ready is a dream with a Walk-In Closet boasting custom drawers, adjustable shelving and hanging storage. The spa-like Primary Bathroom impresses with a stunning custom double vanity, gorgeous soaking tub, steam shower with 2 rain showerheads and chic tile selections throughout. Bedroom 2 is ensuite and includes a cozy fireplace, plenty of closet space and an on-trend bath. Walk up to the Third Level where two additional bedrooms are steeped in sunlight and include plenty of room for relaxation, play and spreading out. A cheery Full Bath rounds out this level.

Don't miss the Lower Level that adds tremendous entertaining space to the home. A Game Room, Media Room (potential Guest Room), a Walk-Out Area to the backyard and Full Bath all add tons of living space. A temperature-controlled Wine Cellar, with built-in cabinetry, wine refrigerators and wine storage, is a sommelier's dream. A Laundry Room rounds out the Lower Level.

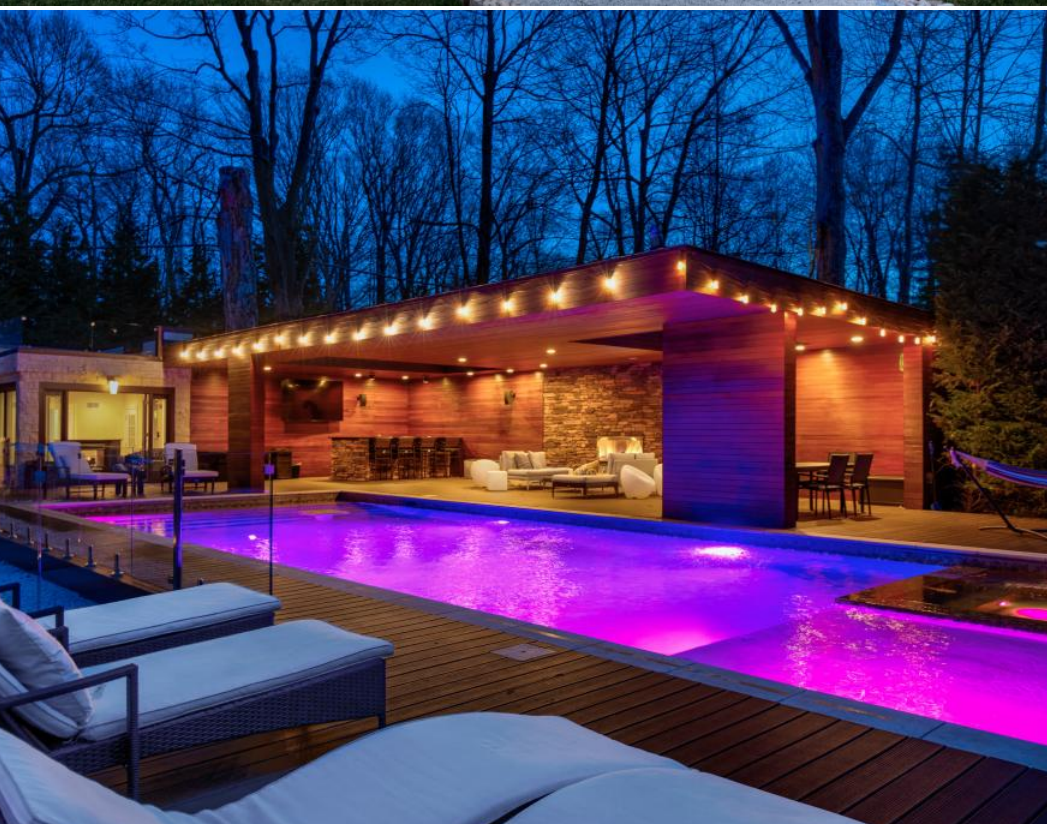


Of course, the real star of this property is the incredibly private outdoor space (1.66 acres) boasting a custom, US Open Tennis Court, Heated Saltwater Pool complete with online control and automatic cover, Carriage House, Pool House, built in Trampoline and sprawling gardens. You simply don't see property like this every day. A regal stone walkway leads to the Carriage House that in and of itself is a work of art with its extraordinary renovations. Heated floors on first and second levels, A modern European-style Chef's Kitchen dazzles with chic cabinetry, a huge center island, high end appliances and folding glass doors that open to the maintenance-free Deck beyond. A Dining Room with a fireplace and glass at 3 exposures looks like it should be the site of a Peloton commercial! An extraordinary Glass Staircase, worthy of Dwell or Domino Magazines, leads to the Carriage House's Second Level. The Second Level only gets better with a Great Room (flexibly being used as an Office) with a stunning limestone fireplace and vaulted beamed ceiling. You'll never be out of shape or stressed out with a spacious Exercise Room, Custom Sauna and a Massage Room. 1.5 Baths and a 1 Car Garage round out the Carriage House.

