



22 CAMBRIDGE DRIVE

SHORT HILLS | NEW JERSEY

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Resting on beautifully landscaped property, this mint condition, fully renovated 5-bedroom Colonial commands a prime location in the desirable Hartshorn neighborhood of Short Hills. Mature trees, expansive lawns, blue stone walkways and a covered entry create exceptional curb appeal.

A columned portico flanked by oval windows welcomes you as you enter the elegant foyer, which is graced with a winding staircase, oversized coat closet and a guest powder room. Flanking the foyer is the formal living room with wood-burning fireplace and the spacious dining room bathed in natural light, the perfect spot for elegant dinner parties with friends and family.

Towards the rear of the home, the gourmet eat-in kitchen completely renovated in 2016 will take your breath away. Featuring a large center island with bar seating, quartz countertops, Wolf 6-burner range, Subzero refrigerator with dual freezer drawers and a separate casual dining area with bay window, the kitchen will please the most discerning home chef. The large family room is completely open to the kitchen, allowing for large scale entertaining or intimate family gatherings. Beyond the family room lies the library with gas fireplace and vaulted ceiling and the private home office with pocket French doors. A newly renovated mudroom with cubbies and quartz counters and laundry room offers easy first floor access to the attached two-car garage.





Five bedrooms and three full bathrooms occupy the second level, ensuring privacy and comfort for all. The spacious and elegant master suite replete with cathedral ceiling, dressing room, four oversized closets and an ensuite bath will pamper you in luxury. The master bath with glass stall shower, pedestal sink, tumbled tile floors and an oversized storage cabinet rivals any five-star hotel. The four additional spacious bedrooms have large closets and architecturally interesting archways and reading nooks and share two full bathrooms.



The lower level offers a spacious media room, which is wired for surround sound, a fully finished and newly carpeted recreation room, a utility room and a storage room, which will fill all of your needs for extra space – perfect for rainy day indoor play.

Step outside through French doors where a lovely bluestone patio offers excellent space for al-fresco dining and entertaining. Beyond, the large, level yard is ideal for outdoor play and gardening.

As with any property, location is key and this fine home more than



delivers. Situated in a prime Short Hills neighborhood just a stone's throw away from upscale shopping, recreation, top rated Millburn schools including the Hartshorn Elementary School and NYC commuter trains.

22 Cambridge Drive, Short Hills – the ideal home blending traditional architecture with modern updates.



HIGHLIGHTS

Lifestyle:

- ♦ Gracious Colonial, renovated in 2016 for today's modern lifestyle
- ♦ 3 finished levels: 5 bedrooms, 3 full bathrooms, and 1 half-bath
- ♦ Renovated eat-in kitchen (2016) stainless steel appliances including a Wolf range, quartz countertops, center island breakfast bar, and a breakfast nook
- ♦ Kitchen opens to the family room
- ♦ Multi-zone Central air conditioning
- ♦ Multi-zone forced hot air heat
- ♦ Hardwood flooring throughout
- ♦ All new recessed lighting installed in 2016
- ♦ New paint and carpeting in 2016
- ♦ Wired for sound and security
- ♦ Gas fireplace in Library, wood-burning fireplace in Living Room

First Floor:

Foyer

- ♦ Elegant curved staircase
- ♦ Recessed Lighting
- ♦ Oversized coat closet
- ♦ Guest powder room with oval window, grass cloth wall paper and new fixtures

Living room

- ♦ Crown molding
- ♦ Wood burning fireplace
- ♦ French doors to library and family room

Dining Room

- ♦ Chair rail
- ♦ Bay window
- ♦ Recessed lighting
- ♦ Easy access to kitchen

Kitchen

- ♦ Quartz countertops
- ♦ Center Island with bar seating
- ♦ Wolf 6-burner range, SubZero refrigerator with 2 freezer drawers, Bosch dishwasher, built in microwave
- ♦ Dual pantries
- ♦ Breakfast area with bay window overlooking yard

Family Room

Completely open to Kitchen
French door access to bluestone patio

Library

- ♦ Mahogany built-in bookcases and mantle
- ♦ Vaulted, coffered ceiling,
- ♦ Gas fireplace with marble hearth

Office

- ♦ Mahogany built-ins
- ♦ Bay window overlooking property

Mud Room/Laundry Room

- ♦ Newly built in 2016 with cubbies, cabinets with Quartz countertops, tile floor
- ♦ New washer and dryer

Second Floor:

