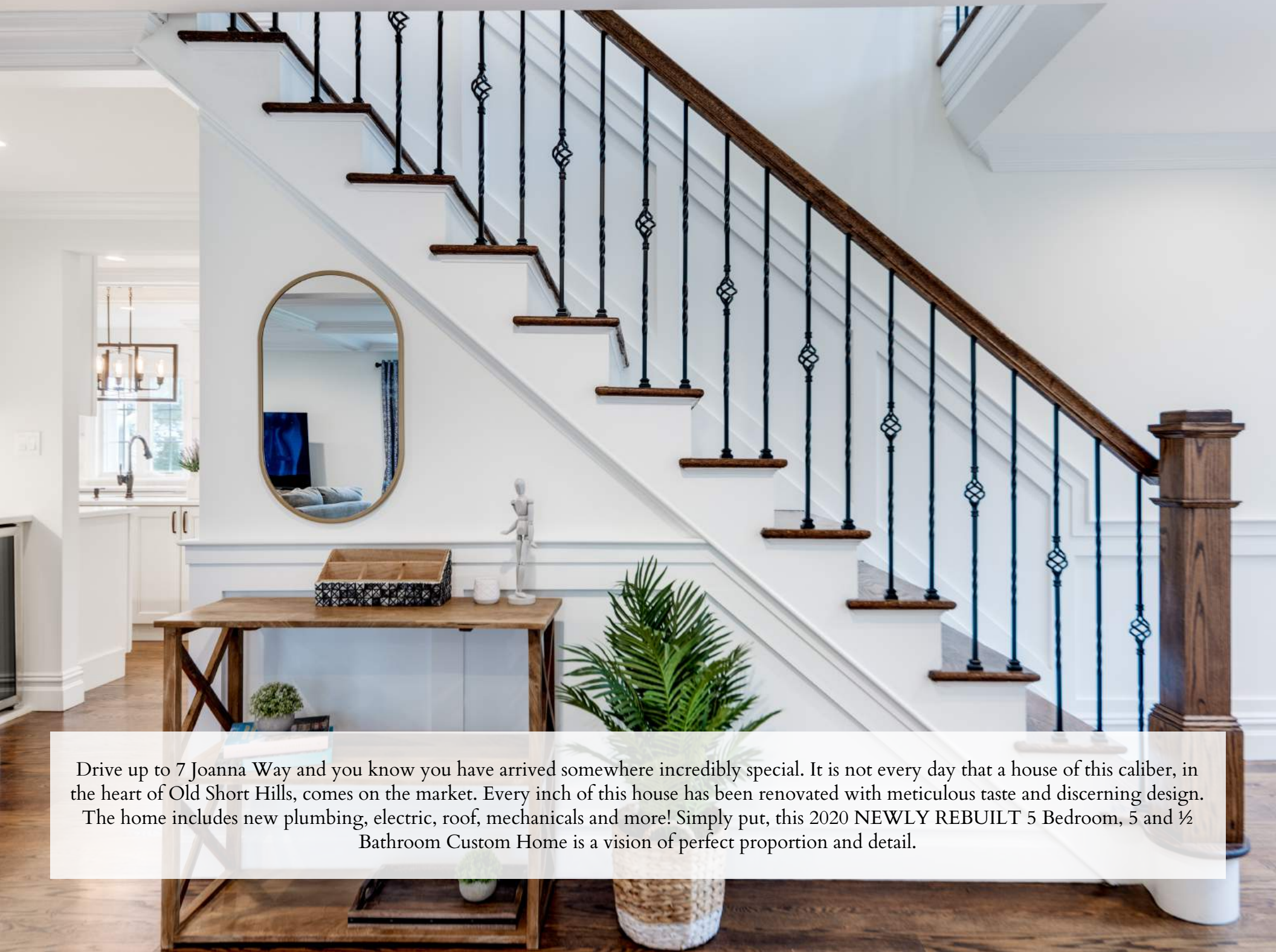


7 Joanna Way  
Short Hills, NJ





Drive up to 7 Joanna Way and you know you have arrived somewhere incredibly special. It is not every day that a house of this caliber, in the heart of Old Short Hills, comes on the market. Every inch of this house has been renovated with meticulous taste and discerning design. The home includes new plumbing, electric, roof, mechanicals and more! Simply put, this 2020 NEWLY REBUILT 5 Bedroom, 5 and ½ Bathroom Custom Home is a vision of perfect proportion and detail.





