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THE MOUNTAIN REALTY GROUP NEW JERSEY

41 Woodland Road
Short Hills, New Jersey

Welcome to 41 Woodland!

This is NOT your ordinary Glenwood home. A flawless 2-story addition, intact vintage details and an open and airy vibe, make this home exceptional. With an outstanding location just steps from downtown Millburn restaurants and shopping, Millburn High School, Hartshorn Arboretum, Direct Train to NYC and top-rated Glenwood School, 41 Woodland is just waiting to be called home.





Drive up the beautiful tree-lined street and you will come upon this meticulously maintained stunner. The meandering brick walkway, charming shutters and front garden make for the ultimate curb appeal. Glenwood's BEST porch awaits with Trex decking, maintenance free railings, and private hedges and Sunbrella curtains for extra privacy. Whether it's lemonade on a hot day or cocktails with friends, the porch has an enchanting vibe. Enter into the Entry Foyer glowing with natural light and featuring a graceful staircase leading to the second floor. Move into the spacious Living Room with an original wood burning stone fireplace, windows at 2 exposures, and fabulous built-ins perfect for displaying your wares. Elegant dinner parties await in the formal Dining Room featuring an original leaded glass window, gleaming hardwood floors and plenty of room for family gatherings.





Flow easily into the spectacular magazine-worthy addition. The Gourmet Chef's Kitchen is a chef's DREAM with crisp white custom cabinetry, glass cabinets for china and heirloom display, an oversized island with walnut countertop, Wolf/Kitchen Aid/Fisher & Paykel high-end appliances and quartzite countertops. A Coffee/Dry Bar includes a beverage refrigerator, and a spacious, sunny Breakfast Area with an ethereal, serene vibe. The Kitchen opens up directly to the Family Room that is a work of art in and of itself.





A stately gas fireplace, sliding French doors with full sized sidelites, and soothing hues are just a few of the room's highlights. This room exudes relaxation and is well suited for family game night, movie watching or cozy nights by the fire. Not a thing will be out of place in the fabulous Mud Room complete with custom cubbies, cabinetry and its own "drop zone." A tasteful Powder Room rounds out the First Level.



Ready to retire for the evening? Luxury abounds in the private and open Primary Bedroom Suite where you feel like you are floating in the treetops. With an elegant fireplace, soaring ceiling, abundant windows with plantation shutters, and two Walk In Closets, you will never want to leave this room. Blue and white hues and a cool “Parisian” wallpaper accent wall contribute to the room’s remarkable vibe. Enjoy the Primary Bathroom complete with a custom double vanity with a glowing onyx countertop, a soaring ceiling with a skylight, and an oversized doorless shower. A second floor Laundry Room off of the Primary Suite means never having to carry laundry up and down the stairs.





Bedrooms 2 through 4 are steeped in sunlight and include generous closets and large windows. A picture perfect Full Hall Bathroom, with crisp white subway tile throughout, rounds out the Second Level.

And that's not all! The Lower Level, with a fabulous Recreation Room with built-ins, a spacious 2nd Laundry Area, and tons of utility/storage space adds plenty of functional space to the home.





The magic continues outdoors! Don't miss the lovely Deck overlooking the flat, meticulously landscaped backyard. The NEW (2014) detached 2-Car Garage is pretty as can be with shutters, charming carriage style doors and its own cupola. Sliding French Doors from the Family Room, and a door from the Mud Room, make indoor and outdoor entertaining a breeze. The flat, private yard offers plenty of room to entertain and play.

This is an incredible opportunity to own an extraordinary home in one of Short Hill's best neighborhoods. Just minutes from Glenwood School, Millburn High School, Short Hills train station, Hartshorn Arboretum and downtown Millburn shopping and restaurants, 41Woodland is an absolute must see!

INSIDE & OUT

FIRST LEVEL

- *Entry Foyer featuring original wood door, hardwood floors, oversized window, sconce, original staircase to Second Level, crown molding, baseboard molding, Rear Hallway with Coat Closet and door to Lower Level*
- *Living Room featuring arched entry, hardwood floors, original stone fireplace flanked by built ins, windows at 2 exposures, shutters, crown molding, baseboard molding*
- *Dining Room featuring arched entry, hardwood floors, original leaded glass mirror, oversized window, crown molding, baseboard molding, custom window treatments*
- *Gourmet Chef's Kitchen featuring hardwood floors, custom cabinetry including glass door cabinetry with lighting, quartzite perimeter countertops, subway tile backsplash with decorative accents, custom design behind cooktop, oversized island with seating for 4, hidden storage and walnut countertop,*
- *Coffee/Dry Bar featuring custom cabinetry including glass cabinetry, Marvel beverage refrigerator, fully integrated Kitchen Aid refrigerator/freezer, Wolf 6 burner cooktop, KitchenAid stainless double wall ovens and warming drawer, 2 Fisher and Paykel dishwasher drawers, Sharp stainless microwave drawer, garbage disposal, custom hood, custom lighting including in cabinet, under cabinet, recessed lights and 2 sun tubes, 2 lantern style pendant lights over island, oversized windows at 3 exposures, stainless sink with gooseneck fixture*
- *Breakfast Area featuring hardwood floors, wall of oversized windows at 2 exposures, custom window treatments*
- *Mud Room featuring designer porcelain floor tile, custom built in cubbies, shelves and enclosed storage with "drop zone," rustic farmhouse light fixtures, crown molding, baseboard molding, French door to side porch/staircase*
- *Powder Room featuring designer porcelain floor tile, oversized window, vanity with porcelain integrated sink, crown molding, baseboard molding, (light fixture excluded)*
- *Family Room featuring hardwood floors, remote control operated gas fireplace with custom millwork mantle and stone surround and hearth, custom built ins with open and concealed storage, sliding French doors with full sidelites out to Deck, recessed lighting, crown molding, baseboard molding, custom window treatments, wired for TV*

