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*40 Holly Drive
Short Hills, New Jersey*

WELCOME HOME!





FAB NEWLY BUILT HOME WITH EVERY BELL AND WHISTLE! A true “Masterpiece” of design from renowned local architect Steve Hockstein, this 7 Bedroom, 6.1 Bath home in desirable Deerfield section of Short Hills, offers 7,113 sq ft with astounding amenities, such as custom white oak floors, imported Italian tile, amazing light, and glorious high ceilings. 2-story grand Entry Foyer sweeps you through formal Living Room and elegant Dining Room.





Sun-drenched Family Room with coffered ceiling and chic fireplace opens to glamorous Chef's Kitchen, creating the ideal space for easy living, with Quartz countertops, crisp white cabinetry, Carrara marble backsplash, Thermador SS appliances (3 refrigerators, 2 dishwashers, 6-burner gas stovetop/griddle, double oven) and tremendous triple glass door sliders that lead to enchanting private Backyard with bluestone patio, in-ground pool, natural stone retaining walls, and grassy area, perfect for play, pets, and fun gatherings.





Plush Powder Room, En-Suite Bedroom, and Home Office/Bedroom completes 1st Level. 2nd Level boasts 3 spacious En-Suite Bedrooms with lavish Bathrooms. Luxurious, bright Primary Bedroom stuns with vaulted ceiling, Home Office (with "Secret Room!") and 2 massive WIC's, plus spa-like En-Suite Bath with free-standing tub, glass door shower, and toilet closet.

Take the ELEVATOR to Lower Level and find Recreation Room, Exercise Room, 7th En-Suite Bedroom, custom-cubbied Mud Room, huge 3-car garage, and tons of storage.



- INSIDE & OUT -

FIRST LEVEL

- 2 Story Entry Foyer featuring white oak wood flooring, front door with glass-paneled sidelights, crown molding, baseboard molding, 2 custom coat closets, chandelier that electrically lowers for cleaning/changing light bulbs
- Formal Living Room featuring white oak wood flooring, crown molding, wainscot paneling, recessed lighting, 3 windows at 2 exposures
- Formal Dining Room featuring white oak wood flooring, crown molding, wainscot paneling, recessed lighting, 2 chandeliers, 2 windows at 1 exposure
- Family Room featuring white oak wood flooring, coffered ceiling, baseboard molding, glass-enclosed fireplace with custom crisp white mantel, pull-down TV entertainment system, 2 built-in storage/seating benches, recessed lighting, French glass door sliders to Backyard/Pool area, 4 windows at 2 exposures
- Gourmet Eat-In Chef's Kitchen featuring white oak wood flooring, Quartz countertops, crisp white glass and wood cabinetry, Italian Carrara marble subway tile backsplash, farmhouse sink, all Thermador stainless appliances, including 2 refrigerators (1 extra wide, 1 in Center Island), 6-burner gas stovetop with griddle, double oven, hood, 2 dishwashers, microwave, Center Island, recessed lighting, pendant lighting, 3-door glass slider to Backyard/Pool area, 5 windows at 2 exposures
- Butler's Pantry featuring white oak wood flooring, Quartz countertop, crisp white glass and wood cabinetry, Italian Carrara marble subway tile backsplash, Thermador refrigerator, sink, walk-in food/supply closet with custom shelving
- Bedroom 1 featuring white oak wood flooring, crown molding, baseboard molding, walk-in closet with custom shelving/drawers, 3 windows (including walk-in closet) at 1 exposure
- Bedroom 1 En-Suite Bathroom featuring tile floor, Quartz vanity, wood cabinetry, recessed lighting, sconce lighting, glass door bathtub/shower with porcelain surround, 1 window
- Powder Room featuring tile flooring, crown molding, Quartz vanity, wood cabinetry, wainscot paneling, sconce lighting, recessed lighting
- Bedroom 2/Home Office featuring white oak wood flooring, crown molding, baseboard molding, recessed lighting, double door closet with custom shelving, door access to Kitchen, 2 windows at 1 exposure

SECOND LEVEL

- Staircase featuring white oak wood flooring, crown molding, chandelier that electrically lowers for cleaning/changing bulbs, 4 windows at 2 exposures
- Hallway featuring white oak wood flooring, crown molding, wainscot molding, recessed lighting, 2 custom shelved linen/supply closets, elevator with white oak wood surround, tile floor, recessed lighting
- Primary Bedroom featuring white oak wood flooring, vaulted ceiling, baseboard molding, recessed lighting, chandelier, double-door sliding closet with custom shelving, 5 windows at 2 exposures; one walk-in closet with center Island, expansive drawers/custom shelving, recessed lighting, 1 window; second walk-in closet with custom shelving/drawers
- Primary Bedroom En-Suite Home Office featuring white oak wood flooring, baseboard molding, recessed lighting, 2 windows at 1 exposure, built-in shelving/drawers, SECRET ROOM (accessed by remote control) for safe, valuables, etc.
- Primary En-Suite Bathroom featuring tile floor, baseboard molding, vaulted ceiling, double Quartz vanity, wood cabinetry, sconce lighting, recessed lighting, glass door shower with porcelain surround and rainfall shower head, Victoria & Albert freestanding bathtub, toilet closet with window, 1 large window

