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Welcome Home

25 Sylvan Way
Short Hills, NJ

Sometimes a house comes on the market that is unequivocally head and shoulders above the rest. Extraordinary craftsmanship, top of the line design and light fixtures, inventive use of stone and fabulous outdoor entertaining space are just a few of 25 Sylvan's incredible attributes. This custom home is extraordinarily designed by renowned architect Scott Hoffman and flawlessly decorated by sought after designer Michael Corrales. Simply move right in to this Better Than New 5 Bedroom, 5.5 Bath where no expense has been spared and absolute perfection is reality.





Perched majestically in the sought-after Deerfield section of Short Hills, drive up to this remarkable home and prepare to be transfixed. A gray and stone exterior, a regal front entry and meticulous landscaping all contribute to the home's incredible curb appeal. Enter through the mahogany double doors into the sun drenched 2-Story Entry Foyer featuring gorgeous hardwood floors with a chic herringbone pattern, custom millwork, a breathtaking orb chandelier (with an Aladdin light lift) and an elegant staircase. As you move into the Living Room, your eye is immediately drawn to the 2-sided gas fireplace with floor to ceiling Afyon Cloud split face tumbled marble. A custom coffered ceiling and an enormous picture window, where the sunlight pours in, only add to the room's appeal. Two sets of doors lead to the gorgeous Library with a custom built in, the other side of the 2-sided fireplace and a built in window seat where you can sit and contemplate your day







Dinner parties are a dream in the magnificent Dining Room featuring a bay of oversized windows, 2 designer crystal light fixtures, another coffered ceiling and easy access to the Butler's Pantry. The Butler's Pantry is the perfect spot to fix a cocktail with custom cabinetry and its own wine refrigerator and ice maker. Across from the Butler's Pantry, don't miss the Walk In Pantry that looks straight out of an episode of Netflix's The Home Edit. Pocket French doors lead into the outstanding Gourmet Chef's Kitchen that is unparalleled in its class. Crisp white custom exterior cabinetry, an enormous blue/gray island, quartz countertops and Sub Zero/Wolf/Miele stainless steel appliances make the Kitchen extraordinary. A Standing Pantry, Central Vac with VacPan, high-end Kohler Artifacts fixtures, 2 sinks, 2 pull out spice racks and walnut drawer interiors are just a few of this superior kitchen's bells and whistles. Enjoy a cup of coffee or family meals in the dreamy Breakfast Area overlooking the exquisite property.



The Kitchen opens to the absolutely dazzling Family Room with another gas fireplace with floor to ceiling Afyon Cloud split face tumbled marble flanked by expertly crafted custom built-ins.

This room flows easily out to the backyard oasis making indoor/outdoor entertaining seamless. Rounding out the First Floor is a chic Powder Room with sophisticated antique glass and a splendid Guest Suite (or use for working from home).





Another star of this property is the glorious private outdoor space easily accessed from the First Level. You simply don't see outdoor entertaining spaces like this every day. An impressive Afyon Cloud Marmiro sandblasted marble Patio dazzles with dedicated areas for alfresco dining, chaise lounges and even an area for an outdoor bed. This all overlooks the sleek, modern 16 x 36 heated saltwater gunite pool akin to a 5-star hotel's pool. An outdoor Sonance sound system and pool lighting create the perfect ambiance for summer entertaining.



When it's time to retire for the evening, the stately staircase leads to the Second Level, a work of art on its own. The staircase wraps around and leads to a gallery landing. Flawless luxury abounds as you enter the private and open Primary Bedroom Retreat through gracious double doors. A sleek tumbled marble fireplace flanked by chic built in seats and designer wallpaper, an up lit tray ceiling, a Private Balcony and 2 extraordinary custom Walk In Closets (1 with a marble topped island and marble shelf) absolutely take your breath away. It simply doesn't get better than the state-of-the-art Primary Bath with first run arabescato marble heated floors, a highly sought-after high-tech Savvy Home SmartMirror by Electric Mirror, 2 individual water closets, 2 heated towel racks and a custom double vanity. Enjoy a shower in the sensational oversized Starphire frameless glass door shower with tile surround, a steam shower and a Kohler quad adjustable rain showerhead or soak in the freestanding spa-like tub. Three additional roomy bedrooms are ensuite (1 bathroom is Jack and Jill), include incredible craftsmanship and fully custom closets (2 are Walk In, 1 room has 2 Double Door Closets). All the baths impress with brilliant tile and gorgeous vanities. A conveniently located Laundry Room rounds out this level. And that's not all! Travel up the staircase to find a great Bonus Room. Tween hangs, game nights or movie watching, this room is the perfect spot for it all.





