

kw PREMIERE
PROPERTIES

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THE PREMIER WILLIAMS OFFICE IN NEW JERSEY



17 Joanna Way

Short Hills, New Jersey

CLASSIC VINTAGE COLONIAL in the heart of Old Short Hills! All the cool vintage details and “good bones” are intact and with some TLC, this home can be customized to your liking. Located in one of Short Hills’ most prestigious neighborhoods, a short distance to The Short Hills Club, North Pond, and downtown Millburn restaurants and shopping.





5 Bedrooms, 4 Baths (with plumbing in place for Half Bath on Lower Level). Stunning piece of property (over ½ Acre) with plenty of room for entertaining and more. Front Entry with leaded glass windows. Entry Foyer with cascading staircase. Elegant Living Room with original fireplace and oversized windows. Formal Dining Room with picture window. Family Room opening to Deck.



All rooms with incredible sunlight, moldings, windows and scale. Eat-In Kitchen features a dining area with skylight and views of the backyard, tons of custom cabinetry, huge island and Desk Area. 1st Level Laundry/Mud Room with separate entrance.





Primary Suite with cool wall to wall mirrored built-ins and bath. Fabulous original built-ins on Second Floor Landing. All other bedrooms are spacious, sundrenched and include generous closets (2 also include custom built-ins). Au Pair Suite with separate staircase. Unfinished Lower Level with tons of potential for Recreation Room, Play Room, Exercise Room and/or Wine Storage. 2 Car Garage. This home has so many possibilities and with such a prestigious location, this home will NOT last!



INSIDE & OUT

FIRST LEVEL

- Entry Vestibule featuring original door with original leaded glass sidelites, vintage floor tile, wainscoting, grass cloth wall paper, flush mount light fixture
- Entry Foyer featuring hardwood floors, floral grass cloth wallpaper, curved original staircase to Second Level, recessed lighting, crown molding, baseboard molding, Coat Closet
- Living Room featuring hardwood floors, windows at 2 exposures including large bay window at front, fireplace with original custom millwork mantle, crown molding with rope detail, baseboard molding, door to Family Room
- Dining Room featuring tile flooring, oversized windows at 2 exposures including large bay picture window at side, wainscoting, recessed lighting, crown molding, baseboard molding
- Eat-In Kitchen featuring tile flooring, modern wood cabinetry, island with seating for 3, granite countertops, glass tile backsplash, Kitchen Aid stainless refrigerator/freezer, Thermador stainless double wall ovens, Bosch stainless dishwasher, Thermador stainless cooktop, recessed lighting, Built in Desk Area, double doors to Rear Hallway and Dining Room, dining area featuring vaulted ceiling with large skylight, floor to ceiling windows at one exposure, sliding doors at other exposure, display niche
- Family Room featuring washed wood hardwood floors, fireplace, windows at 2 exposures, sliding glass doors at 3rd exposure, track lighting, recessed lighting, Double Closet
- Step down to Laundry Room featuring separate entrance, Coat Closet, tile flooring, utility sink, Maytag washer and dryer, door to Garage
- 2 Car Garage with storage
- Rear Staircase to Au Pair/Guest Suite
- Full Bath featuring tumbled look floor tile, pedestal sink, glass shelf, window, flush mount light, shower

LOWER LEVEL

- Unfinished open space easily used as Recreation, Play Room, Exercise Room and/or Wine Storage
- Toilet and plumbing in place for a Half Bath
- Utility Room
- Storage/Utility Room
- Sump pump
- Under stairs Closet, 2nd Closet

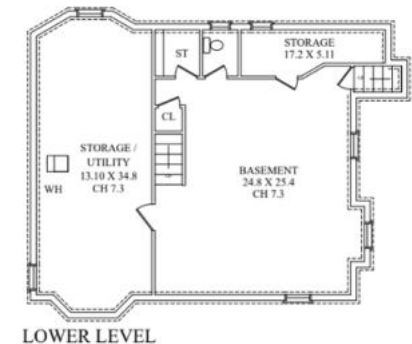
SECOND LEVEL

- Original curved staircase with original railings to Second Level
- Second Level Landing featuring hardwood floors, wall to wall floor to ceiling custom built in with drawers, cabinets and hamper storage, Closet, grass cloth wallpaper, crown molding, baseboard molding, lantern, drop down attic access
- Primary Bedroom Suite featuring hardwood floors, wall to wall custom built in closets with mirrored doors and fully custom storage, windows at 2 exposures, wallpaper, crown molding, baseboard molding, recessed lighting
- Jack and Jill Bathroom featuring vintage floor and wall tile, original wash basin sink, tub, shower, wallpaper, window, flush mount light, recessed light, 2 medicine cabinets, door to Bedroom 2
- Bedroom 2 featuring hardwood floors, windows at 2 exposures, Closet, door to Bath, crown molding, baseboard molding, recessed lighting
- Bedroom 3 featuring hardwood floors, windows at 2 exposures, Closet, Built In Bookshelves and Desk Area, track lighting, door to Rear Hallway, door to Hall Bathroom, wallpaper, crown molding, baseboard, molding
- Full Hall Bath featuring vintage floor and wall tile, original wash basin sink, window, wallpaper, medicine cabinet, flush mount light, tub/shower combination, door to Bedroom 3
- Carpeted Rear Staircase, Rear Hallway featuring carpeting, eave storage, Closet
- Bedroom 4/Au Pair/Guest Suite featuring hardwood floors, windows at 2 exposures, flush mount light, baseboard molding, Closet, Bathroom featuring vintage tile, original wall mount sink, tub, original medicine cabinet, window, flush mount light
- Bedroom 5/Office featuring double doors at entry, hardwood floors, wall to wall Built In with Desk Area (with concealed closet behind), open shelving and concealed storage, windows at 2 exposures including a bowed window overlooking backyard, recessed lighting, crown molding, baseboard molding

FRONT/BACKYARD

- Winding brick front walkway
- Blooming perennials, pachysandra
- Wood Deck (access from Kitchen and Family Room), areas for dining and conversation, gas hook up for grill
- Deep lush yard

THE FLOORPLAN





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