- Bedroom 3 featuring white oak wood flooring baseboard molding, glass bead chandelier, recessed lighting, walk-in closet with custom shelving, 4 windows at 2 exposures (included 1 window in closet)
- Bedroom 3 En-Suite Bathroom featuring tile floor, Quartz vanity, wood cabinetry, sconce lighting, recessed lighting, glass door shower with porcelain surround, 1 window
- Bedroom 4 featuring white oak flooring baseboard molding, chandelier, recessed lighting, walk-in closet with custom shelving, 4 windows at 2 exposures (included 1 window in closet)
- Bedroom 4 En-Suite Bathroom featuring tile floor, Quartz vanity, wood cabinetry, sconce lighting, recessed lighting, glass door shower with porcelain surround, 1 window
- Bedroom 5 featuring white oak flooring, baseboard molding, recessed lighting, ceiling fan, walk-in closet with custom shelving/recessed lighting, 3 windows at 2 exposures
- Bedroom 5 En-Suite Bathroom featuring tile floor, baseboard molding, Quartz vanity, wood cabinetry, recessed lighting, sconce lighting, glass door bathtub/shower with porcelain surround, 1 window
- Laundry Room featuring tile floor, crown molding, LG washer/dryer, farmhouse sink, Quartz countertop, crisp white cabinetry, marble backsplash, recessed lighting, custom Cove bracket shelving

LOWER LEVEL

- Staircase features French door to Backyard
- Recreation Room featuring white oak wood flooring, double French doors, baseboard molding, recessed lighting, 2 storage closets, access to sump pump, 2 basement windows
- Wraparound storage closet under staircase
- Bedroom 7 featuring white oak wood flooring, baseboard molding, recessed lighting, 2 double door sliding closets, 2 windows at 1 exposure
- Bedroom 7 En-Suite Bathroom featuring tile floor, quartz vanity, wood cabinetry, sconce lighting, recessed lighting, glass door shower with porcelain surround, linen closet, additional door access to Hall
- Exercise Room featuring white oak wood flooring, closet with shelving, water softening and filtration system closet, utility closet
- Mud Room featuring tile floor, built-in cubbies/cabinetry, 1 Walk-In Closet, 2 double-door closets, mail counter area with cabinetry/charging station, white oak wood built-in bench, door access to 1,100+ square foot 3-door garage
- Hall Walk-In Closet
- 2 Hall double door coat/storage closets

FRONT & BACKYARD

- Bi-Level, private, fenced in Backyard with natural stone retaining wall, meticulous landscaping
- In-Ground Pool
- Bluestone Patio

ADDITIONAL FEATURES & UPGRADES

OUTDOOR

- *Sprinkler system installed/WiFi controlled (2024)*
- *Retaining walls all made of stone to try and look natural. Not the standard block retaining walls normally seen.*

WHOLE HOUSE

- *Elevator by Accredited Home Elevator*
- *4 HVAC units — 2 in Lower Level, 2 in Attic*
- *Tons of storage*
- *Wired Ethernet in all rooms*
- *Wired Ring cameras in most public spaces in house and entire exterior*
- *En-Suite Bathrooms, custom Walk-in Closets in all 6 Bedrooms*
- *Backup Generator*
- *Whole house water filtration and water softener system*
- *Custom window treatments for entire house*
- *Visual Comfort lighting fixtures throughout entire house*
- *All Rohl fixtures (bathrooms/sinks)*
- *Rejuvenation unlacquered brass hardware throughout entire house*
- *Restoration Hardware and McGee and Company mirrors throughout entire house*
- *Bertch vanities in all Bathrooms*
- *Solid wood doors throughout entire house*
- *Purposely designed so no Bedrooms share walls with another Bedroom*
- *All interior walls insulated to reduce sound*
- *Matterport scans and photos of home during construction available upon request*
- *All 7 Bathrooms custom designed so no two are the same, but all capture overall aesthetic that compliments each*
- *All custom closets and mudroom*
- *Emtek French antique brass on all door hardware*
- *3 sump pumps*
- *Abundant storage space throughout entire home*
- *Many light switches in house are wifi enabled, accessible via Alexa for easy on/off lights in Kitchen, Family Room, all Bedrooms upstairs, Primary Bathroom, Front Door, Garage, and Mud Room*

