



18 BIRCHWOOD DRIVE
SHORT HILLS, NJ



Drive up to 18 Birchwood and you immediately know this is not your ordinary Glenwood home. This delightful 4 Bedroom, 2 ½ Bath Bi-Level on a family-friendly cul-de-sac has been meticulously maintained by its owners. With an exceptional location, just steps from downtown Millburn restaurants and shopping, Millburn High School, Hartshorn Arboretum, Direct Train to NYC, and top-rated Glenwood School, 18 Birchwood is just waiting to be called home.



As you drive up to 18 Birchwood, note how it is perched beautifully on the crisp lawn overlooking the gardens and trees. The bluestone walkway, charming blue shutters, and an attractive front entry make for the ultimate in curb appeal. Enter through the front door and find yourself greeted by an abundance of natural light and natural wood steps leading upstairs and downstairs. Flow up the steps where you will find plenty of room for guests' coats in the Double Door Coat Closet. Move into the elegant Living Room with its gleaming hardwood floors and a fabulous picture window where light pours in. Gourmet dinner parties await in the spacious Dining Room featuring hardwood floors and plenty of room to host friends and family. Prepare to be "wowed" by the Family Room Addition worthy of a magazine. A vaulted ceiling, warm fireplace, and custom built-ins ensure that this is going to be the hub of the home. The conveniently located Eat-In Gourmet Chef's Kitchen boasts warm wood cabinetry, granite countertops, and high-end stainless steel appliances. Flow easily from the Family Room out to the enormous, private and lush backyard ideal for play, entertaining or simply relaxing with friends. A Stone Patio offers plenty of room for al fresco dining.



Ready to retire for the evening? Walk down the hallway to find the sunny and bright Primary Suite with a Custom Closet and easy, private access to the half bath. The Half Bath connects to an on-trend Full "California" Bath that serves the Main Level. Two other bedrooms include gleaming hardwood floors, tons of sunlight, and plenty of closet space.



And there's more! The Lower Level features spacious Bedroom 4, with tons of closet space, perfect for visiting guests or an au pair. You'll never be out of shape with a custom Exercise Room. A charming Full Hall Bath, with a chic vanity and beadboard wainscoting, really wows. A Laundry Room, 2 Car Garage, and plenty of storage round out the Lower Level.

This is an incredible opportunity to own a home in one of Short Hill's best neighborhoods. Just minutes from Blue Ribbon schools, NYC transportation, Hartshorn Arboretum and downtown Millburn shopping, 18 Birchwood is an absolute must-see and won't last!



INSIDE & OUT

FIRST LEVEL

- Insulated metal front door, entry area with staircase to Lower Level and to Main Level, lantern
- Landing Area with hardwood floors, Double Door Coat Closet
- Living Room featuring hardwood floors, oversized Pella picture window, crown molding, baseboard molding
- Dining Room featuring hardwood floors, oversized Pella picture window, iron chandelier, crown molding, baseboard molding
- Gourmet Chef's Kitchen featuring hardwood floors, custom wood cabinetry, granite countertops, mosaic tile backsplash, wine storage, stainless sink, Bosch stainless dishwasher, NEW (2020) GE stainless refrigerator/freezer, GE stainless gas oven/range, built-in stainless GE microwave, recessed lighting, track lighting, Breakfast Area, under cabinet lighting, Garden window
- Family Room featuring vaulted ceiling, hardwood floors, gas fireplace with custom millwork mantle and decorative tile surround and hearth, fireplace has the ability to convert to wood burning, custom built-ins with glass doors, recessed lighting, door to backyard, TV, Custom Pella windows including decorative windows, custom shades, Pella door to backyard

MAIN LEVEL SLEEPING AREA

- "California" Bathroom featuring floor tile, custom vanity with marble countertop, built-in upper cabinet, tilt mirror, 3 light sconce, recessed light, Pella window, toilet, tub/shower combination with subway and accent tile surround, door to Primary Bath
- Primary Bedroom Suite featuring hardwood floors, Pella windows at 2 exposures, wood blinds, Double Door Closet with custom storage, baseboard molding
- Primary Bath featuring a separate room with pedestal sink, medicine cabinet, Pella window with shutters, 2 light sconce, glass shelf and toilet, door to California Bathroom
- Bedroom 2 featuring hardwood floors, Double Door Closet, Pella windows at 2 exposures, shutters, baseboard molding
- Bedroom 3 featuring hardwood floors, Double Door Closet, Pella windows, blinds, baseboard molding

LOWER LEVEL

- Lower Level landing and hallway featuring stone flooring, recessed lighting, baseboard molding, Utility Closet, door to Garage
- Storage Closet under the staircase
- Exercise Room featuring paneled walls, soft flooring, custom mirrors, Vizio TV, recessed lighting, above ground Pella windows
- Laundry/Utility Room featuring laminate flooring, NEW (2019) Whirlpool washer and dryer, utility sink
- Bedroom 4 featuring carpeting, 2 egress windows, plantation shutters, recessed lighting, baseboard molding, Utility Closet, 2 Double Door Closets
- Full Bath featuring tile flooring, beadboard wainscoting, vanity with Corian countertop, shower with designer tile surround and sliding glass door, medicine cabinet, 3 light sconce, recessed light, fan, window
- 2 car garage with NEW (2018) fireproof electric doors, WiFi capable controls, storage, window
- Sump pump and French drain

