



278 DALE DRIVE

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Short Hills, NJ



Welcome to 278 Dale Drive! Situated on .91 of an acre on an utterly private and park-like lot sits this magical 6 Bedroom, 5.1 Bath boasting open and airy spaces and fabulous flow for entertaining and everyday living. This prestigious Short Hills home offers the opportunity to make it your own and contains all of the hallmarks of sophistication.

As you drive up, note how this remarkable home is nestled on one of Short Hills' prettiest cul-de-sacs surrounded by significant homes. Stroll up the bluestone and brick front walkway to the stunning Covered Front Entry graced by regal pillars, brickwork and a stately front door.







Enter the deep Entry Foyer with hardwood floors and great flow to the Living Room, Dining Room, Family Room and Office/Study. Flow easily into the sun-drenched Living Room with a striking fireplace and a bay window with a cozy window seat. A wall of built-ins is the perfect spot to style with all your photos and wares and there is plenty of room for a hidden Bar.

Working from home is a dream in the spacious and sunny Office/Study with a custom built-in Desk Area and Wall to Wall Built-In. Take a break from your Zoom calls and curl up at the bay window where the sun pours in. Dinner parties are divine in the enormous formal Dining Room with gracious wainscoting and ample space to host large gatherings or dinner parties.









Step down into the dreamy Breakfast Room radiating with natural light due to oversized windows and a sliding door at 2 exposures. The Breakfast Room includes tons of floor to ceiling cabinetry so that all of your china and bar glasses will be neatly tucked away. The Breakfast Room impeccably connects to a dazzling Family Room seeped in sunlight. A wall of windows/French doors overlooking the idyllic outdoors, a warm and welcoming gas fireplace and the openness between the Dining and Family Rooms make this room extraordinary. A well-appointed Powder Room rounds out this area.







Move down the hallway where you are sure to be impressed by the large Mud Room directly off of the spacious 2 Car Garage. Down the hall, don't miss the Cabana Bath, with an entrance directly to the backyard, perfect for pool parties!

Walk up the back stairs to find an open and airy Bonus Room/potential Guest Room/potential Home Office perfect for Zoom calls, visiting guests, yoga or as a Tween hangout.





The show stopper of 278 Dale Drive is the phenomenal, private backyard with a Pool, Patio, Wraparound Deck and Pool/Storage House. You simply don't see property like this every day. Because the backyard can be accessed from numerous areas of the First Level, indoor/outdoor entertaining is seamless.

Meticulous landscaping creates immense privacy so that there are no neighbors in sight. Whether it's a swim party, al fresco dining or cocktails with friends, you will not want or need to leave this backyard oasis.





Ready to retire for the evening? The front staircase takes you to the enormous Primary Bedroom Suite sure to be your own private sanctuary. A tray ceiling, spacious sleeping area and sitting area, and 2 custom Walk In Closets make this room extraordinary. You are certain to fall in love with the sensational spa-like bath featuring 2 custom vanities, glass door shower and a built in jetted tub. Bedrooms 2 and 3 are both ensuite and include tremendous closet space. Bedroom 4 is connected to the tasteful Full Hall Bath. Bedroom 5 (currently used as an Office) is conveniently attached to the Primary Suite making it the perfect Nursery, Primary Office or Sitting Room/Lounge. A large Laundry Room, with tons of storage, rounds out the Second Level.









And there's more...A finished Lower Level adds tons of living space to the home. There are 2 distinct finished spaces, with sleek wood look flooring, that can be used as a Recreation Room, Art Room and/or Exercise Room ... you choose. There is also a wall of built-ins in the lower level room to tuck away all toys, games and/or art supplies.

Don't miss the chance to make this incredible home your own. Top Notch Millburn schools (Hartshorn Elementary), proximity to New York City, Midtown Direct Train, Short Hills Mall and downtown Millburn shopping and restaurants make this opportunity exceptional!



# INSIDE & OUT

## FIRST LEVEL

- Entry Foyer featuring hardwood floors, baseboard molding, crown molding, flush mount light fixture, wallpaper, Coat Closet
- Powder Room featuring tile flooring, pedestal sink, wallpaper, tile accent wall with custom mirror with decorative tile border, architectural round window, semi-pendant light fixture, baseboard molding
- Living Room featuring bay window with window seat, wood burning fireplace with warm wood mantle and marble tile surround and hearth, ceiling fan, wall to wall built in with open and concealed storage, recessed lighting, crown molding, baseboard molding
- Office/Study featuring bay window with window seat, carpeting, custom built in desk with open and concealed storage, wall to wall custom built in with open and concealed storage including media storage, recessed lighting, crown molding, door to Lower Level
- Chef's Kitchen featuring tumbled floor tile, custom wood cabinetry including glass door cabinetry, granite countertops, island, tumbled tile backsplash, Thermador stainless cooktop, Thermador double wall ovens, Sub-Zero stainless refrigerator/freezer, Broan trash compactor, NEW Kitchen Aid stainless dishwasher, Built In Desk Area, bi-fold door to Office/Study, double doors to Dining Room, recessed lighting
- Step Down Breakfast Room featuring wall of casement windows, sliding door to Pool/Backyard, tumbled floor tile, custom built in buffet area with custom cabinetry including glass door cabinetry, ceiling fan, recessed lighting, built in speakers, French door to Family Room
- Family Room featuring hardwood floors laid on a diagonal with walnut inlay, gas fireplace with custom millwork mantle and stone tile surround and hearth, 2 sets of double French doors to rear Deck and floor to ceiling double windows with arched transoms above, crown molding, baseboard molding, recessed lighting, built in speakers, open to Dining Room
- Dining Room featuring hardwood floors, wainscoting, chandelier, sconces, double doors to kitchen, wallpaper, oversized window, knee wall and pillars with opening to Family Room
- Mud Room featuring tile flooring, custom built in cabinetry/storage, Closet, recessed lighting, crown molding, baseboard molding, door to backyard, rear hallway with storage closet
- Full Bath/Cabana Bath featuring tile flooring, pedestal sink, shower with glass door, crown molding, tile wainscoting, recessed lighting, 2 light sconce, door to backyard
- Rear staircase to 2nd Level Bonus Room
- 2 Car Garage with storage