FIRST LEVEL

- *Kitchen backsplash — honed Carrara marble from Italy*
- *Shaws of England Kitchen farmhouse sink and sink in Butler Pantry*
- *Chandeliers in Entry Foyer and staircase leading to Second Level are on electronic lifts for easier cleaning and changing bulbs*
- *Solid wood wainscoting*
- *Sonos WiFi Speaker System in Kitchen/Backyard*
- *Crown molding throughout most of first floor*

SECOND LEVEL

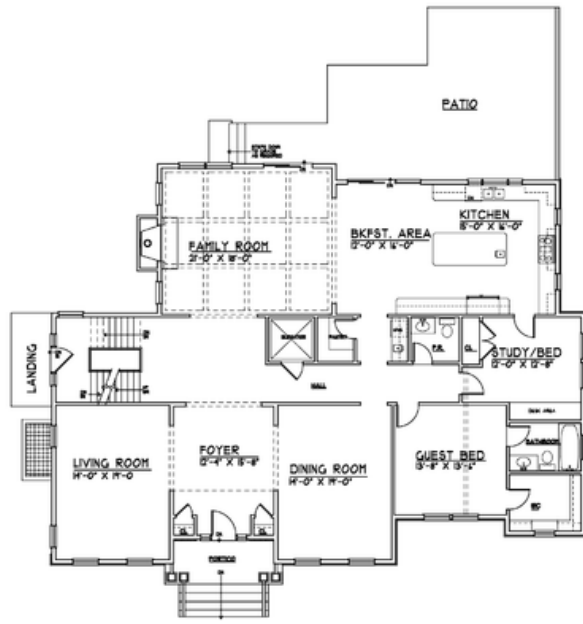
- *Custom closets in main bedrooms with mirror built into door*
- *Secret room on Second Level*
- *Chandeliers are on electronic lifts for easier cleaning and changing of bulbs*

LOWER LEVEL

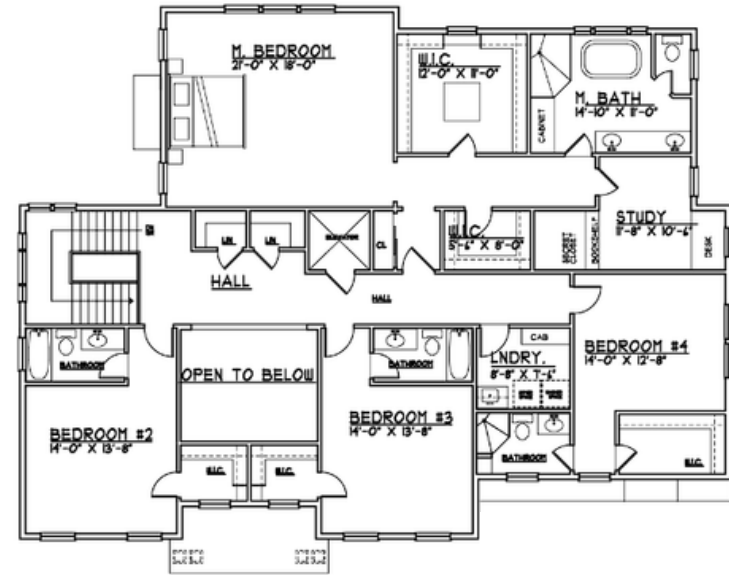
- *Utility room*
- *3 sump pumps*
- *Network room has each wire labeled so you know which one goes to which room or camera.*
- *Recreation Room has a network closet providing every wire labeled for all rooms to camera intel*
- *1,110+ square foot 3-car garage has August locks and are WiFi enabled*



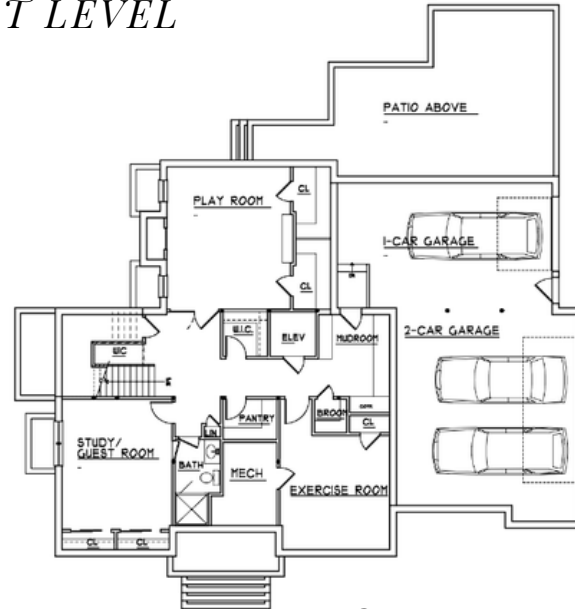
THE FLOORPLAN



FIRST LEVEL



SECOND 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.



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