



144 FOREST DRIVE
SHORT HILLS | NEW JERSEY
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Resting on over a half acre of beautifully landscaped property, this custom Colonial designed by Michael Graves in 2008 makes a dramatic statement. With manicured shrubbery and mature shade trees serving as the ideal backdrop, this is an impressive home by any measure. Located in Short Hills' most desirable neighborhood, this luxury custom home is positioned to take full advantage of everything this community has to offer.

Built with all the amenities you would expect and desire: extensive architectural detailing, 11-22 foot ceilings, extensive custom woodwork and built-ins and rich hardwood floors bring a

unique level of individuality into the mix. The two-story foyer with juliet balcony continues into an elegant stair hall with a custom staircase and two impressive windows leads to the upper level. The elegant living room, formal dining room and wet bar combine are perfect for entertaining.



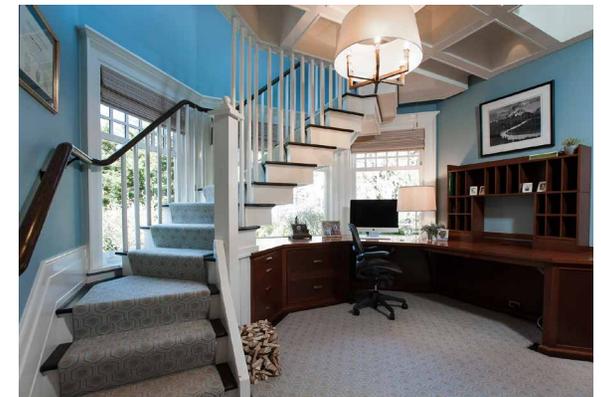
A custom-designed fireplace in the living room spreads warmth to an adjoining music room, while the dining room is poised to host your next dinner party. A visit to the family room gives you further evidence of the character of this amazing home. The coffered and vaulted ceiling reaches 22 feet high and includes side-angled skylights and custom pendant lighting, as the stone fireplace adds drama to the occasion.

Anyone who loves to cook and entertain will find the gourmet kitchen more than satisfies. Designed by the architect to continue the cohesive modern look, custom cerused oak cabinets include under-cabinet lighting as unique ceiling lights and custom pendant lights effectively illuminate the entire space. Bench seating lines one wall, creating the ideal breakfast area. Professional, stainless steel appliances are on hand to help get the job done. The nearby butler's pantry and wet bar boast floor-to-ceiling mirrors and connects to the dining room, providing for efficient dinner service and a party atmosphere.

For your convenience, a custom mud room with closets and bench has access to the garage, a powder room. A dramatic office with floating staircase, built-in desk and bookcases complete the first floor.



ARCHITECTURALLY DISTINCTIVE





Five bedrooms, all with custom-designed moldings and mahogany windows, a central sitting room, small study room, three specialized Waterworks bathrooms and laundry room are found on the second level. The master suite rivals any 5-Star hotel, featuring a large bedroom with tray ceiling, built-in window seat, four walk-in closets and French doors to a private balcony. There is a master sitting room, where the floating stairs from the first level office arrive. The luxurious Waterworks master bath is wrapped in subway tiling and includes an oversized double vanity, glass shower and Waterworks soaking tub. Each of the four remaining second level bedrooms has distinctive appeal, ample closet storage and pleasant treetop views. The central sitting area brings everyone together and landing and study area have unique balconies that overlook the rooms below.

The full lower level is finished to include a lower foyer, art area, guest bedroom, full Waterworks bathroom, media room, recreation room, exercise room, pool table room, octagonal lower office/playroom and lots of storage. Step outside, and the patio and backyard are ready made for dining, entertaining and active play.



SPACIOUS LUXURY THROUGHOUT



HIGHLIGHTS

Truly a one-of-a-kind property, this is a place you will be proud to call home.

ARCHITECTURAL DESIGN BY MICHAEL GRAVES

Famed post-modernist architect Michael Graves designed this home in 2006, and construction was completed in 2008. The Graves New York office was involved in every detail decision. Custom-designed stone, brick and clapboard exterior with mahogany Marvin windows and trim throughout the home. Architect designed gourmet kitchen with cerused oak cabinetry and tiling. Circa lighting and Waterworks bathroom tile and plumbing fixtures. Post-modernist floor plan design features views provided by linear hallways throughout the home.

- 22-foot ceilings in foyer, music room and family room. 11-foot ceilings throughout the rest of the 1st & 2nd floors, 10 foot ceilings in basement.