## SECOND LEVEL

- Staircase with runner to Second Level
- Second Level Landing featuring carpeting, wallpaper, crown molding, baseboard molding, flush mount light fixtures
- Primary Bedroom Suite featuring double doors at entry, carpeting, oversized windows overlooking backyard, tray ceiling, recessed lighting, ceiling fan/light fixture, baseboard molding, hallway with 2 Walk In Closets with custom storage
- Primary Bath featuring tile flooring, 2 individual vanities with stone countertops, wallpaper, tile wainscoting, built in jetted tub, skylight, picture window, custom cut mirrors, oversized frameless glass shower, separate room for toilet, Linen Closet, door to Office
- Ensuite Bedroom 2 featuring carpeting, bay window, ceiling fan/light fixture, Walk In Closet with custom storage, baseboard molding, crown molding, Bathroom featuring tile flooring, vanity, shower, vanity lighting, custom cut mirror, Linen Closet
- Ensuite Bedroom 3 featuring carpeting, 3 windows, 2 oversized Double Door Closets, ceiling fan/light fixture, recessed light, crown molding, baseboard molding, Bathroom featuring tile flooring, vanity, medicine cabinet, vanity lighting, shower
- Hall Bath (also connected to Bedroom 4) featuring tile flooring, vanity, 2 sconces, tile wainscoting, recessed lighting, separate room with tub/shower combination and toilet, flush mount light fixture, Linen Closet
- Ensuite Bedroom 4 featuring carpeting, Double Door Closet, 2 windows, ceiling fan/light fixture, crown molding, baseboard molding
- Laundry Room featuring tile flooring, built in cabinetry, Samsung front loader washer and dryer on pedestals, 2 Double Door Closets, window, recessed lighting, crown molding, baseboard molding
- Bedroom 5/Office/Primary Suite Sitting Room/Potential Nursery featuring carpeting, flush mount light fixture, baseboard molding, Walk In Closet, door to Primary Bath
- Bonus Room off of Rear Staircase featuring carpeting, recessed lighting, crown molding, baseboard molding, Closet, ceiling fan/light fixture, oversized windows at 2 exposures

## LOWER LEVEL

- Carpeted staircase to Lower Level
- Upper level Recreation Room featuring newer vinyl wood look flooring, recessed lighting, baseboard molding
- 2 Utility Rooms
- Step Down Recreation Room featuring newer vinyl wood look flooring, wall of built in cabinetry, hanging wall cabinet, open shelving, recessed lighting, baseboard molding, cabinet with sump pump

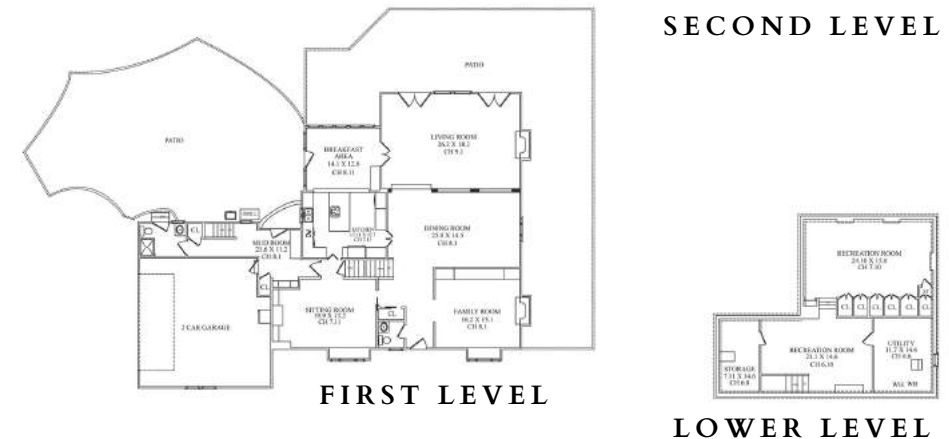
## ADDITIONAL FEATURES & UPGRADES

- French drains and sump pumps
- Alarm system
- Generator

## FRONT & BACK YARD

- Professionally landscaped
- Bluestone and brick front walkway
- Fully fenced in yard
- Heated Pool with NEW heater, diving board
- Paver pool surround and Patio
- Wraparound Wood Deck off Family Room, paver pathway to backyard
- Grassy area, private and professionally landscaped
- Pool House/Storage
- Irrigation system

## 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.





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