



17 Ferncliff Terrace  
Short Hills, New Jersey





*Welcome to 17 Ferncliff Terrace! Just move right into this picture-perfect 5 Bedroom, 2 Full, 2 Half Bath colonial in a sought-after neighborhood (great Halloween and Block Parties). With an exceptional location close to Glenwood School, downtown Millburn restaurants and shopping, Millburn High School (bus to MS), Short Hills Train Station, and Hartshorn Arboretum, 17 Ferncliff is just waiting to be called home.*





*Drive up the tree-lined street and note the home's gray façade, covered front entry, and charming shutters, all contributing to incredible curb appeal. Enter through the warm, wood front door graced by original leaded sidelites. Move through the Entry Vestibule into the Entry Foyer glowing with natural light. Flow easily into the front-to-back sun-drenched Living Room with a statement fireplace and graceful custom built-ins. Off of the Living Room, don't miss the darling covered Side Porch perfect for curling up with a novel, morning yoga, or cocktails with friends. Prepare to be impressed by the elegant formal Dining Room featuring hardwood floors, regal wainscoting, and windows where the sunlight pours in.*







*Flow easily into the extraordinary Chef's Gourmet Kitchen which is truly the heart of the home. Crisp, white wood exterior cabinets, a dreamy blue island, stone and marble countertops, and top-of-the-line stainless steel appliances make the kitchen the ultimate in function and style. And as if that wasn't enough, the generous Breakfast Room includes a newly built-in banquette perfect for morning breakfast or meals. The Kitchen flows effortlessly into the out-of-this-world Family Room with a custom fireplace, extensive custom built-ins, and dazzling views of the idyllic property. A fabulous Mud Room and tasteful Powder Room round out the First Level.*





*Ready to retire for the evening? Take the stately staircase to the Second Floor Landing complete with hardwood floors and charming, original Linen Storage. Wander into the lovely Primary Bedroom Suite featuring a vaulted ceiling, designer carpeting, 3 Walk-In Closets, and a renovated ensuite Full Bath. The entry to this room also includes access to the convenient Second Level Laundry Room. Three other bedrooms are sun-drenched and include roomy closets. A tasteful Full Bath rounds out the Second Floor. And it only gets better on the Third Level! Don't miss outstanding Bedroom 5 with a vaulted ceiling and immense privacy. There is also room to add a Full Bath on this level should you desire.*





*One of the key showstoppers of this home is the enormous backyard not typical for Glenwood homes. The backyard offers a Side Covered Patio, a Bluestone Patio, and plenty of flat grassy areas for gardening, play, and fire pits. Indoor/outdoor entertaining is seamless making the home perfect for al fresco dinner parties or summer entertaining. And there's more! The finished Lower Level adds fabulous living space to the home. A large Recreation Room offers plenty of space for movie watching and children's arts and crafts. There is also a built-in Wet Bar for entertaining. Tons of storage and a well-dressed Half Bath round out this level.*

*Don't miss this great opportunity to own a one-of-a-kind home in one of Short Hill's best neighborhoods. Just minutes from Blue Ribbon schools, NYC transportation, Hartshorn Arboretum, and downtown Millburn shopping, 17 Ferncliff is an absolute must-see!*





