

KW PREMIER
PROPERTIES
KELLERWILLIAMS
*Each Keller Williams office is
individually owned and operated.*

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

91 West Road
Short Hills, New Jersey



Magnificence at every turn with all Short Hills has to offer with close proximity to top-notch schools (Hartshorn Elementary), sports and recreation, Short Hills train station, Short Hills Mall, Routes 24/78 and downtown Millburn shopping/restaurants! This stunning 5/6 Bedroom, 7.1 Bath fully custom home has it all with expert craftsmanship, a fabulous open floor plan, high ceilings and incredible flow for entertaining.



As you arrive, take in the home's beautiful curb appeal with a graceful u-shaped driveway with crisp hedges and curved, brick retaining walls. Decorative pavers, plantings, and a welcoming covered front entry all lend to the inviting atmosphere. Enter through the warm, wood front door and become transfixed by all this house has to offer. The welcoming Entry Foyer boasts magnificent moldings, hardwood floors with inlay and detailed craftsmanship everywhere you turn.

An oversized archway leads to the sundrenched Living Room with a beautiful, coffered ceiling and a fireplace as your focal point. Dinner parties are an absolute pleasure in the graceful Formal Dining Room with regal wainscoting, hardwood floors with inlay and plenty of room for a table of any size.





Pour some champagne or mix a cocktail in the Butler's Pantry with warm wood custom cabinetry and its own ice-maker. You are sure to delight in the dazzling Sun Room where windows everywhere you turn bring nature inside. Curl up with a book, practice yoga or enjoy a cocktail in this incredible space. Working from home is a dream in the elegant Library boasting warm wood paneling and custom built ins. Entertaining family and friends is delightful in the Family Room with a pretty fireplace and abundant windows offering unbelievable views of the backyard oasis. The Family Room opens to the Chef's Kitchen which is every cook's dream with warm wood cabinetry, granite countertops, high-end Sub-Zero/Viking/Miele appliances, an island and a lovely Breakfast Area. Don't miss the spacious First Level Guest Room with its own Full Bath. A chic Powder Room rounds out the outstanding First Level.







Ready to retire for the evening? As you arrive at the Second Level, take in the large landing area with its soaring ceiling and beautiful skylights. This elegant space overlooks the graceful Entry Foyer. Luxury abounds in the enormous and private Primary Bedroom Suite with a large Sitting Room, bedroom with its own fireplace, a fabulous fully custom Walk In Closet, and a vanity area. Enjoy the spa-like Primary Bathroom complete with a built in jetted tub, oversized shower and two custom vanities with stone countertops.



Bedrooms 2 through 5 are all ensuite, and include fabulous closets and plenty of sunshine. Laundry is a pleasure with a second level Laundry Room. And there's more! Travel up the staircase to find the unfinished Third Level with incredible storage.



And just when you thought you couldn't be more impressed, prepare to be amazed by the exceptional Lower Level. The elegant, curved staircase to the Lower Level leads to a spacious landing area with so much storage so that all backpacks, snow boots and sports equipment can be neatly tucked away. Don't miss the fabulous Recreation Room with plenty of room for hanging out, gaming and exercise. The immense 3-Car Garage includes tons of storage space. A Full Bath rounds out this level. There's more! Another star of this home is the incredible backyard (1 acre!) that really brings the wow factor with tons of space for endless hours of al fresco dining, lounging and cocktails with friends. You simply don't see property like this every day. A NEW Timbertech Deck and a spacious Bluestone Patio with an outdoor fireplace are ideal for outdoor entertaining.



Meticulous plantings and plenty of green space offer year round blooms and immense privacy. There is also the potential to add a pool should you desire (buyer to obtain approvals).

With its incredible craftsmanship, prestigious neighborhood, proximity to all Short Hills has to offer and Midtown Direct Train, 91 West Road is the perfect spot to call home.