When you arrive, you'll be impressed how the home sits majestically on a huge corner lot. Enter into the 2-Story Entry Foyer and prepare to be transfixed by this home. The luxurious, deep moldings, high ceilings and stunning hardwood floors are just a few of the magnificent details that grab your attention. The sheer elegance of the inviting Entry Foyer, with a visually splendid cascading chandelier, informs you that you have arrived to an extraordinary space. Beauty and sunlight abound in the gracious Living Room featuring cultivated details such as a great fireplace, a detailed strapwork ceiling and an lovely bay window where the sun shines in. Dinner parties are divine in the incredible Dining Room featuring another dreamy strapwork ceiling, wainscoting and a rustic chandelier. The Dining Room connects easily to the impressive Butler's Pantry perfect for mixing cocktails.







Flow easily into the dazzling Gourmet Chef's Kitchen that will satisfy any cook's desire. White cabinetry, quartz countertops, a gorgeous custom island and stainless appliances all lend to the Kitchen's extraordinary style. Not a thing will be out of place with a Walk-In Pantry with floor to ceiling storage. When it comes to spending time with loved ones, you can't beat the sensational Family Room featuring a coffered ceiling and immense windows with superb views of the lush property. When it's time to entertain outdoors, flow easily through French doors from the Family Room out to the sizable Trex Deck. Al fresco meals are magical under the vaulted, shiplap covered Deck. An uncovered area is excellent for hanging out and soaking up the sun. From outdoor dining to gathering around the Custom Fire Pit, the alluring outdoor space adds a whole other dimension to the home. Rounding out the First Level is a tasteful Powder Room, Mudroom, with a private side entrance and custom storage, and a 2-car Garage.









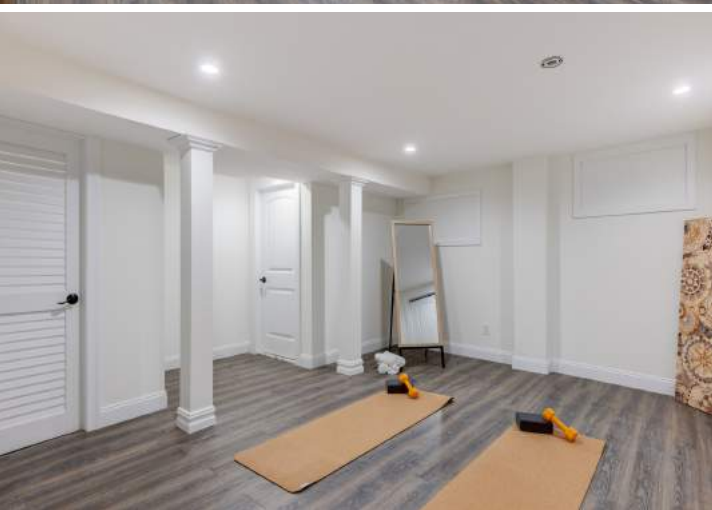
When it's time to retire for the evening, the front staircase (there is also a rear staircase), with stunning custom iron railings, leads you to second floor with 5 spacious bedrooms and 4 full baths. The immensely private and vast Primary Bedroom Suite exudes comfort and relaxation with an architectural vaulted ceiling, ample sunlight, outstanding craftsmanship and 2 roomy Walk In Closets so everything will be neatly tucked away. You won't want to leave the spa-like Primary Bathroom, complete with a custom double vanity, soaking tub and a lavish shower with exquisite tile selections. Ensuite Bedroom 2 dazzles with a vaulted ceiling and 2 Walk In Closets.