Master Bedroom

- ♦ Spacious and private bedroom with vaulted ceiling
- ♦ Windows on three sides provide views of property
- ♦ Dressing area with window seat
- ♦ Four oversized closets
- ♦ Recessed lighting

Master Bathroom

- ♦ Pedestal Sink

- ♦ Tiled floor and walls
- ♦ Glassed-in stall shower
- ♦ Oversized storage closet

Bedroom Two

- ♦ Large room with two closets
- ♦ Elegant archway leading to reading/homework nook
- ♦ Recessed lighting

Jack and Jill Bath

- ♦ Located between bedroom two and three
- ♦ Stall shower
- ♦ Elegant vanity
- ♦ Recessed lighting
- ♦ Tile floor and walls

Bedroom Three

- ♦ Large room with customized closet
- ♦ Elegant archway leading to reading/homework nook

Bedroom Four

- ♦ Chair rail
- ♦ Large closet
- ♦ Windows on two sides

Bedroom Five

- ♦ Chair rail
- ♦ Large closet
- ♦ Windows on two sides

Hall Bath

- ♦ Oversized vanity with solid surface countertop
- ♦ Jetted tub
- ♦ Shower over tub
- ♦ Linen closet

Lower Level:

- ♦ Media Room
- ♦ Newly carpeted
- ♦ Wired for surround sound
- ♦ Large storage closet for toys and games

Recreation Room

- ♦ Perfect for indoor play
- ♦ Newly carpeted
- ♦ Additional staircase to first floor