INSIDE & OUT

FIRST LEVEL

- High ceilings throughout 1st level
- Entry Foyer featuring hardwood floors with inlay, part coffered ceiling at entry, wood door with large sidelites and transom, recessed lighting, chandelier, wainscoting, curved staircase to Second Level, 2 Coat Closets, open curved staircase to Lower Level
- Living Room featuring oversized entry with detailed millwork/moldings, hardwood floors with inlay, fireplace with stone surround and hearth, custom mantle, coffered ceiling, recessed lighting, baseboard molding, oversized windows
- Dining Room featuring oversized entry with detailed millwork/moldings, hardwood floors with inlay, wainscoting, coffered ceiling, chandelier, recessed lighting, bay of windows
- Sun Room with 3 exposures featuring hardwood floors, oversized windows and double French doors at 2 exposures, crown molding, baseboard molding, recessed lighting
- Butler's Pantry featuring hardwood floors, custom cabinetry, glass shelves, bar sink, granite countertops, mirrored backsplash, ice machine, storage closet
- Office/Library featuring double French doors with transom at entry, hardwood floors, warm wood raised paneling, custom built in open shelves, double French doors to backyard, recessed lighting
- Powder Room featuring custom built vanity with stone countertop, marble floor tile, custom mirror/paneling with dentil detail, crown molding, baseboard molding, 3-light sconce, fan/light
- Family Room (sunken) featuring open entry with decorative pillars, carpeting (hardwood floors beneath), fireplace with brick surround and stone hearth, custom mantle, tray ceiling, recessed lighting, crown molding, baseboard molding, oversized windows
- Kitchen featuring tile flooring, wood cabinetry, granite countertops, tile backsplash including decorative backsplash behind oven, island, hidden charging center, 2 sinks, pendant light over island, recessed lighting, Miele dishwasher, built in Kitchen Aid microwave, custom hood, Viking stainless double oven with 6 burners and griddle, Sub-Zero refrigerator/freezer
- Breakfast Area featuring oversized double French doors with large sidelites, tile flooring, furniture style built in cabinetry, pendant light, recessed lighting
- Second Butler's Pantry featuring hardwood floors, custom cabinetry, bar sink, granite countertop, storage closet
- Guest Room/Bedroom 6 (or Office) featuring hardwood floors, crown molding, baseboard molding, windows at 2 exposures, double door Closet
- Full Bath featuring tile flooring, vanity with stone countertop, corner glass door shower, custom mirror, window, fan, 3-light sconce, recessed light, window
- Rear Staircase

SECOND LEVEL

- Second Level Landing overlooking 1st floor, carpeting (hardwood floors beneath), vaulted ceiling with skylights, pendant light, double door Linen Closet
- Primary Bedroom Suite featuring:
 - Double doors at entry into large Sitting Room with tray ceiling, hardwood floors, oversized windows, recessed lighting, crown molding, baseboard molding, Double Closet
 - Primary Bathroom featuring tile flooring, 2 oversized custom vanities, stone countertops, separate room with bidet and toilet, oversized shower with frameless glass door, built in jetted tub, bay of windows at round tub, two 3-light sconces, recessed lighting, baseboard molding
 - Primary Dressing/Vanity Room featuring hardwood floors, wall to wall custom cabinetry and vanity area, 3 light sconce, flush mount light, baseboard molding
 - Huge Walk In Closet with custom shelving, hanging and drawer storage, 2 islands, window
 - Rear Hallway with 2 Double Door Closets, hardwood floors
 - Bedroom Area featuring carpeting (hardwood floors beneath), fireplace with stone surround and hearth, custom mantle, windows at 2 exposures, recessed lighting, baseboard molding, crown molding
- Laundry Room featuring tile flooring, built in upper and lower cabinetry, utility sink, Electrolux front loader washer and dryer, flush mount light
- Ensuite Bedroom 2 featuring carpeting (hardwood floors beneath), Walk In Closet, windows at 2 exposures, crown molding, baseboard molding, Bath featuring tile flooring, vanity, tub/shower combination, window, fan, recessed light, 3 light sconce, custom mirror
- Ensuite Bedroom 3 featuring carpeting (hardwood floors beneath), Walk In Closet, windows at 2 exposures, crown molding, baseboard molding, Bath featuring tile flooring, vanity, corner shower, window, fan, recessed light, 3 light sconce, custom mirror
- Ensuite Bedroom 4 featuring carpeting, smaller Walk In Closet, 2 windows, crown molding, baseboard molding, Bath featuring tile flooring, vanity, shower, fan, recessed light, 3 light sconce, custom mirror
- Ensuite Bedroom 5 featuring hardwood floors, Closet, large decorative window, crown molding, baseboard molding, Bath featuring tile flooring, vanity, shower, window, fan, recessed light, 2-light sconce, custom mirror

THIRD LEVEL

- Staircase to Unfinished Attic

LOWER LEVEL

- High ceilings throughout
- Large Landing Area/Mudroom featuring tile flooring, beadboard wainscoting, recessed lighting, coat Closet under staircase, Walk In Closet, French door to Recreation Room
- Full Bath featuring vanity, tile flooring, custom mirror, 3-light sconce, shower with sliding glass door, recessed light, fan, Linen Closet
- Utility/Storage Room
- 3 Car Garage with immense storage space
- Recreation Room featuring carpeting, recessed lighting, baseboard molding, utility closet, Closet, different zones for TV, gaming and exercise equipment

