



**kw** PREMIER  
PROPERTIES  
KELLERWILLIAMS.

**26 NOTTINGHAM ROAD**  
**SHORT HILLS | NEW JERSEY**

*Elizabeth Winterbottom*

SALES ASSOCIATE

Office: (973) 376-0033

Cell: (973) 900-0337

[EWinterbottom@KW.com](mailto:EWinterbottom@KW.com)



Each Keller Williams office is independently owned and operated.



In grand style, this expanded center-hall colonial enjoys enormous curb appeal. Situated on a charming neighborhood street, in the desirable Old Short Hills section, downtown shopping, recreation, top rated schools and NYC commuter trains are only blocks away.

Step inside and you are greeted by a classic center-hall foyer with two guest closets, an elegant staircase to the second level and open entry to the adjoining rooms. The front-to-back living room and formal dining room are prepared to host your guests in style, while the family room is up to the challenge of any occasion.

Open to the kitchen, the family room and its adjoining sitting area with fireplace, form a wonderful space for entertaining.

For anyone who loves to cook and entertain, the designer kitchen is made to order. Custom cabinet, granite counters and professional quality appliances are on hand to help get the job done. Adjacent to the kitchen is a sunny office or den, ready to suit your individual needs.

An amazing five bedrooms and three full baths occupy the second level. The John James master suite is a luxurious retreat offering hotel-style conveniences and ample room

to relax and unwind. The remaining four bedrooms are designed with restful sleep in mind, while the two hall baths aptly assist with the weekday morning rush. There is also access through one bedroom to an upper deck and walk-up access to attic storage. Additional storage is found on the lower level along with a recreation room, hobby room, half bath, a game room with fireplace and access to a 2-car garage.

Outside, decks and a patio supply the ideal venues for entertaining, while the backyard is perfect for active play and gardening.

## **INTERIOR FEATURES**

- ♦ Spacious, open floor plan with an easy flow and large windows
- ♦ Four fireplaces located in the living room, family room, master suite and lower level game room
- ♦ John James three-story addition includes new gourmet kitchen-family room, deluxe master suite and lower level game room, mud room and 2-car garage that fits all SUVs.
- ♦ Second level John James deluxe master suite addition
- ♦ Finishes include warm hardwood floors, deep crown and dentil moldings, wide trim, tray ceilings, decorator's colors, furniture quality built-ins and recessed lighting
- ♦ First level includes a center-hall foyer with two guest closets and elegant turned staircase, a front-to-back living room with a fireplace, bay window and access to the deck, formal dining room, office with bay window and gallery hallway with back staircase to the upper and lower levels
- ♦ Second level includes a luxurious master suite, four additional bedrooms, access to a second level deck, two hall baths and a convenient laundry room
- ♦ The finished lower level offers a large recreation room, art studio or hobby room, game room, lower foyer/mud room, powder room, storage and access to an oversized 2-car garage

## **DESIGNER KITCHEN**

- ♦ Custom cabinets, some with glass panel cabinet doors, granite counters, tile backsplash, under-cabinet lighting, center island breakfast bar with granite counter top and storage, large windows and under-mount sink
- ♦ High-end appliances feature a Sub-Zero refrigerator, Viking 6-burner gas range with griddle and lighted exhaust above and a Bosch dishwasher
- ♦ Breakfast room has a hardwood floor and large windows with side yard views

## **BEDROOMS & BATHS**

- ♦ Master suite includes a large bedroom with vaulted ceiling, hardwood floor, lots of windows and a sitting area with fireplace
- ♦ Master dressing room has built-in storage
- ♦ Master bath features a marble tile floor, furniture quality vanity with marble counter top and two sinks, spa tub with marble surround, tile shower and privy room with toilet and linen closet
- ♦ Four additional bedrooms each with exposed wood floors,

- ♦ ample closet storage and treetop views
- ♦ Access to a second level deck through one of the bedrooms
- ♦ Hall bath #1 with tile floor, vanity with sink and tile shower/tub
- ♦ Hall bath #2 with tile floor, vanity with sink, linen closet and tile shower
- ♦ Central hallway with storage closet
- ♦ Upstairs laundry room with built-ins and extra storage

## **CONVENIENCES**

- ♦ Storm windows and doors
- ♦ 3-zone forced air heating and central air conditioning
- ♦ Built-in speakers
- ♦ Sherlock Security System
- ♦ Walk-up access to attic storage
- ♦ Lower level mud room / foyer includes built-in storage, cubbies, a tile floor, custom lighting, recessed lights and access to the garage
- ♦ Substantial closet and unfinished storage space

## **EXTERIOR FEATURES**

- ♦ Brick and wood exterior
- ♦ Slate roof
- ♦ Bluestone front walkway
- ♦ Covered entry
- ♦ Paved driveway with additional parking
- ♦ Oversized attached two car garage with carriage style doors, large enough to fit a Suburban
- ♦ Covered porch
- ♦ Bluestone patio overlooks a private fenced backyard
- ♦ Professionally landscaped property includes mature trees, foundation shrubbery and established lawns