MODERN AMENITIES AND ENGINEERING

- Buderus boiler powered central forced steam air heating system with four heat exchangers and electrostatic air filters, which reduce dust and harmful particulates in the air of the home
- Modern hot water radiant heating system in many areas of the home including upstairs bedrooms and bathrooms, family room, and garage
- Cummins-Onan 14,000 kilowatt natural gas generator that is connected to major areas of the house
- Full gym in basement including wall mounted television
- Ethernet network connected to FIOS service provides extremely fast internet connectivity throughout the home
- Sonos sound system with 7 entertainment zones and direct connection to Ethernet network
- Fischer-Paykel natural gas fired back patio grill with rotisserie system and warming rack
- Full butler's pantry and wet bar including Sub Zero refrigerator and ice maker, granite counter-top, floor to ceiling mirrored wall, recessed lighting, custom beaded nickel sink, custom cabinetry with glass doors
- Wine Cellar room in basement is ready for installation of custom wine racks, and includes pre-installed plumbing and electrical conduits
- Industrial sized water softening system with heavy duty filtering and holding tank that can hold up to 200 pounds of salt at a time





FIRST FLOOR

- Grand entry foyer with 22 foot high ceiling, hardwood floor, Circa Lighting ceiling mounted light fixture, clean-lined beadboard, custom “ships cabin” mahogany windows, installed speakers connected to Sonos system, coat closet, rounded custom mahogany front door with carved window, Michael Graves signature linear stairway, south-facing 22-foot custom Marvin windows that create significant direct sunlight throughout the day, extensive crown moldings and woodwork trim throughout

- Powder Room off the foyer custom vanity with marble top, sconces, hardwood flooring and crown molding

- Fully equipped and carpeted office with custom built-in cherry wood desk, storage and cubby-cabinet directly above work area, recessed lighting, custom “floating” circular staircase that connects to second floor sitting/reading room

- Formal Dining Room with custom moldings, Circa Lighting sconces and recessed lighting, chandelier ceiling conduit, hardwood floors, installed speakers connect to Sonos sound system

- Living Room with custom molding and mahogany Marvin windows that connect to views of the front porch, wood-burning fireplace with wood-carved mantle and blue stone granite footing, hardwood floors, custom ceiling moldings, recessed lighting, connection to grand foyer and library/piano room, installed speakers connect to Sonos sound system

- Library/Music Room that mirrors the entry hall room, with 22-foot ceiling, stained mahogany Marvin windows, wall coverings, ceiling mounted Circa Lighting center fixture and sconces, hardwood floors, and connection to upstairs study room through peek-hole balcony; semi-circular open internal portal

- Family Room that adjoins kitchen with 22 foot high cathedral ceiling with custom recessed wood moldings, radiant heated floor, custom masonry wood-burning fireplace with raised blue stone footing and natural stone semi-circular mantle, built-in entertainment cabinet with storage drawers and photo shelves, hardwood flooring, installed speakers connection to Sonos sound system with electronic storage closet, desk area with Ethernet connection, custom mahogany doors that connect to back patio and bar-b-que area, large window seat with recessed lighting

- Gourmet Kitchen with custom ceruse oak cabinetry, dual Sub Zero refrigerators, 6-burner Wolf Range with 2 ovens, granite countertops, glass tile backsplash, hardwood floors, Circa lighting ceiling mounted light fixtures, installed speakers connection to Sonos sound system, center island with one full Miele dishwasher and one Miele dishwasher drawer, single large stainless steel sink with industrial style “spring-loaded” faucet, recessed lighting above countertops, USB charging electrical outlets, lounge area with room for two large chairs and adjacent book shelving, bench-seating eating area with room for large table and chairs, centrally located with access to mudroom, family room, butler’s pantry, back patio and bar-b-que area, and dining room

- Mudroom with adjacent Powder Room just off of kitchen with four hanging lockers with shoe drawers, a central seating bench with sock drawer, hardwood floors, two hanging ceiling mounted light fixtures, custom cabinetry with crown moldings, and garage access