Storage Room

- ♦ Newly tiled floor
- ♦ Plumbed for additional half bath

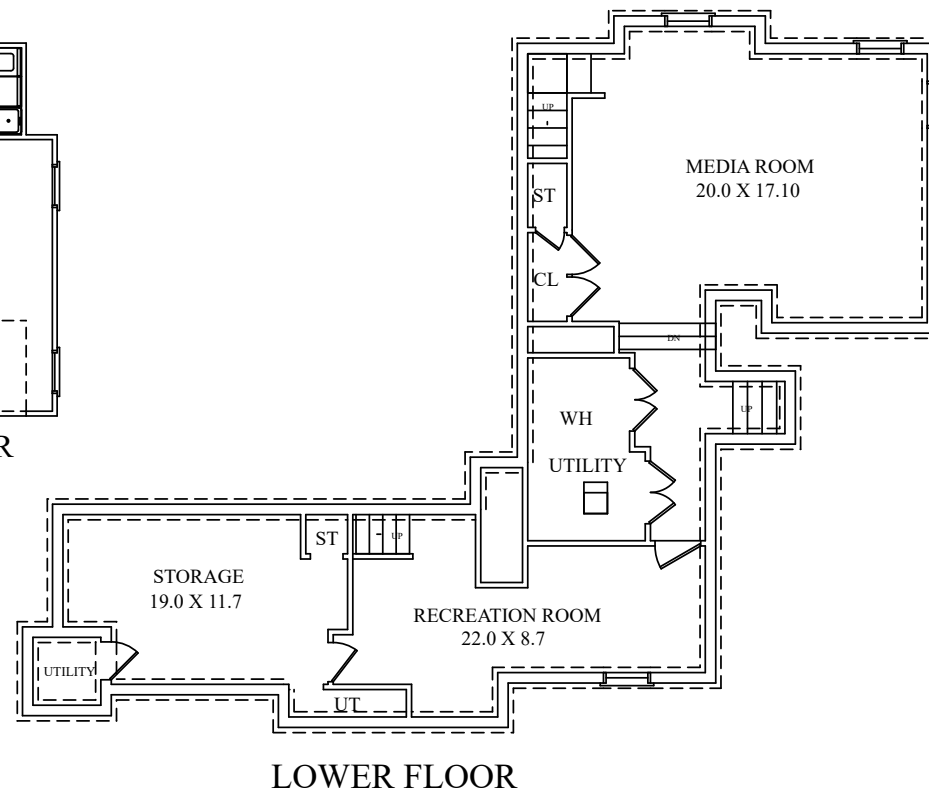
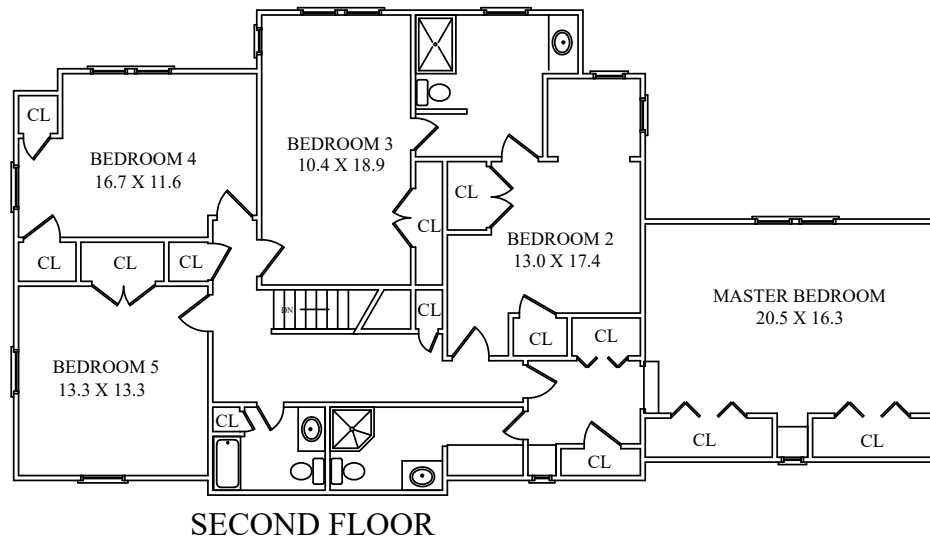
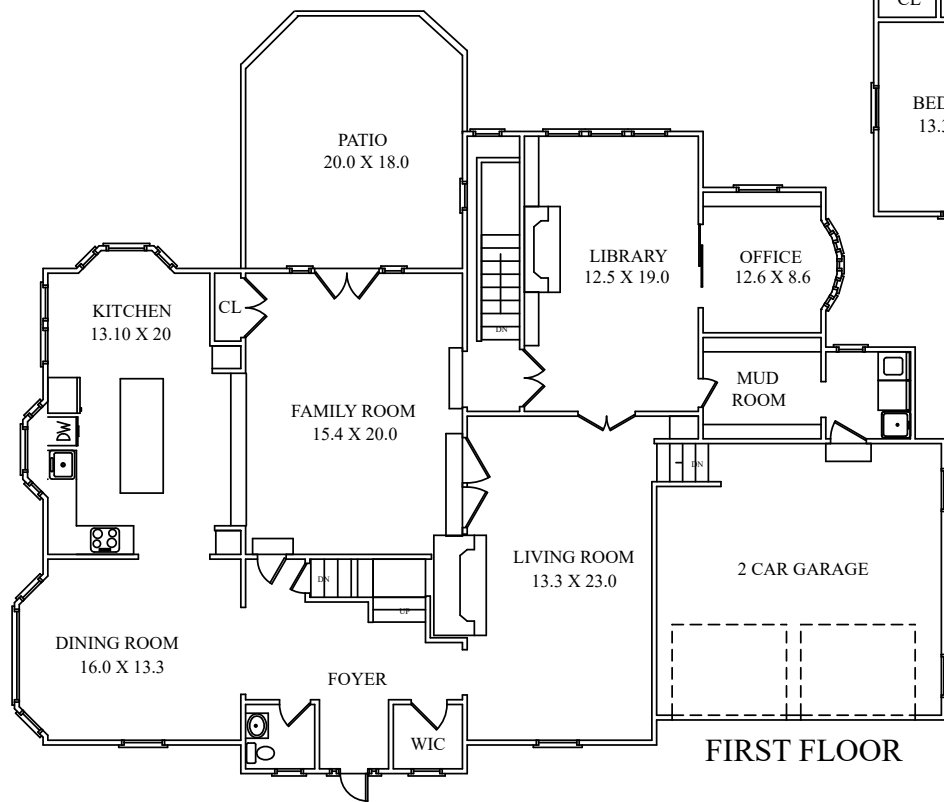
Exterior:

- ♦ .37-acre beautifully landscaped grounds
- ♦ Classic wood clapboard exterior
- ♦ New roof in 2016
- ♦ Attached two-car garage with mud room entry
- ♦ Newly re-built chimney in 2016
- ♦ Underground sprinklers
- ♦ Bluestone Patio, French door access to Kitchen/Family Room
- ♦ Walking Distance to Hartshorn Elementary School
- ♦ Close to shopping and all Millburn recreation
- ♦ Near to Short Hills train station for trains to NYC
- ♦ Easy access to major highways, business centers, and Newark Liberty International Airport

THE FLOOR PLAN

22 Cambridge Drive

Short Hills, New Jersey



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