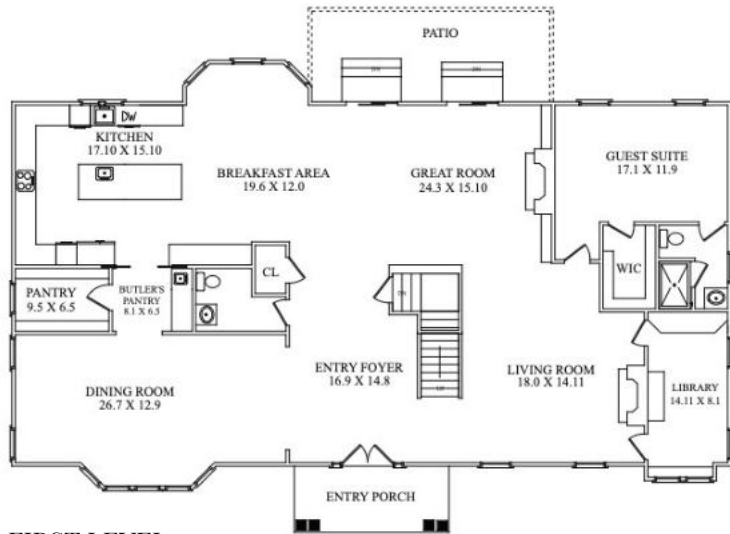
And there's more ... The Lower Level will be ground zero for entertaining. The ultra-chic Recreation Room, with an adjacent Custom Full Kitchen and Game Room Area, means that all sports watching will be at YOUR house. A fantastic Exercise Room, 2nd Home Office (could be converted to a Wine Cellar) and an on-trend Full Bath all add tons of additional functional space. Finally, a custom Mud Room with nearby Laundry means that dirty uniforms go straight into the wash and all sports equipment and backpacks will be neatly tucked away. A 3 Car Garage, with tons of custom storage and an electric charger, rounds out this level.



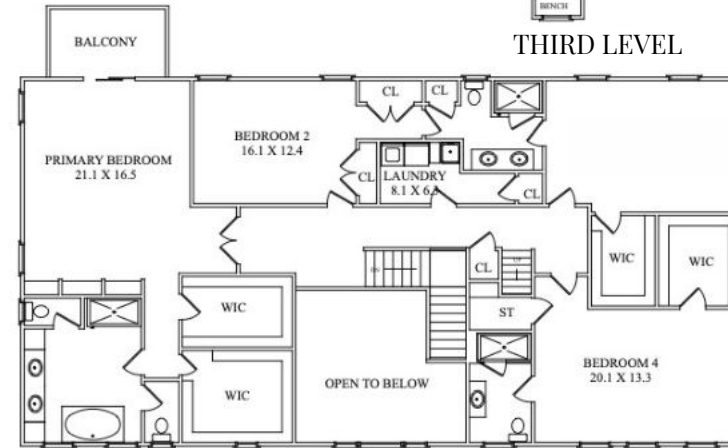
This home simply cannot be compared to even typical new construction and is a special opportunity to own a lifestyle home ideally located in sought after Short Hills near Midtown Direct Train, fantastic schools, Short Hills Mall and fabulous downtown Millburn and Livingston.

Let's Get You Home...