FRONT/BACKYARD

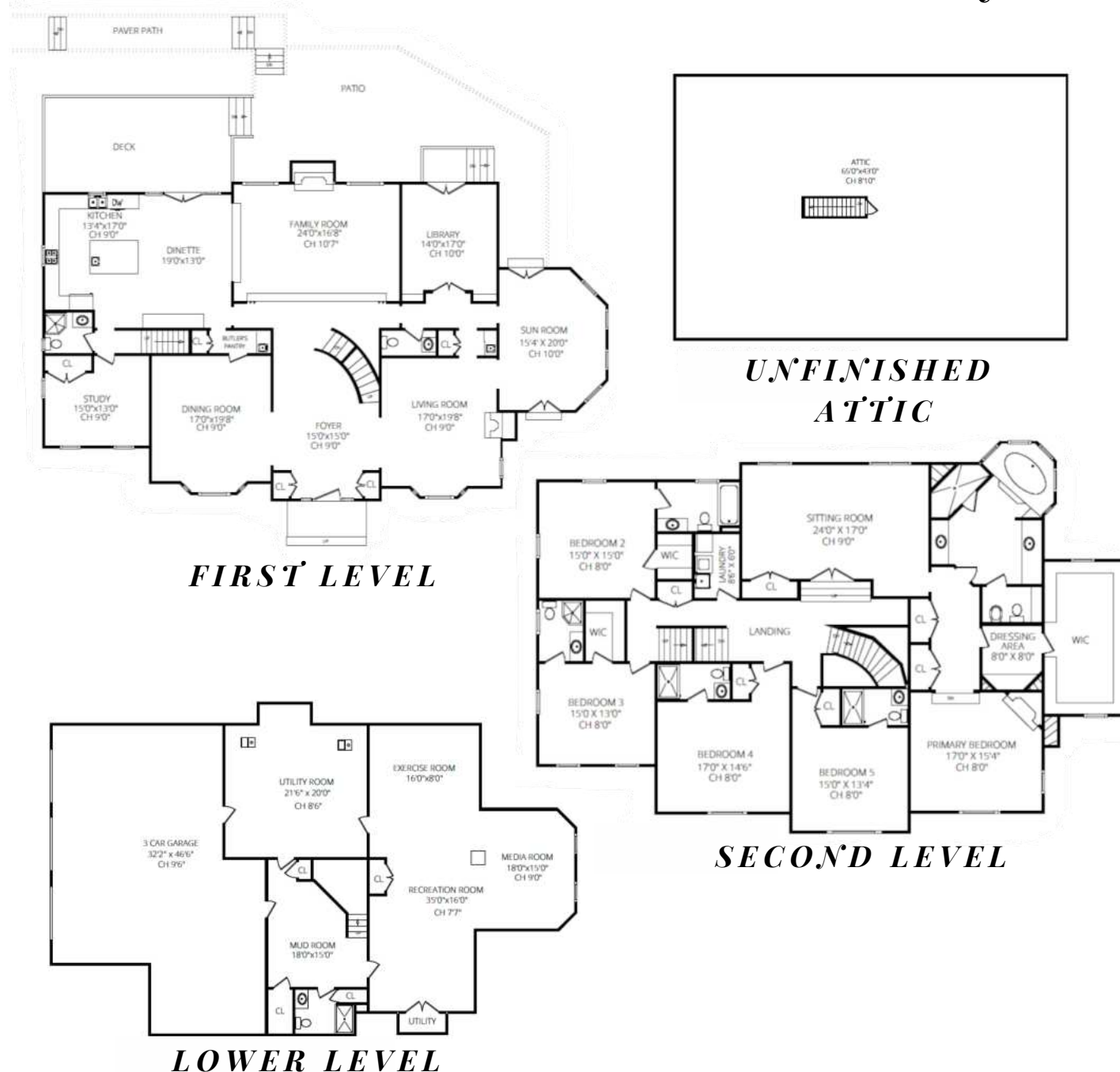
- U-shaped entry/driveway, decorative pavers
- Bluestone and brick front steps, covered front entry
- Large driveway by garage, brick retaining wall
- Landscaping, stone retaining wall by driveway, arched brick retaining wall and crisp hedges
- New TimberTech Deck (2022)
- Bluestone Patio with outdoor Brick Fireplace
- Bluestone staircase/brick wall from Library
- Brick staircase to lower tier, paver walkway
- Flat, private grassy area
- Side brick staircase to driveway

ADDITIONAL

FEATURES/UPGRADES

- 2 New hot water heaters (2023)
- 4 HVAC units (were replaced in 2019, 2020, 2021 and 2023)

THE FLOORPLAN





PRESENTED BY
sueadler 
team

THE #1 KELLER WILLIAMS TEAM IN NEW JERSEY

kw PREMIER
PROPERTIES
KELLERWILLIAMS

Each Keller Williams office is individually owned and operated.

LISTING SPECIALISTS:



Sue Adler

&



Melissa Bulwith

Cell: 973.936.9129

Office: 973.376.0033 ext.101

E-mail: info@sueadler.com

sueadler.com/91West