SECOND LEVEL

- *Carpeted staircase to Second Level*
- *Second Level Landing featuring star glass light fixture, carpeting, baseboard molding, drop down attic access*
- *Primary Bedroom Suite featuring Entry Area with soaring ceiling and skylight, picture ledge, ballet barre, hardwood floors, soaring vaulted ceiling, gas fireplace with decorative surround and mother of pearl, enormous windows with plantation shutters and custom window treatments, accent wall with Paris streetscape wallpaper, (chandelier excluded), 2 Walk In Closets with custom built ins with drawers, shelves and hanging storage, sun tube, oval decorative window*
- *Laundry Room (within Primary Suite) featuring hardwood floors, sun tube, built in cabinetry, wallpaper, recessed lighting, Electrolux front loader washer and dryer*
- *Primary Bathroom featuring vaulted ceiling, custom double vanity with onyx countertop, upper custom cabinetry with charging stations/medicine cabinet storage, wood look porcelain tile with radiant heat, skylight, sconces, recessed lighting, separate area for toilet, wallpaper, baseboard molding, shower with designer tile surround*
- *Full Hall Bath featuring marble floor tile, subway tile wainscoting with mosaic accent border, pedestal sink, oval tilt mirror, glass shelf, tub/shower combination with subway/decorative tile surround, 3 light sconce, recessed lighting, light tube, crown molding*
- *Bedroom 2 featuring carpeting (hardwoods underneath), windows at 2 exposures, chair rail, Closet, crown molding, baseboard molding*
- *Bedroom 3 featuring hardwood floors, 2 Closets, recessed area with arch, windows at 2 exposures, crown molding, baseboard molding*
- *Bedroom 4 featuring hardwood floors, Closet, windows at 2 exposures, crown molding, baseboard molding*

LOWER LEVEL

- *Carpeted staircase to Lower Level, hook storage, Door to Side Yard*
- *Recreation Room featuring laminate wood look flooring, built ins with open and concealed storage, recessed lighting, baseboard molding, hidden utility storage, lowered doors to Utility Rooms*
- *Utility Rooms with storage, Laundry Area with Bravos washer and dryer*
- *Dry basement*

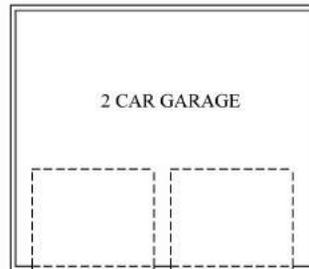
INSIDE & OUT CONT...

FRONT/BACKYARD

- *Front Porch with maintenance free Trex Deck, maintenance free railings, Sunbrella curtains, beadboard ceiling, ceiling fan, screened from street with privet hedges*
- *Side Porch/Staircase to bluestone path to driveway*
- *Maintenance free Trex Rear Deck with maintenance free railings, steps down to backyard*
- *Professionally landscaped backyard with foundation plantings, blooming perennials, seasonal grasses and large privacy trees*
- *Detached 2 Car Garage with cupola and weathervane*
- *Arbor with roses*

ADDITIONAL FEATURES / UPGRADES

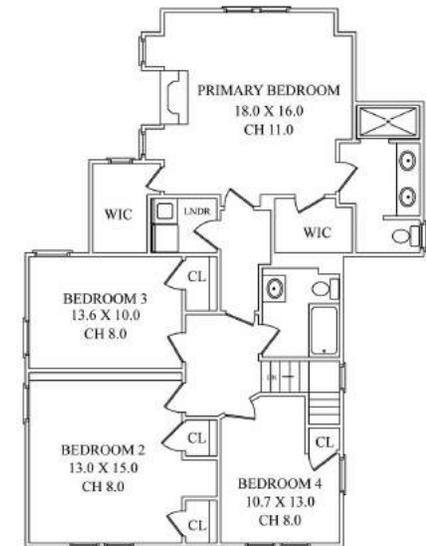
- *2 - Story Addition (NEW 2014)*
- *Newer Water Heater*
- *Original doors and hardware throughout*
- *Detached 2 Car Garage (NEW 2014)*
- *Sun tubes throughout bringing in tons of natural light*



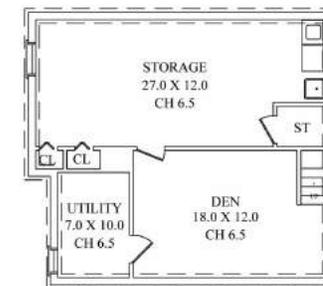
THE FLOORPLAN



FIRST FLOOR



SECOND FLOOR



LOWER LEVEL



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