# - INSIDE & OUT -

## FIRST LEVEL

- Entry Vestibule featuring original front door with leaded glass sidelites, hardwood floors with walnut inlay, wallpaper, crown molding, baseboard molding, French door to Entry Foyer
- Entry Foyer featuring hardwood floors, wainscoting, original staircase with a new custom runner to Second Level, lantern, crown molding, baseboard molding
- Front to back Living Room featuring hardwood floors, fireplace with floor-to-ceiling custom millwork mantle and stone surround and hearth, recessed lighting, custom built-ins with open and concealed storage, crown molding, baseboard molding, French door to Side Patio
- Dining Room featuring hardwood floors, windows at 2 exposures, wainscoting, chandelier, crown molding, baseboard molding
- Powder Room featuring hardwood floors, designer wallpaper, pedestal sink, designer light fixture, sconces, fan, baseboard molding
- Gourmet Chef's Kitchen featuring hardwood floors, crisp white exterior cabinetry with honed granite countertops, oversized island with seating for 3 and marble countertop, mosaic tile backsplashes, Viking stainless 6 burner oven/range, custom hood, light with intermittent pendant glass globes over island, recessed lighting, microwave nook with GE Monogram microwave, Miele fully integrated dishwasher, Sub-Zero fully integrated refrigerator/freezer (with drawers), built in Coffee/Dry Bar Area, double door Pantry around the corner
- Breakfast Room with NEW built-in banquette, designer pendant light fixture, 2 large windows, door to Lower Level
- Family Room featuring new designer carpeting, wainscoting, Built In Desk Area, custom built-in with open and concealed storage flanking brick fireplace, bay window, double French doors to Patio, recessed lighting, crown molding, baseboard molding
- Mud Room featuring stone tile flooring, custom built-in lockers, bead board accent wall with hook storage, built-in bench with under storage, recessed lighting, door to driveway, and two-car Garage

## THIRD LEVEL

- Original door to bedroom area
- Bedroom 5 featuring new carpeting, vaulted ceiling, 2 windows, Closet, recessed lighting, baseboard molding, eave storage
- Hall Closet
- Door to attic storage (potential to expand to include Full Bath)

## FRONT/BACK YARD

- Brick front walkway
- Covered front entry with bluestone landing area
- Lush green front lawn, foundation plantings
- Expansive fenced-in flat backyard, mature trees, blooming perennials
- Bluestone Patio
- Covered back entry to Mud Room
- Bluestone pavers between driveway and yard
- Covered Side Patio featuring stone flooring, exposed brick with niche, decorative pillars, beadboard ceiling
- Detached 2 Car Garage
- Irrigation system

## SECOND LEVEL

- Second Level Landing featuring new carpeting, wainscoting, original built-in Linen Storage, open staircase to Third Level
- Primary Bedroom Suite featuring 3 Walk-In Closets with Custom Storage, Laundry Room with LG front loader washer and dryer and built-in cabinetry, Main Sleeping Area with vaulted ceiling, ceiling fan, recessed lighting, windows at 3 exposures, new carpeting
- Primary Bath featuring tile flooring, beadboard wainscoting, frameless glass door shower with tile surround, double gray vanity with stone countertop, 3 windows, recessed lighting
- Bedroom 2 featuring carpeting, ceiling fan/light, window, Closet, crown molding, baseboard molding
- Bedroom 3 featuring carpeting, ceiling fan/light, crown molding, baseboard molding, Closet, windows at 2 exposures
- Full Hall Bath featuring hexagonal floor tile, vanity with stone countertop, tub/shower combination with tile surround, tile wainscoting, sconce, flush mount light, fan, window
- Front to back Bedroom 4 featuring carpeting, windows at 3 exposures, 2 Closets, ceiling fan, recessed lighting, crown molding, baseboard molding

## LOWER LEVEL

- Carpeted staircase to Lower Level
- Recreation Room featuring carpeting, recessed lighting, beadboard wainscoting, built-in Wet Bar with beverage fridge and countertop
- Utility/Storage Room
- Half Bath featuring tile flooring, pedestal sink, sconce, fan

## THE FLOORPLAN



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





**sueadler**   
THE #1 KELLER WILLIAMS TEAM IN NEW JERSEY **team**

Cell: 973.936.9129  
Office: 973.376.0033 ext.101  
E-mail: [info@sueadler.com](mailto:info@sueadler.com)  
[sueadler.com/17Ferncliff](http://sueadler.com/17Ferncliff)

**kw** PREMIER  
PROPERTIES  
KELLERWILLIAMS.