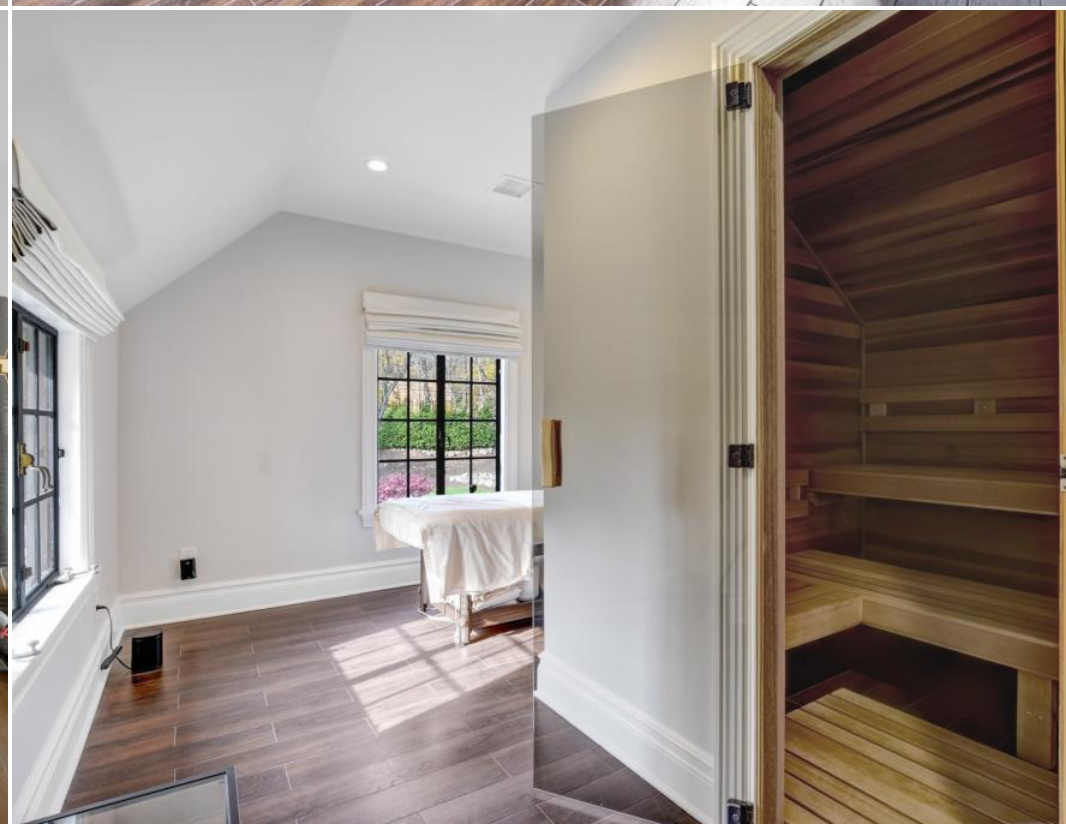
Pool party anyone? You will feel like you have been transported to California with the exquisite Pool House, Outdoor Entertaining Area and Saltwater Pool. Clean lines, minimalist sleek details and luxury abounds everywhere you look. The rebuilt Pool House boasts a Gourmet Kitchen, a Sitting Area, a Changing Room and Full Bath. Enjoy an Outdoor Shower or take in some rays on the Second Floor Sun Deck. Barbecues are a breeze in the marvelous Summer Kitchen with a Lynx BBQ, Lynx burners, a Marvel outdoor refrigerator and a built in Bar Area with seating for 5. Maintenance-free decking provides a smart, sophisticated surround to the Saltwater Pool. Warm wood enclosures and overhangs provide relief from the sun and frame the outdoor entertaining pool space. Whether it's enjoying a drink at the Built In Bar Area while you watch the US Open, catching up with friends by the stone fireplace, dining poolside, or soaking in the Jacuzzi, you will NEVER want or need to leave the Pool Area.

