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319 Lupine Way
Short Hills, New Jersey

Welcome to 319 Lupine Way! Move right into this absolutely magical 4 Bedroom, 3 ½ Bath colonial on a tight-knit block in Short Hills' sought-after Glenwood Section. This home includes a fabulous Louisiana-style second-floor balcony and a backyard larger than the typical Glenwood home. With an exceptional location just steps to Glenwood School, Cora Hartshorn Arboretum, Short Hills Train station (3/10 mile), downtown Millburn and top-rated schools, 319 Lupine is just waiting to be called home.





Drive up the tree-lined street and take in the rustic-washed brick exterior, a front Patio and Balcony, and crisp black shutters making for exceptional curb appeal. Enter through the warm, wood entryway into the spacious Foyer glowing with natural light. Move into the sun-drenched Living Room with its statement fireplace, a custom wood mantle, gleaming hardwood floors, and custom built-ins perfect for styling. Elegant dinner parties await in the spacious Dining Room featuring hardwood floors, a chair rail, and a built-in corner China cabinet to display your wares. The Dining Room leads to the Chef's Kitchen where you are sure to be impressed.





The Kitchen includes custom cabinetry (with tons of “smart” storage), granite countertops, stainless steel appliances, and a Breakfast Bar with seating for 3. Additional dining space can be found with views of the backyard and patio. Get ready to relax in the out-of-this-world Family Room boasting a vaulted ceiling, a cozy fireplace, custom built-ins galore and serene views of the stellar property. This room flows easily from both the Kitchen and Living Room creating a terrific flow for entertaining. A tasteful Powder Room rounds out the First Level.



Outside, don't miss the spectacular flat fenced-in backyard with a lush green lawn, mature plantings, blooming perennials, and a large tumbled bluestone Patio. The backyard offers privacy and is the perfect spot for an al fresco dinner party or simply roasting marshmallows with friends.

Ready to retire for the evening? Go up the staircase to the Primary Bedroom Suite featuring a custom Office/Dressing Room (featuring 3 closets and so much "smart" storage) and Full Bath. Spacious Bedrooms 2 through 4 feature generous closets, and abundant windows allowing for plenty of light. Two additional Full Baths round out the Second Level.



And there's more! The finished Lower Level features a carpeted Recreation Room with plenty of room for spreading out, exercise, TV watching, and game playing. A Laundry Room and Utility Room round out the Lower Level.

Don't miss this great opportunity to own a home in one of Short Hills' best neighborhoods. Just minutes from Blue Ribbon schools, Short Hills Train Station, Cora Hartshorn Arboretum, and downtown Millburn shopping, 319

Lupine is an absolute must-see!



- INSIDE & OUT -

FIRST LEVEL

- Entry Foyer featuring hardwood floors, open to Living and Dining Rooms, semi-pendant light fixture, baseboard molding, crown molding, staircase with designer carpeting to Second Level
- Living Room featuring hardwood floors, fireplace with custom millwork mantle and stone surround and hearth, double French doors flanked by wall to wall built-in with open and concealed storage, windows at 3 exposures with custom roman shades, designer sconces, crown molding, baseboard molding
- Dining Room featuring hardwood floors, chair rail, crown and baseboard molding, original built-in China cabinet with open and concealed storage, windows at 3 exposures, chandelier
- Gourmet Chef's Kitchen featuring custom washed wood cabinetry, smart custom storage including hidden coat storage, open shelving, granite countertops, tile backsplash including decorative backsplash behind range, Breakfast Bar with seating for 3, recessed lighting, pendant lighting, under cabinet lighting, Jenn-Air appliances including stainless refrigerator/freezer with water/ice dispenser, stainless oven/range with griddle, stainless hood, stainless dishwasher, and built-in stainless microwave, door to Garage
- Family Room featuring vaulted ceiling, hardwood floors, 2 sets of oversized windows (1 with arched windows above), gas fireplace with custom millwork mantle and stone surround flanked by wall to wall custom built-ins with open and concealed storage, wall with oversized windows and door to Patio, Breakfast Room Area, recessed lighting
- Powder Room featuring tile flooring, tile wainscoting, pedestal sink, window, semi-pendant light fixture, Toto toilet, glass shelf
- 2 car Garage with storage, electric door, doors to rear and side yards

SECOND LEVEL

- Second Floor Landing featuring designer carpeting, crown and baseboard molding, recessed lighting, Linen Closet, 2 smaller closets, drop down attic access
- Primary Bedroom Suite featuring carpeting, vaulted ceiling, windows at 3 exposures with custom shades, Closet, baseboard molding, pocket door to Office/Dressing Room featuring 3 closets with smart built-in storage and pullouts
- Primary Bath featuring tile flooring, wall to wall built-in with Corian countertop, shower with glass door, medicine cabinet, sconces, window, light/fan, vaulted ceiling
- Full Hall Bath #1 featuring tile flooring, vanity with tons of storage, Corian countertop, recessed lighting, corner shower, light/fan, window
- Full Hall Bath #2 featuring vanity with Corian countertop, Toto toilet, jetted tub/shower combination with tile surround, tile wainscoting, window, medicine cabinet, vanity lighting
- Bedroom 2 featuring carpeting, windows at 2 exposures with wood blinds, 8-window glass door to Balcony, Closet with custom storage, crown molding, baseboard molding
- Bedroom 3 featuring hardwood floors, window, wood blinds, 2 8-window glass doors to Balcony, 2 Closets, custom built-in dresser with open and concealed storage, crown molding, baseboard molding
- Bedroom 4 featuring carpeting, windows at 2 exposures with wood blinds, Double Door Closet with custom storage, flush mount light, crown molding, baseboard molding

LOWER LEVEL

- Carpeting staircase to Lower Level
- Recreation Room featuring carpeting, baseboard molding, recessed lighting, 2 utility closets, 2 double door storage closets, under stairs Closet, exercise, ping pong/gaming area
- Laundry Room featuring LG washer, Whirlpool dryer, utility sink, shelf, recessed light
- Utility Room
- Crawl space under the Family Room

ADDITIONAL FEATURES / UPGRADES

- Ecobee thermostats
- Sump pumps, French drains
- New water heater (2022)
- Two-zone heat and central air-conditioning systems, well maintained with Air Group
- Alarm system

FRONT YARD / BACKYARD

- Covered front patio area with brick border, pachysandra
- Brick landing at front door
- Double-sized driveway
- Picket fence with arbor
- Fenced-in yard with tall privacy plantings, mature specimen trees and blooming perennials
- Flat grassy area for play
- Tumbled bluestone patio featuring brick knee wall
- Tumbled bluestone side walkway
- Garbage shed on side of house, tucked into shrubs

THE FLOORPLAN





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