SECOND FLOOR

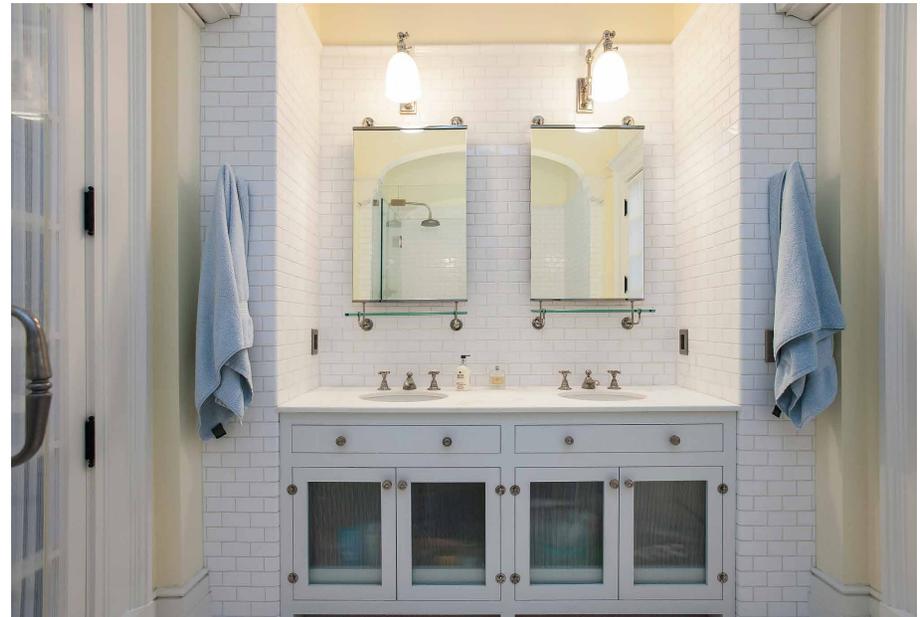
- Master Bedroom with four walk-in closets, recessed lighting, installed speakers connection to Sonos sound system, hardwood floors, custom tray ceiling, recessed television with retractable ceiling mounting bracket, Ethernet connections in floorboards, ceiling reading lights over bed area, window doorway to private deck area with south facing light, central alarm access, Circa Lighting chandelier
- Master Bathroom with custom ceiling skylight, walk-in glass enclosed shower with Waterworks nickel fixtures, Waterworks mosaic style tiling, dual vanities, radiant floor heating, 6-foot Waterworks bathtub with recessed soap and shampoo shelf and Waterworks fixtures, built in towel closet with dual laundry hamper
- Upstairs laundry room with high capacity washer and dryer, laundry room sink, built in three section laundry hamper, wall mounted ironing board with storage cabinet, tile floor over water pan with drainage to central sewer and 6" high side-splash elevation, recessed lighting
- Central lounge area with recessed lighting, installed speakers connect to Sonos sound system, hardwood floors, custom ceiling moldings, Ethernet connections in floor board, large storage closet with built in storage shelving and door triggered overhead lighting,
- Bedrooms 2 & 3: two bedrooms with custom moldings that each connect to the full bathroom; radiant heating throughout, hardwood floors, custom ceiling moldings, two walk-in closets with recessed lighting and custom mahogany "ship's cabin" style windows and French glass style doors,
- Bedrooms 4 & 5: two adjoining bedrooms and another full bathroom; radiant heated floors throughout, hardwood floors, custom

ceiling moldings, large closet in each bedroom,

- Two Hall Baths features: dual vanities with Waterworks nickel framed wall mounted mirrors, white stone counter-tops, glass enclosed showers with Waterworks nickel fixtures and tiling, large specialized ceiling mounted light fixtures
- Reading/Sitting Room: carpeted sitting room boasts built-in book shelves, a wall-mounted television, panoramic views including views of South Pond, adjacent to Master Bedroom with access to first floor office via floating circular staircase
- Enclosed Upstairs Study Room: connection to Ethernet, hardwood floors, custom ceiling moldings, and portal views of downstairs music/piano room and library

FINISHED BASEMENT

- Recreation Room with TV Room wall mounted 60" Plasma television,
- Billiard room including pool table, connection to Sonos sound system, recessed lighting, wall to wall carpeting
- Guest bedroom with room for king sized bed, recessed lighting, wall to wall carpet, custom ceiling moldings, hanging closet
- Full Bath including glass shower, mosaic style Italian tiling, medicine cabinet
- Full gym with wall mounted television, recessed lighting, hard gym flooring, connection to Sonos sound system
- Office/Playroom with recessed lighting and Ethernet connection in floor board, telephone jacks and wall to wall carpet
- Large storage room with timer lighting
- Room ready for Wine Cellar installation complete with electrical conduits and installed plumbing





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