A built-in Trampoline, multiple green spaces, stone paths, deer fence and a modern Fountain round out the property. No matter what direction you look, the stunning, massive and private property, provides the ultimate outdoor resort experience. 276 Hobart is a dream lifestyle home in every way. Just minutes from Blue Ribbon schools, Short Hills Train Station and downtown Millburn shopping and restaurants, this home is one of Short Hills' greatest treasures.



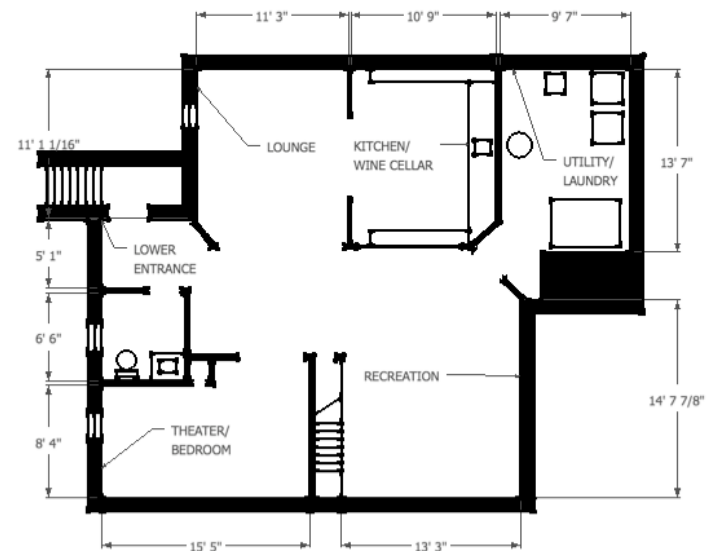
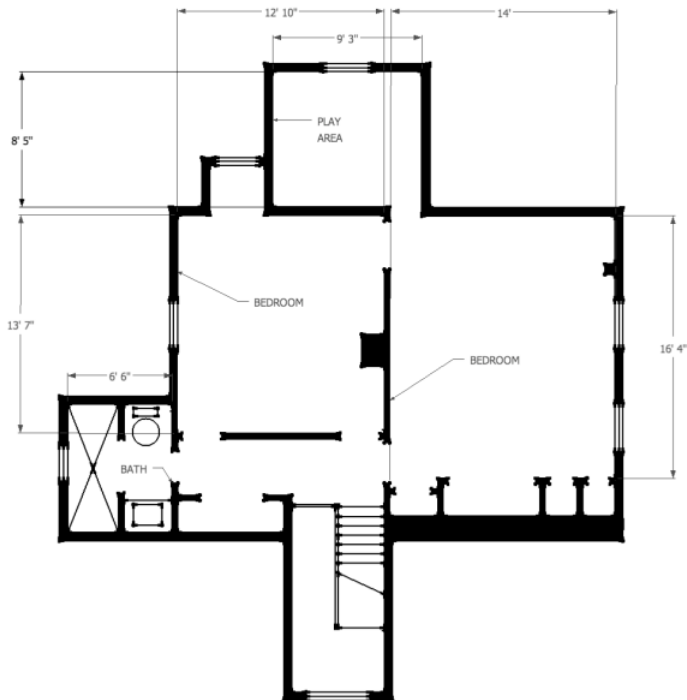
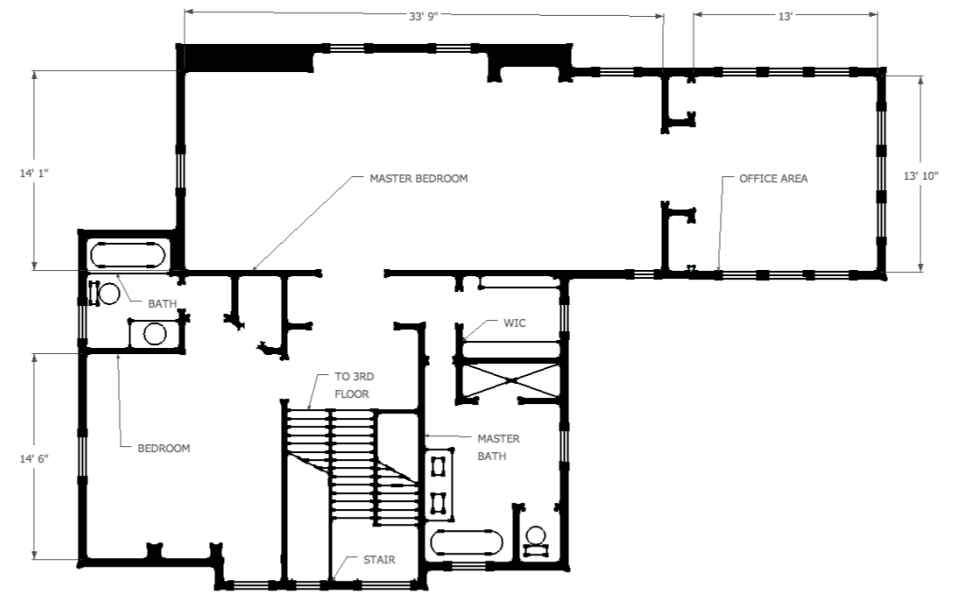
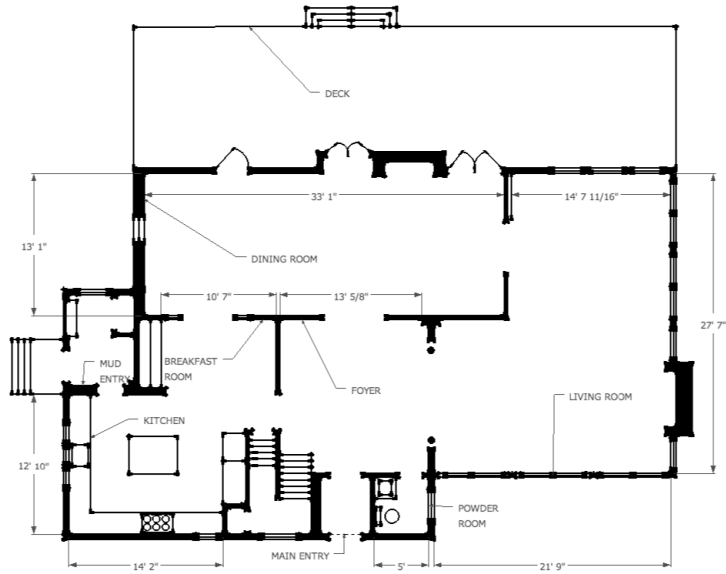