## **LOCATION**

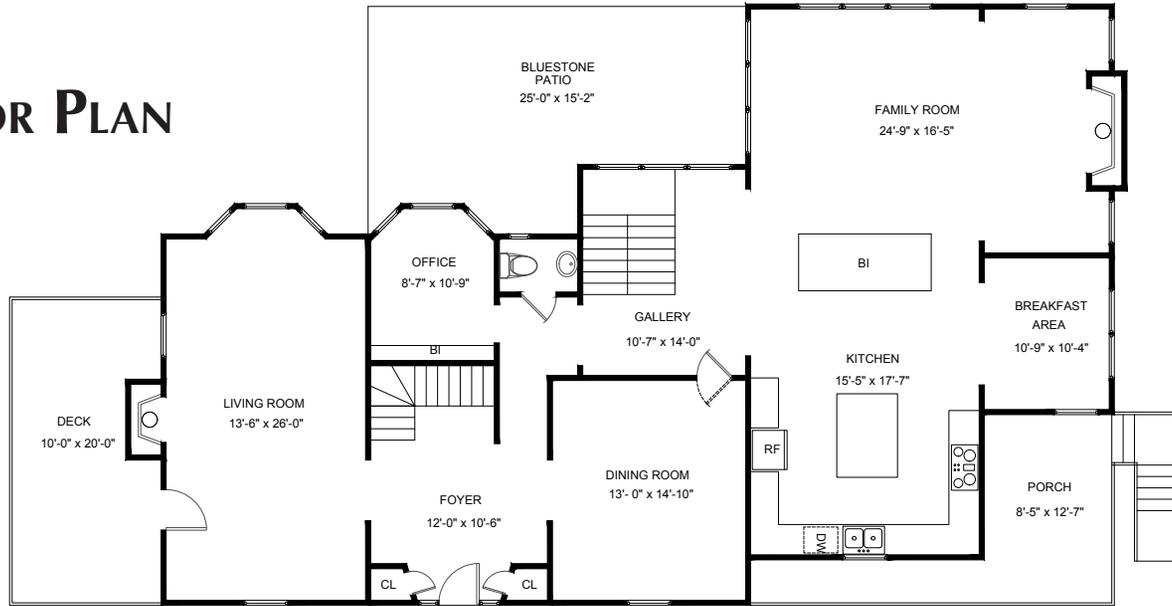
- ♦ Desirable Old Short Hills location near downtown shopping, parks and recreation, top rated schools and NYC commuter trains
- ♦ Easy access to major highways, business centers and Newark / Liberty International Airports

## **PROPERTY PARTICULARS**

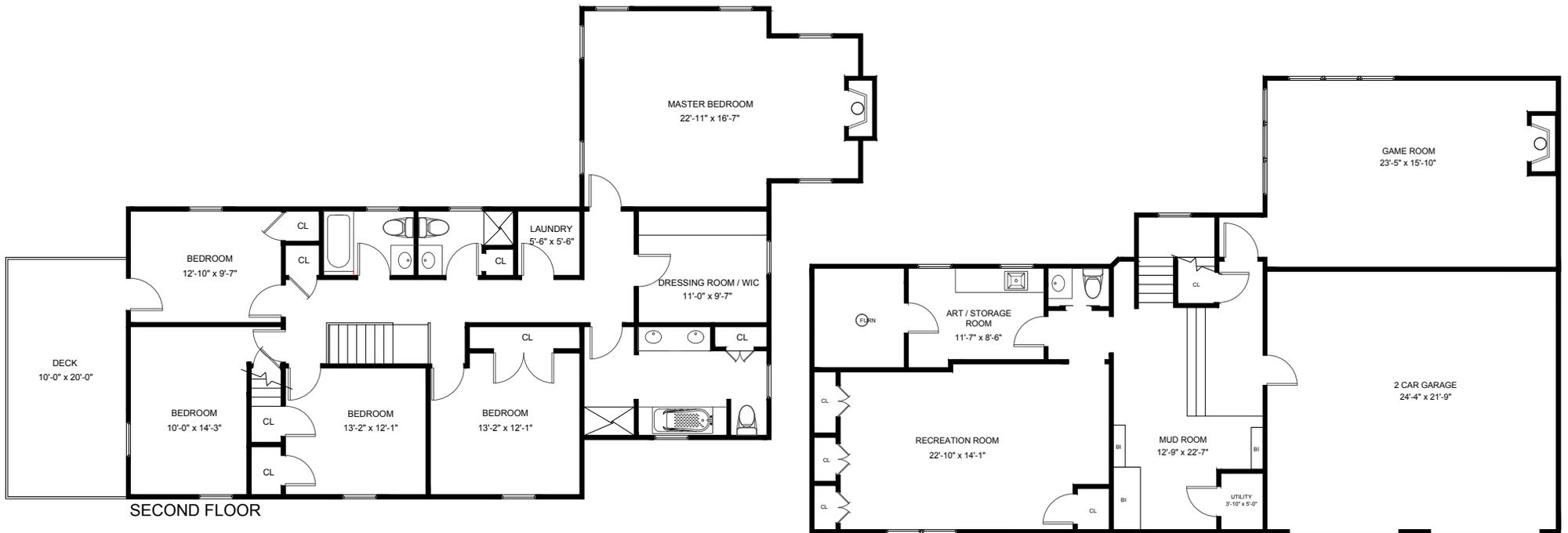
- ♦ Beautifully expanded Center-Hall Colonial
- ♦ Built: 1939 / Renovations: 2006
- ♦ Lot Size: 127 x 119



# THE FLOOR PLAN



FIRST FLOOR



SECOND FLOOR

BASEMENT

Copyright© 2003-2012 VISUAL MARKETING & DESIGN www.VisionNJ.com 973-271-7116. All rights reserved. Reproduction in part or whole without permission is prohibited. Information contained in this brochure is deemed reliable but should be independently verified by the buyer(s). Keller Williams Realtors and agents acting on their behalf for the purpose of creating this brochure are not responsible for any typographic errors, misprints or misrepresentations and are therefore held totally harmless. This listing is subject to prior sale, withdrawal or price changes without notice. The floor plan is provided for illustration purposes only. Room positions and dimensions are approximate.

Each Keller Williams office is independently owned and operated.