Sundrenched Bedrooms 3 and 4 boast fabulous closets and share a luxurious bath. Ensuite Bedroom 5, perfect as a private suite, is tucked around a corner offering an abundance of privacy and access to the kitchen via a separate back staircase. Laundry is a pleasure in the cheery Second Floor Laundry Room.

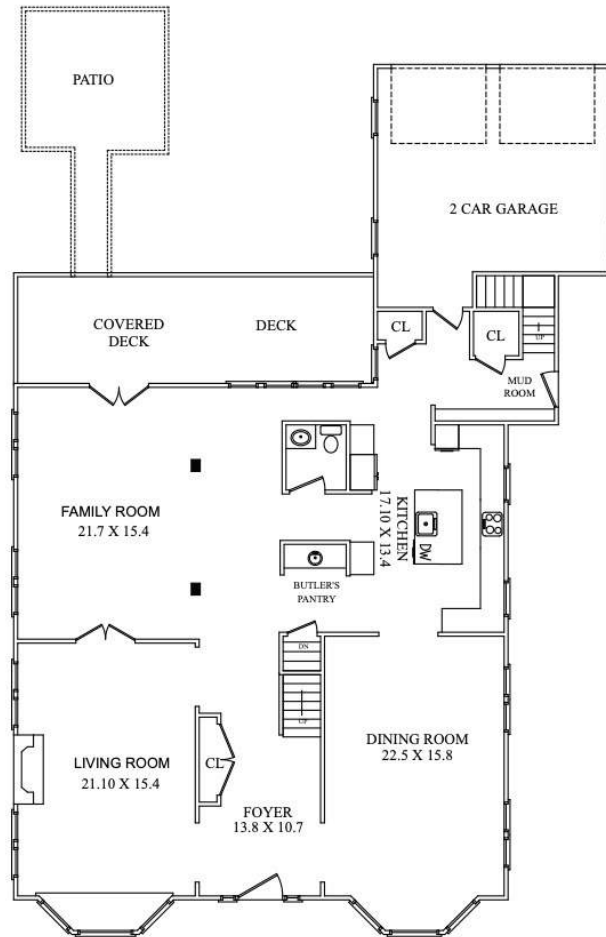


And there's more... The Lower Level, with its fantastic Recreation Room with custom Wet Bar means your home will be ground zero for parties and watching sporting events. A wonderful Play Room is another big draw for play dates. A large Bonus Suite with a full bath is ideal for an au pair or visiting guests. Whether it's watching movies, playing card games, or creating art projects, the Lower Level provides all the space you need for any entertainment pursuit.

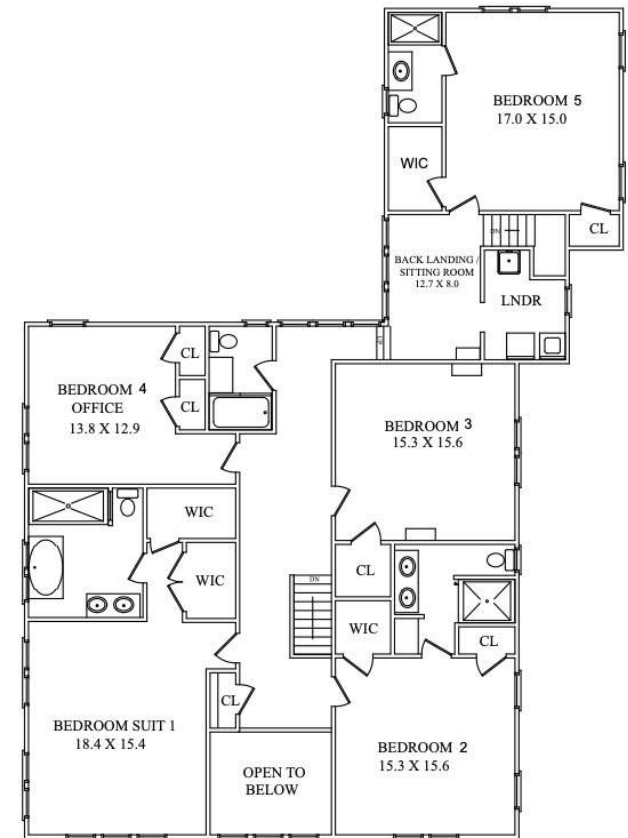
7 Joanna Way is a dream home in every way. Just minutes from Blue Ribbon schools, NYC transportation, shopping and downtown Millburn, this home cannot be missed!