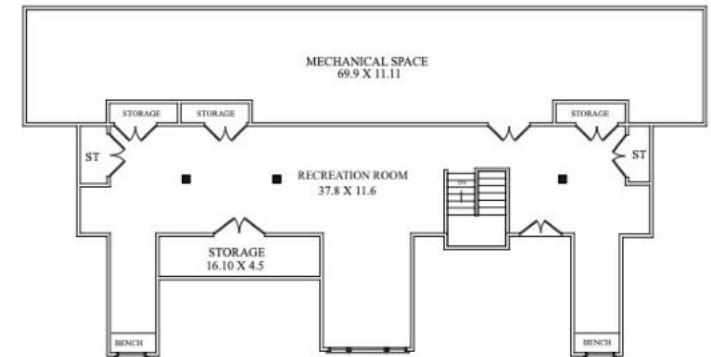
THE FLOORPLAN



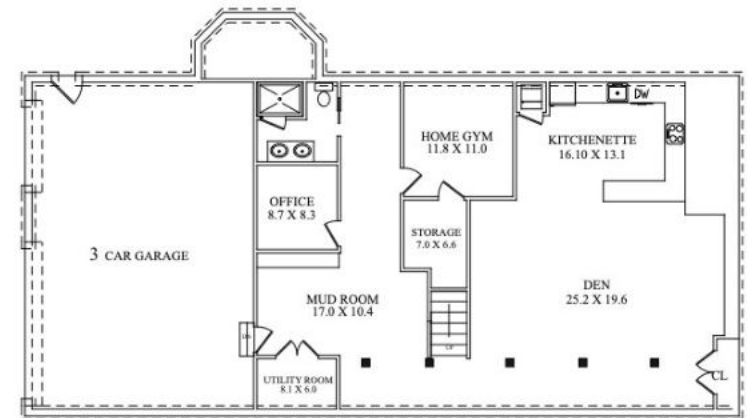
FIRST LEVEL



SECOND LEVEL



THIRD 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 mahogany double doors at entry, hardwood floors in herringbone pattern, wraparound staircase to Second Level, decorative windows above front door, exquisitely crafted raised moldings, orb chandelier (with Aladdin light lift), recessed lighting, Coat Closet, door to Lower Level
- Living Room featuring hardwood floors, 2-sided gas fireplace with floor to ceiling Afyon Cloud split face tumbled marble surround, enormous picture window, custom window treatments, coffered ceiling with beadboard inset, recessed lighting, in ceiling speakers, 2 sets of doors to Office, open to Family Room
- Dining Room featuring hardwood floors, coffered ceiling with beadboard inset, wainscoting, bay of oversized windows with custom window treatments, oversized windows at 2nd exposures, recessed lighting, in ceiling speakers, 2 designer crystal chandeliers
- Library/Office featuring hardwood floors, 2-sided gas fireplace with floor to ceiling Afyon Cloud split face tumbled marble surround, custom built in with open and concealed storage, windows at 2 exposures with custom window treatments, built in window seat with storage, tray ceiling, recessed lighting, crown molding, baseboard molding
- Powder Room featuring Bianco Dolomite marble floors imported from Greece, oxidized specialty antique mirrors above (1/4" clear storm), wainscoting, designer sconces, starburst light fixture, Chippendale-style vanity with marble countertop, crown molding, Kohler toilet
- Butler's Pantry featuring French pocket doors at kitchen opening, herringbone hardwood floors, custom built in cabinetry, quartz countertops, antique mirror backsplash, bar sink, XO wine refrigerator, Kitchen Aid icemaker, recessed lighting
- Large Walk In Pantry with floor to ceiling shelving and window; adding natural light
- Gourmet Chef's Kitchen featuring custom cabinetry including glass door cabinetry with walnut interiors, all drawers with walnut interiors, Standing Pantry with floor to ceiling cabinets/storage, Central Vac with VacPan in island, quartz countertops and backsplash, oversized Custom Island with seating for 5, Kohler bar sink with gooseneck fixture, Kohler farm sink with commercial style fixture, Kohler Artifacts line for fixtures, tray ceiling with natural wood beadboard insert, custom hood, 3 pendant light fixtures with glass shades over island, pendant lights over sink, recessed lighting, in ceiling speakers, Miele warming drawer, Wolf 48" stainless 6 burner double oven with grill, Wolf stainless built in wall oven, Wolf stainless built in microwave, fully integrated Sub-Zero refrigerator/freezer, 2 fully integrated Miele dishwashers, additional spray foam insulation on kitchen pipes, pot filler, under cabinet lighting, 4 garbage pullout cans, dual pull out spice racks, 2 garbage disposals
- Breakfast Room featuring hardwood floors, bay of oversized windows with custom window treatments overlooking backyard, ring chandelier, recessed lighting, chair rail, crown molding, baseboard molding, wall mounted savant touch control screen
- Family Room featuring hardwood floors, gas fireplace with floor to ceiling Afyon Cloud split face tumbled marble surround flanked by custom built ins with open and concealed storage, 2 sets of sliding doors with transoms out to backyard, ceiling fan/light fixture, recessed lighting, crown molding, baseboard molding, in ceiling speakers
- Ensuite Bedroom 5 featuring hardwood floors, 2 oversized windows with custom window treatments, overlooking backyard, ceiling fan/light fixture, recessed lighting, Walk In Closet with custom storage, Full Bath featuring designer tile flooring, vanity with quartz countertop, ¼ low iron mirror, Starphire frameless glass door shower with designer tile surround, linear drain, designer 3 light sconce over sink, recessed lighting, Kohler toilet