INSIDE & OUT

MAIN HOUSE



MAIN HOUSE

FIRST LEVEL

- Front Door with leaded glass oval insert
- Entry Vestibule featuring wainscoting, hardwood floors, crown molding, flush mount light fixture
- Entrance Hall featuring oversized entryways overlooking Living Room and Dining Room, set of original Double French Doors with diamond pattern to Dining Room, decorative columns opening to Living Room, hardwood floors, deep baseboard and crown moldings, flush mount light fixture, recessed lighting, original staircase with wainscoting to Second Level, swinging door to Kitchen
- Living Room featuring wood burning fireplace with rustic stone mantle, beamed vaulted ceiling, oversized windows at 2 exposures, hardwood floors, baseboard moldings
- Family Room featuring beamed ceiling, oversized windows at 2 exposures, custom window treatments, wainscoting with window ledge, original exterior stone accent wall, baseboard molding
- Dining Room featuring wood burning fireplace with brick surround, 2 sets of Double French Doors and a single French door opening up to Deck, 2 sets of interior Double French Doors with diamond pattern opening to Entrance Hall and Kitchen, hardwood floors, recessed lighting, sconces, deep baseboard and crown moldings
- Gourmet Chef's Kitchen featuring crisp white custom wood cabinetry, granite countertops, subway tile backsplash, Shaw farm sink, insta hot, island with seating for 3 with marble countertop, industrial pendant lights over island and sink, recessed lighting, hardwood floors, stainless Wolf 4 burner plus griddle cooktop, GE Monogram stainless double wall ovens, fully integrated Kitchen Aid refrigerator/freezer, fully integrated Bosch dishwasher, custom hood, door to Lower Level

- Breakfast Room/Butler's Pantry featuring hardwood floors, custom built in storage with cabinetry, drawers and open storage, mahogany countertop, recessed lighting, deep crown and baseboard moldings
- Mudroom featuring Side Door with leaded glass, stone flooring, custom built in cubby area with storage, Double Door Coat Closet, flush mount light fixture, custom window treatment
- Powder Room featuring wainscoting, terra cotta tile flooring, furniture style vanity with granite countertop, sconces, custom woven shade