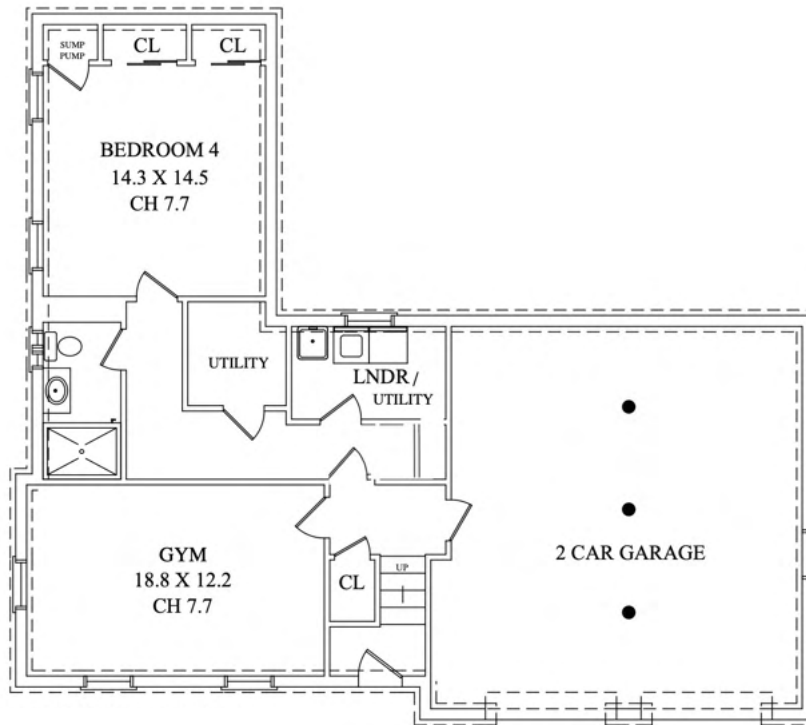
FRONT & BACKYARD

- Bluestone Front Walkway
- ENORMOUS Yard
- Deep, fenced-in lot with tall plantings for privacy
- Stone rear steps
- NEWER Flagstone Patio (2018)

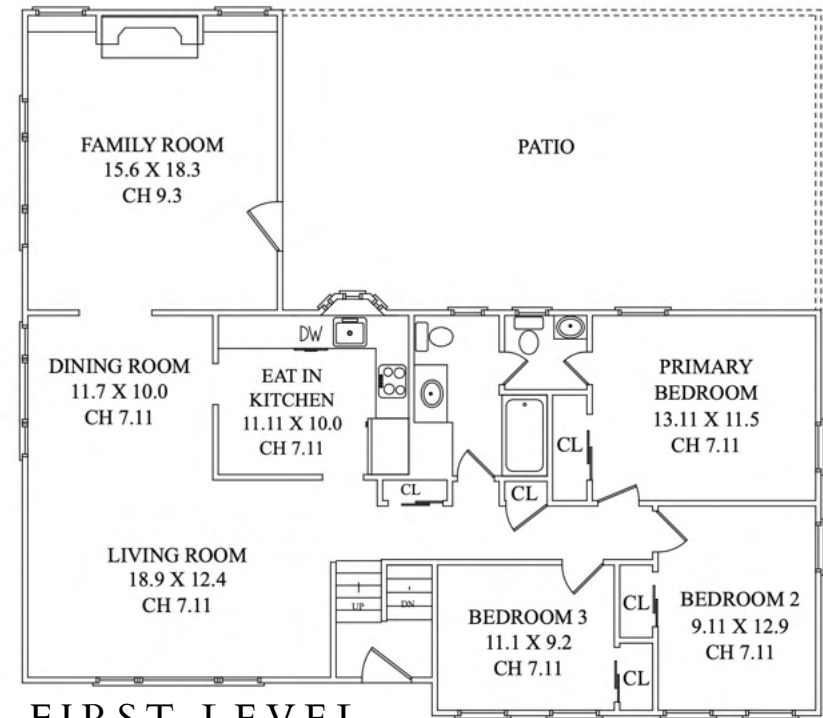
ADDITIONAL FEATURES

- Freshly painted throughout
- NEW Roof (2020), with warranty
- Pull down attic storage
- Attic door above Belezzer stairs- temperature regulation
- Heat/AC, 2 zones (NEWER unit, 2012)
- NEW Smoke Alarms (2020)
- NEWER gas Water Heater (2015)
- All bathrooms updated 2010
- Kitchen updated 2010
- Family Room Addition 1999
- NEWER Pella windows (2005)
- NEWER stair spindles
- NEW outside lighting
- NEW Insulated metal front door
- Fireproof Garage door

THE FLOORPLAN



LOWER LEVEL



FIRST LEVEL

GROUND 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



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