THIRD LEVEL

- Enormous Recreation Room featuring hardwood floors, massive eave storage, automatic lighting in closets, window seats throughout (some with storage below), recessed lighting, Aladdin Lift (hidden by custom ottoman - included), plantation shutters

INSIDE & OUT

SECOND LEVEL

- Second Level Landing featuring hardwood floors, gallery overlooking Entry Foyer, Linen Closet, door to Third Level, accent wall with 1/4 low iron framed in mirrors
- Primary Bedroom Suite featuring double doors at entry, hardwood floors, gas fireplace with floor to ceiling stone surround flanked by 2 custom window seats (1 with storage) and wallpaper accent nooks, tray ceiling with custom lighting, designer light fixture, recessed lighting, in ceiling speakers, French sliding door with transom out to Private Balcony, oversized windows at other exposure, custom window treatments, recessed lighting, in ceiling speakers, designer sconces, Walk In Closet #1 with custom hanging storage, drawers and shelving, 2 flush mount light fixtures, Walk In Closet #2 featuring island with marble countertop and marble shelf and custom hanging storage, drawers and shelving, recessed lighting, flush mount light, architectural oval window with plantation shutter, ¼ low iron wall framed mirror in hallway
- Primary Bath featuring 1st run Arabescato marble floor tile with radiant heat, custom wall to wall double vanity with additional linen storage, marble countertop, Savvy Home SmartMirror by Electric Mirror with TV screen (which can also function as a tablet, can be controlled from smartphone), 2 individual water closets with Kohler toilets, exquisitely crafted walls with raised moldings, Kohler soaking tub, Starphire frameless glass door shower with marble tile surround, steam shower, Kohler quad adjustable rain showerhead, showerhead and hand shower, shower bench, 2 heated towel racks, sputnik style light fixture with glass globes, recessed lighting, in ceiling speakers
- Ensuite Bedroom 2 featuring hardwood floors, 2 oversized windows with custom window treatments, 2 Double Door Closets with custom shelving and hanging storage, crown molding, baseboard molding, door to Jack and Jill Bath
- Jack and Jill Bath featuring Carrara marble floor tile and super white porcelain walls, custom double vanity with Carrara marble countertop, frameless glass door shower with super white porcelain surround, Linen Closet, Kohler toilet, ¼ low iron mirror, 2 sconces over vanity, recessed lighting
- Ensuite Bedroom 3 featuring hardwood floors, 2 oversized windows with custom window treatments, ceiling fan/light fixture, recessed lighting, Walk In Closet with custom drawers, hanging and shelf storage, crown molding, baseboard molding, door to Jack and Jill Bath
- Laundry Room featuring custom built in cabinetry, marble countertop, Electrolux front loader washer and dryer, utility sink, hanging rack, recessed lighting, baseboard molding, Closet
- Ensuite Bedroom 4 featuring hardwood floors, eave storage, 3 windows with custom window treatments, designer chandelier with drum shade, recessed lighting, crown molding, baseboard molding, Walk In Closet with custom drawers, hanging, shelf storage, mirrored door, and window seat, Bath featuring pure white porcelain floor tile and walls, vanity with quartz countertop, tub/shower combination, sconce over sink, recessed light, flush mount light with crystal detail, oval architectural window, Kohler toilet, oval window with plantation shutter