SECOND LEVEL

- Original carpeted staircase to Second Level featuring wainscoting, landing area with wood countertop and original oversized window with diamond transoms, Storage Closet
- Primary Bedroom Suite featuring double door at entry, hardwood floors, fireplace, Custom Walk In Closet with drawers, shelving and hanging storage, Sitting Area, fireplace with custom millwork mantle and granite surround, hardwood floors, recessed lighting, oversized windows with custom window treatments
- Primary Sun Room/Office featuring a soaring vaulted ceiling, windows at 3 exposures, 2 Double Door Storage Closets, hardwood floors
- Primary Bathroom featuring floating custom double vanity with vessel sinks, stone flooring with radiant heat, soaking tub with waterfall faucet, tile wainscoting, steam shower with stone tile surround and frameless glass door, dual rain showerheads, handheld shower, custom woven shades, separate room for toilet
- Ensuite Bedroom 2 featuring fireplace with custom millwork mantle and granite surround, Closet with custom drawers, shelving and hanging storage, deep crown and baseboard moldings, carpeting, recessed lighting, Bathroom featuring wash basin sink, wainscoting, basket weave marble floor tile, tub/shower combination with designer tile surround, glass shower door, medicine cabinet, sconces, fan

THIRD LEVEL

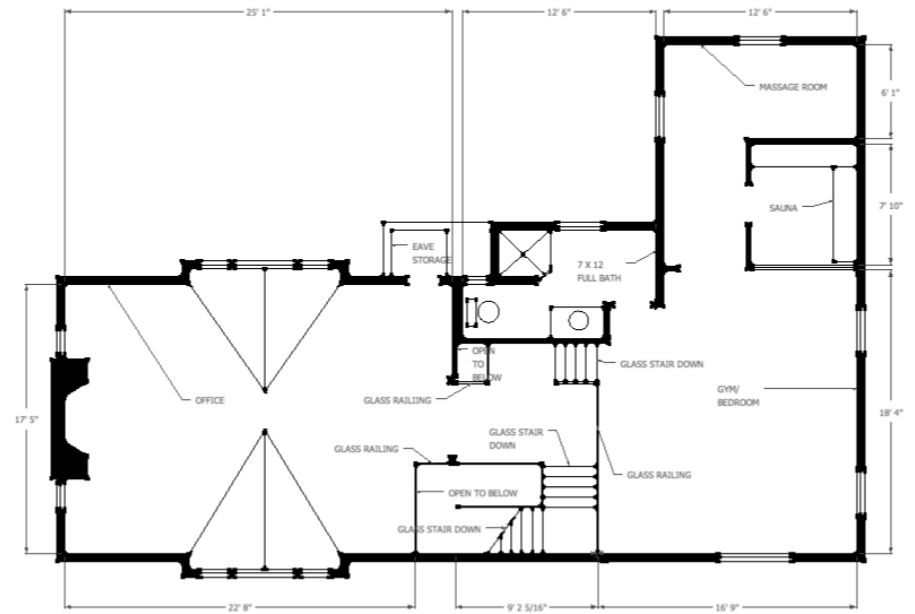
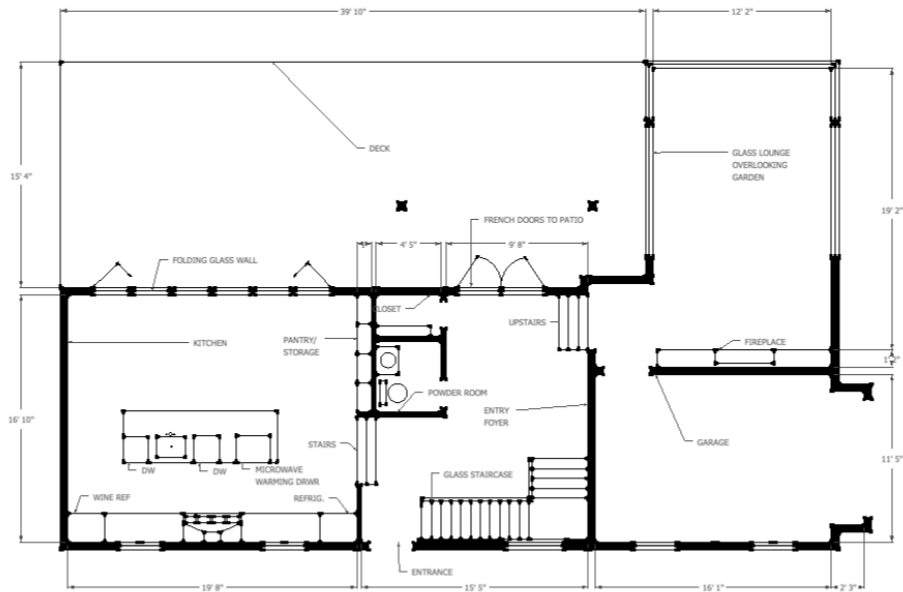
- Open original staircase to Third Level, carpeting, landing with ledge and oversized window
- Bedroom 3 featuring 2 Double Door Closets and extra Closet, built in Window Seat, Play Nook, vaulted ceiling, recessed lighting, oversized windows with custom window treatments, baseboard molding, carpeting
- Bedroom 4 featuring oversized windows with custom window treatments, recessed lighting, baseboard molding, carpeting
- Hallway with Linen Closet and access to Attic
- Full Bath featuring vanity with marble countertop, cheery blue hexagonal floor tile, shower with arched ceiling, rain showerhead and subway tile surround, glass sliding doors, sconce, flush mount light fixture

