

## **SELLERS' LETTER TO:**

35 Valley View

Short Hills, NJ 07078

When we decided to build a custom house, we knew that we wanted a large flat property close to Franklin Elementary school. We already had a student at Franklin and loved the sweet little school and wanted to be close enough to walk. We found the perfect property at 35 Valley View and ultimately built our dream house. We wanted two offices to give everyone in the family space to work and do homework, and this really came in handy during the pandemic. We needed a large mudroom with lots of closet space and cubbies to keep everyone organized. Top of our list was a large front porch, a beautiful patio with outdoor fireplace for hanging and entertaining, and of course, a basketball court in the basement! We love our neighborhood and looking out the window in the morning to see all of the kids and parents walking to school and in the afternoons the children on their way to Franklin playground to play with friends. We always see neighbors when we're out walking in the neighborhood and there is an annual block party to keep everyone connected. The location is so convenient - walking distance to school, downtown Summit, Kings supermarket, Towne Deli, Clearwater swimming pool and the New Providence train station. One of our favorite things about the neighborhood is how beautiful it looks on Christmas Eve when most of the houses in town put out luminary lights along the streets. It is truly a magical holiday wonderland :)

The house is so serene with a great flow and open concept that makes it easy to live here. It's great for entertaining with a large kitchen and island where everyone always congregates, which spills into the family room and out onto the patio and fireplace area. All of those areas have speakers for playing music throughout and are very festive. The dining room accommodates large holiday gatherings with plenty of room to expand the table for big groups. Having the butler's pantry close by and the in-wall speakers to play music makes for lovely dinner parties.

If we had to choose one favorite part of our house, it would probably be the indoor basketball court. We have so many fond memories of our kids' friends coming over after school and on the weekends to play hoops, soccer, or lacrosse. Cranking up the music and playing for hours. We've also had sleepover/movie parties in the basketball court with sleeping bags and a movie projector which projects a huge movie screen on the wall!

The backyard is fabulous with beautiful landscaping and plenty of room for soccer or lacrosse nets and fenced-in space for dogs to run around.