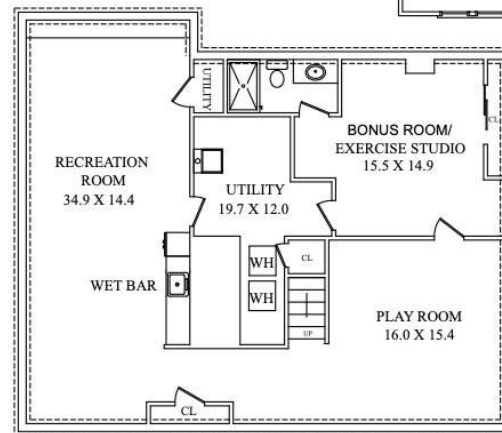
# THE FLOORPLAN



FIRST LEVEL



SECOND LEVEL



LOWER 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



# INSIDE & OUT

## FIRST LEVEL

- 2-Story Entry Foyer featuring decorative door with sidelites, wainscoting, large archways with deep moldings, oversized windows above front door, cascading chandelier set in decorative ceiling moldings, Double Door Coat Closet, recessed lighting, staircase to Second Level
- Living Room featuring hardwood floors, 2 oversized openings to Entry Foyer, oversized mantle with electric fireplace with decorative crystals, strapwork ceiling, deep crown and baseboard moldings, oversized windows at 2 exposures, bay window with window seat, double French doors to Family Room
- Family Room featuring hardwood floors, double French doors to Rear Deck, oversized windows, coffered ceiling, recessed lighting, deep baseboard molding, open to Rear Hallway
- Rear Hallway featuring hardwood floors, recessed lighting, wall of windows overlooking backyard, decorative pillars
- Dining Room featuring hardwood floors, decorative strapwork ceiling, oversized windows at 2 exposures, bay window with window seat, recessed lighting, rustic chandelier, wainscoting
- Gourmet Chef's Kitchen featuring hardwood floors, custom cabinetry, island with quartz countertop, stainless sink, linear pendant light with filament lighting over island, quartz countertops, tile backsplash, recessed lighting, Kitchen Aid stainless French door refrigerator/freezer, Kitchen Aid built in stainless oven, Kitchen Aid stainless built in microwave, Kitchen Aid stainless cooktop, custom hood, decorative marble tile behind cooktop, open to Dining Room, under cabinet lighting
- Butler's Pantry featuring custom cabinetry including glass door cabinetry, bar sink, beverage refrigerator, quartz countertops, tile backsplash, door to Lower Level, recessed lighting, under cabinet lighting
- Mudroom featuring hardwood floors, craftsman style Side Door, rear staircase, Closet, Walk In Pantry, built in bench, cubbies and hanging storage, recessed lighting, door to Garage
- 2 Car Garage with electric doors
- Powder Room featuring wood herringbone floors, gray vanity with marble countertop, open shelves, rustic 3 light sconce, flush mount light, crown molding, baseboard molding