LOWER LEVEL

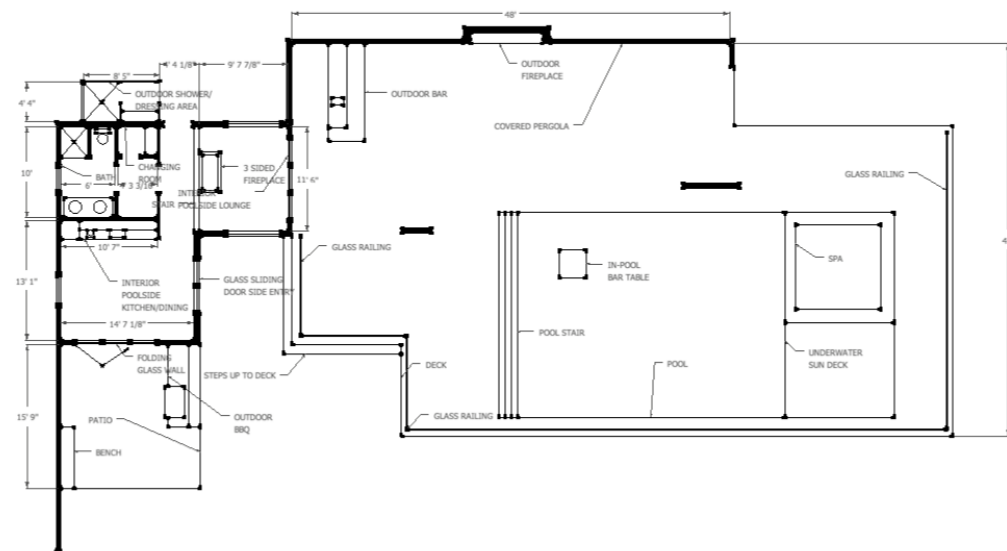
- Walk Out Entry Area featuring door with leaded glass, brick style tile flooring, wainscoting, recessed lighting
- Game Room featuring stacked stone walls, brick style tile flooring, recessed lighting, under stair storage with glass door wall, decorative pillar
- Media Room/Potential Guest Room featuring double sliding door at entry, brick style tile flooring, recessed lighting, Closet with floor to ceiling shelving, Utility Closet, baseboard molding
- Huge temperature controlled Wine Cellar featuring glass walls and double glass doors at entry, custom built in cabinetry and 2 wine refrigerators, granite countertops, sink, 2 walls of floor to ceiling open wine storage, recessed lighting
- Sitting Area featuring stacked stone walls, stone flooring, recessed lighting
- Half Bath featuring modern table style vanity with marble countertop and marble vessel sink, brick style tile flooring, light/fan, recessed light, baseboard molding
- Utility/Laundry Room featuring stainless LG front loader washer and dryer, utility sink