LOWER LEVEL

- Recreation Room featuring wood look floor tile, Conversation/TV Area with ceiling fan/light fixture, Game Area with linear pendant light fixture, ductless ac, recessed lighting, in ceiling speakers, baseboard molding, Double Door Utility Closet
- Kitchen featuring wood look floor tile, custom wood cabinetry, quartz countertops, marble subway tile backsplash, stainless sink with gooseneck fixture and garbage disposal, Frigidaire stainless refrigerator/freezer, Frigidaire stainless 5 burner oven/range, Frigidaire stainless dishwasher, recessed lighting, under cabinet lighting
- Laundry Closet with stackable Whirlpool front loader washer and dryer
- Office (could be Wine Cellar) featuring wood look floor tile, custom built in storage and desk area, recessed lighting, baseboard molding
- Full Bath featuring pocket door at entry, marble tile flooring, double vanity with marble countertop, ¼ low iron mirror frameless glass door shower with designer tile surround, two 3-light sconces, recessed lighting, Kohler toilet, baseboard molding
- Exercise Room featuring wood look tile, recessed lighting, baseboard molding, Walk In Storage Closet
- Mud Room featuring wood look tile, custom built in storage with concealed lockers, bench and open storage above and below bench, recessed lighting, Media/IT Center, Double Doors to utility closet, baseboard molding
- 3 Car Garage with epoxy flooring and fully custom storage (cabinets and panels), electric charger

INSIDE & OUT

FRONT YARD / BACKYARD

- .47 acre of meticulously landscaped and maintained property
- Grand covered front entry with natural stone steps and limestone landing
- Professional front landscape lighting
- Exterior dual head flood light with motion sensor and LED bulb (front of house, back of house & over garage)
- U-shaped driveway
- Rear Patio with Afyon Cloud Marmiro sandblasted marble; dedicated areas for eating and lounging
- Dedicated area with Afyon Cloud Marmiro sandblasted marble with 2 stone staircases to Patio
- Gunnite Pool: 16 x 36, heated, Pentair salt chlorinator, 5 LED low voltage lights, deep end swim out bench, Afyon Cloud Marmiro coping
- Stone retaining walls at side
- Grassy areas on either side of pool
- Sonance patio series speaker system (includes 4 satellite speakers and one on ground subwoofer). Operated by Breakfast room Touch screen as well as all integrated on phone.
- Exterior gas valve for grill
- Bluestone staircase, built in beds leading down to driveway
- Basketball hoop at driveway
- Irrigation system

ADDITIONAL FEATURES / UPGRADES

- 10' ceilings throughout First Level, 9' ceilings throughout 2nd Level
- Exquisite craftsmanship, detailed/deep crown and baseboard moldings and recessed paneled moldings throughout
- Full video "Smart" Savant integrated security system with Savant door station (door intercom and video surveillance) 6 exterior cameras, 7 room speakers with surround sound in Family Room
- Custom window treatments throughout
- Starphire ultra-clear shower glass doors throughout, half tempered
- Fully customized closets throughout
- High-end Kohler plumbing fixtures throughout including specialty angle stops for all toilets
- Cordless honeycomb shades throughout (excluding Primary Bath water closets which include cords)
- Hardie siding and Azek trim
- Hardwood floors stain: Jacobean
- Gutter screens
- Copper piping
- 5/8inch drywall gypsum throughout & 5/8 inch in garage
- GAF Camelot II roof (antique Slate)
- Kohler Generator



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