## SECOND LEVEL

- Staircase with custom iron railings to Second Level
- Second Floor Landing featuring gallery landing overlooking Entry Foyer, wainscoting, recessed lighting, Linen Closet, crown molding, drop down attic access
- Primary Bedroom Suite featuring hardwood floors, vaulted ceiling with raised moldings, ceiling fan, oversized windows at 2 exposures, crown moldings, baseboard moldings, recessed lighting, 2 Walk In Closets with custom drawers, shelving and hanging storage
- Primary Bath featuring marble flooring with decorative marble border, custom double vanity with marble countertop, rustic sconces, recessed lighting, shower (with glass door to be installed) featuring designer tile and rain showerhead, soaking tub, windows
- Ensuite Bedroom 2 featuring hardwood floors, vaulted ceiling with raised moldings, ceiling fan, oversized windows at 2 exposures, crown moldings, baseboard moldings, recessed lighting, 2 Walk In Closets with custom storage, Bathroom featuring marble floor tile, custom gray double vanity with quartz countertop, shower with marble and stone tile surround, sconces, light/fan, open shelving, baseboard molding
- Bedroom 3 featuring hardwood floors, Walk In Closet with custom storage, double windows, recessed lighting, crown molding, baseboard molding



# INSIDE & OUT CONT...

## SECOND LEVEL CONT...

- Bedroom 4 featuring hardwood floors, vaulted ceiling, 2 Closets with custom storage, windows at 2 exposures, recessed lighting, baseboard molding
- Full Hall Bath featuring wood look flooring, vanity with quartz countertop, tub/shower combination with wood look and pebble tile surround, window, 3-light sconce, recessed lighting, baseboard molding
- Rear Hallway, Sitting Area overlooking backyard
- Laundry Room featuring wood look floor tile, LG front loader washer and dryer, window, utility sink, open shelving
- Bedroom 5 featuring vaulted ceiling, oversized windows at 2 exposures, ceiling fan, recessed lighting, Closet, Walk In Closet with custom storage, Bathroom featuring tile flooring, vanity with integrated countertop, frameless glass door shower with designer tile surround including stone tile, 3 light sconce, fan/light, baseboard molding

## LOWER LEVEL

- Wood staircase to Lower Level, wood and iron railings
- TV/Media/Recreation Room featuring wood look flooring, wall to wall custom Built In Wet Bar with custom cabinetry, quartz countertop and beverage refrigerator, rustic sconces, recessed lighting, baseboard molding, crown molding, TV Area with wall to wall Custom Built In with open and concealed storage, Closet, Storage/Utility Closet
- Ensuite Bonus Room featuring wood look flooring, Double Door Closet, access to Storage/Utility Closet, recessed lighting, decorative columns
- Bathroom featuring marble look floor tile, vanity with integrated sink, fan/light, recessed light, shower with frameless glass, marble look tile and rain showerhead, 2-light sconce
- Play Room featuring wood look flooring, recessed lighting, baseboard molding, crown molding

## FRONT & BACK YARD

- .585 acre/corner lot
- Bluestone stepping stones front walkway
- Covered Front Entry, stone façade, front steps
- Covered Trex Deck with vaulted shiplap ceiling, pendant lights, ceiling fan, open air on 3 sides, easy access to Family Room
- Uncovered Trex Deck
- Custom Firepit Area, Pavers
- Large driveway area with curved retaining wall/beds
- Flat grassy areas for play
- NEW driveway
- Covered Side Entry, stone façade, steps
- Irrigation

## ADDITIONAL FEATURES & UPGRADES

- Baseboard trim and crown molding throughout
- Solid wood doors with bead board detail throughout
- All baths feature glass doors or frames
- Oversized Andersen windows throughout
- Alarm system
- Ring doorbell
- Sump pumps, French drains
- Recessed lighting (including closets) throughout
- High-end designer sconces and chandeliers throughout
- Heat/AC, 3 zones





*Each Keller Williams office is individually owned and operated.*

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