INSIDE & OUT

CARRIAGE HOUSE



POOL HOUSE



CARRIAGE HOUSE

FIRST LEVEL

- Radiant heated floors throughout
- Entry Foyer featuring designer Glass Staircase to Second Level, wood look floor tile, Sitting Area, Utility Closet, Double Glass Doors to Deck
- Half Bath featuring modern vanity with vessel sink, wood look floor tile, mirror with LED lighting, recessed lighting
- Gourmet Chef's Kitchen featuring custom modern wood cabinetry including wall with fully recessed storage, huge center island with seating for 4, granite countertops, folding wall of glass doors open to maintenance-free Deck, glass door to Deck, fully-integrated Sub Zero refrigerator and freezer drawers, Sub Zero tall wine refrigerator, Wolf stainless 6 burner with griddle oven/range, stainless hood, stainless sink, recessed lighting, pendant light over island, accent brick wall, wood look floor tile
- Dining Room/Peloton Room featuring insert gas fireplace with stacked stone surround, 3 walls of glass overlooking idyllic property, recessed lighting, wood-look tile flooring, door to Garage
- Maintenance Free Deck
- 1 Car Garage with epoxy flooring and storage, modern glass style electric door

SECOND LEVEL

- Great Room featuring soaring beamed ceiling, gas fireplace with custom limestone mantle and floor to ceiling stacked stone, original oversized windows, hardwood floors, eave storage, sconces
- Exercise Room featuring vaulted ceiling, glass half walls, original windows with custom window treatments, recessed lighting, hardwood floors
- Sauna with built-in beds and seating
- Massage Room
- Full Bath featuring floating vanity with glass countertop and glass vessel sink, tile wainscoting, shower with tile surround, recessed lighting, sconce, fan, wood look floor tile

POOL HOUSE

INTERIOR

- Cabana Kitchen featuring custom modern wood cabinetry, granite countertops, stone backsplash, stainless sink, stainless Frigidaire refrigerator/freezer, built-in stainless Kitchen Aid microwave, wood look tile flooring, recessed lighting, 2 sets of glass doors out to Patio Area
- Sitting Area with double-sided gas Fireplace, double glass doors to Pool Deck, floor to ceiling windows, recessed lighting, wood look floor tile, French door to Rear Patio with Outdoor Shower and spiral staircase
- Changing Room
- Full Bath with modern double vanity with vessel sinks, glass door shower with tile surround, wood look floor tile, sconces, recessed lighting, heated towel rack

EXTERIOR

- Outdoor Shower with changing area and rain showerhead
- Spiral staircase to Second Floor Sun Deck with glass enclosure
- Paver Patio with Summer Kitchen, built in Seating off Pool House, Lynx built in BBQ, Lynx burners, Marvel outdoor refrigerator, stone bar with granite countertops and bar seating for 5
- Maintenance free decking throughout
- Covered Custom Bar Area featuring 2-tiered bar with built in cabinetry with Marvel refrigerator, Lynx built in garbage, storage, stainless sink, ice maker, granite countertops, stone exterior, bar seating for 4, recessed lighting, spot lighting over bar,
- Outdoor TV over bar, Bose outdoor speakers
- Covered Conversation Area with built in Outdoor Napoleon Gas Fireplace with floor to ceiling stone surround, recessed lighting
- Covered Dining Area, recessed lighting
- Salt water Pool with electric cover, glass fencing so you can enjoy views of the yard from every angle
- Sunny Area for lounge chairs and seating
- Jacuzzi

ADDITIONAL

FRONT / BACKYARD & FEATURES

- 1.66 Acres
- Regal electric Liftmaster front gate flanked by stone pillars
- Paver driveway with multiple parking spaces
- Arched Covered Front Entry with bluestone flooring and steps
- Privacy Plantings giving complete privacy to property
- Side Entrance with Bluestone Staircase and Iron Railings
- Tennis Court with Patio Viewing Area, Privacy Trees, bluestone stepping stone pathways
- Rear Oversized Deck featuring modern railings with rope, multiple entertaining spaces, overlooks idyllic backyard, oversized staircase leading down to bluestone landing area
- Bluestone stepping stones leading down to Pool Area
- Modern Fountain
- Pea Gravel Driveway Area, bluestone walkways and stone walls leading to Carriage House
- Courtyard with green spaces and linear stone pathways
- Built In Trampoline
- Meticulously landscaped level property with stone walls, built in beds, crisp boxwoods, stone paths, blooming perennials and mature specimen trees
- New windows throughout

