

Dear Prospective Buyer,

Welcome to 22 Hawthorne Road! For the last six years we have loved living in this incredible home. Let us share our top 10 reasons why:

1. **Walk to...Everything!** Strolling to town is one of our favorite activities, whether it's to grab coffee at Liv Breads, a bite at the Standard, or to catch a show at the Paper Mill Playhouse. Some of our best Saturdays have been spent walking to Taylor Park and seeing friends.
2. **This Neighborhood is a Lifestyle.** Kids ride their bikes, resident's chat while walking their dogs, and the annual fall block party is unique and special. Knollwood is a hidden gem.
3. **The Beautiful Backyard.** Our outdoor space has been our go-to spot to host barbeques, playdates, and parties. We cleared trees to allow for more green space and light. And renovated the Blue Stone Patio, re-landscaped, and installed an underground irrigation system to keep the lawn and hydrangeas looking lush all summer long.
4. **The Renovated Rec Space.** We completely overhauled our basement and turned it into the ultimate kids' zone! With a half bath and tons of storage for toys and games, our children and their friends are entertained for hours.
5. **Gorgeous Guest Suite / Home Office.** Our fully finished and updated third floor has been a lifesaver for creating a successful work-from-home arrangement. It also doubles as private guest quarters for visitors or grandparents, thanks to the full bath and overall cozy vibe.
6. **Hartshorn Elementary School.** You will not find a more wonderful group of teachers anywhere else. Hartshorn has provided a warm and nurturing learning environment.
7. **Proximity to the Train.** We love the convenience of walking to both the Millburn *and* Short Hills Train stations. It's a huge plus for saving time during daily commutes to NYC or when catching a train on the weekends.
8. **Surrounded by Nature.** We never take for granted the opportunity to escape into the natural beauty of this area. Hiking the trails at the Cora Hartshorn Arboretum is always a treat.
9. **The Halloween Destination.** Kids come to this neighborhood from all over town dressed up and ready to walk the parade, Trick-or-Treat, and have fun! The Knollwood neighborhood always delivers with over-the-top spooky decorations and a surplus of candy. It's one of the best nights of the year.
10. **A Home with Soul.** As we hope you can see, we have poured much time and effort into updating and caring for our home. Over the years we have completed numerous projects to enhance the house while still maintaining the original charm and character that have stood the test of time. To the next purchasers of 22 Hawthorne, you will indeed be lucky homeowners.