

71 HILLSIDE AVENUE

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SHORT HILLS, NEW JERSEY



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IMPRESSIVE

Nestled amid a bevy of grand private estates in the heart of Old Short Hills, this custom-built stone and shingle masterpiece, designed by noted architect John James AIA, rests on over two secluded acres. With tall trees, mature shrubbery and extensive landscaping, this setting provides a fitting backdrop for this noteworthy retreat where the stresses of daily existence simply melt away. The natural beauty of its open lawns and professionally landscaped grounds invite soul-restoring hours of contemplation.

Step inside, where the grand entrance foyer appropriately introduces generously proportioned rooms, gleaming wood floors, high ceilings and stylish decor. Classic Colonial Georgian design is evidenced through gracefully rounded archways and the curved staircase that is accompanied to both the second and third floors by impressive picture molding. Such elegant details, that are omnipresent throughout the home, present themselves alongside the well-planned flow which offers both versatility and a wonderful sense of space and light.



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UNDERSTATED ELEGANCE

On the main level, historical character and modern design is evidenced among extensive woodwork and the many fireplaces located in the living room, banquet-sized dining room, richly paneled library and welcoming family room. The family room, warmed in summer by light flooding through its wall of windows and in winter by the fireplace, lies under one of many extraordinary beamed ceilings. So too does the library/office where walls, bookcases and yet another fireplace are all richly clad in cherry wood.



ADVENTUROUS ENTERTAINING



Through yet another beautiful archway, the gourmet kitchen stretches out under a coffered ceiling and will take a cook's skills to their highest potential. For more casual dining, the center island or sunny breakfast room with its uniquely rounded design are the perfect places. In season, alfresco dining on the large bluestone patio or screened porch that overlook the private grounds is nearly irresistible and made easy by its accompanying outdoor kitchen.



PERSONAL ESCAPES



Upstairs, across the porte-cochere, the magnificent entertainment suite, complete with media room, billiards room and wet bar, is a magnet for fun. Comfort and design come together successfully in the bedrooms, each with ensuite baths, spread across the second and third levels. Waiting at day's end is the marvelous dome-ceiling master suite. Its sitting room with gas fireplace and ultra-luxurious ensuite bath provide a pampering retreat while offering views of the expansive property.



RELAXATION INSIDE AND OUT

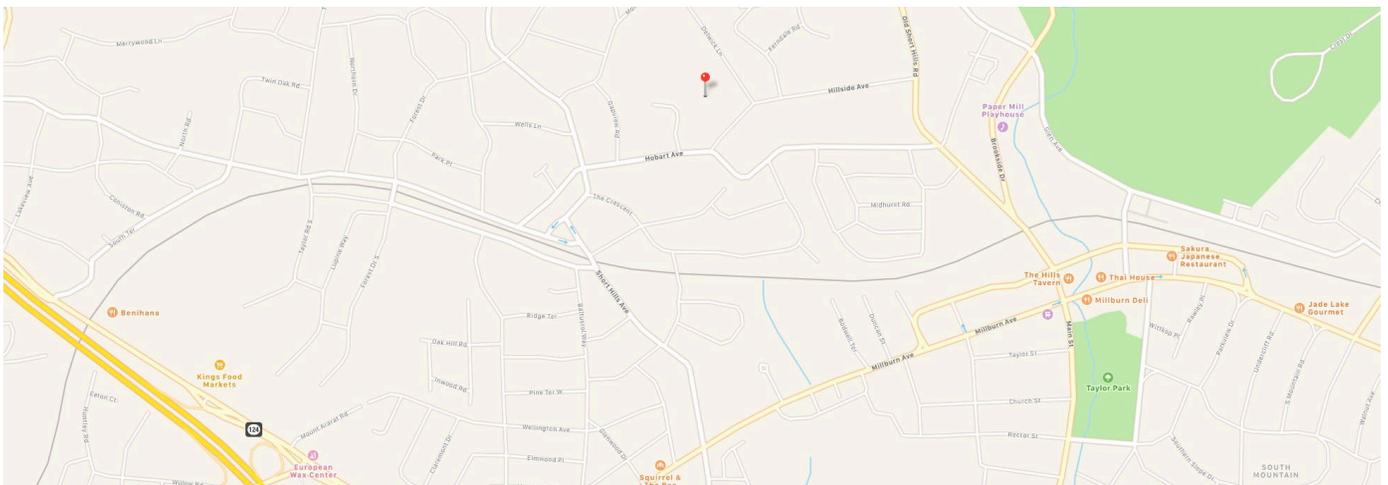


A masterpiece from top to bottom — even the lower level is nothing short of a dream come true for the enthusiastic host. It boasts a lush home theater with star-light ambiance, extensive wine cellar, a spacious playroom with coffered ceiling, a recreation room with fireplace, an art/craft room with kitchenette, a complete exercise room, an ensuite bedroom/conference room plus another half bath — the pleasure of owning such a remarkable estate in truly immeasurable.



HIGHLIGHTS

- ◇ Magnificent 15,000-square foot stone-and-shingle estate with seven bedrooms, seven full bathrooms, four half bathrooms and seven fireplaces designed by John James AIA
- ◇ Ideally located on two secluded, professionally landscaped acres in the heart of Old Short Hills
- ◇ Porte-cochere entry leads to convenient mudroom with built-ins and slate floor; back hall space with powder room provides easy, informal access from mudroom to family bedrooms and separate entertainment suite
- ◇ Extraordinary beamed ceilings, boxed ceilings, coffered ceilings, wainscoting, exquisite millwork and molding details throughout
- ◇ Picture from molding in living room, dining room and accompanying the staircase from the foyer all the way through up to the third floor
- ◇ Spectacular gourmet kitchen with butler's pantry, custom cabinetry, state-of-the-art appliances and large walk-in pantry with full-sized refrigerator and freezer, counter seating, unique breakfast room and French doors for an easy transition for indoor to outdoor dining.
- ◇ Screened-in porch and large bluestone patio, compete with outdoor bbq/kitchen, both overlook the glorious, professionally landscaped grounds
- ◇ Classic library/office with walls, bookcases and detailed fireplace clad in cherry wood
- ◇ Striking master suite with gas fireplace, sitting area, gallery, his-and-hers dressing room with elegant dressing table and luxurious master bathroom
- ◇ Wet bars in four convenient locations
- ◇ Radiant heat flooring in most ensuite bathrooms
- ◇ Large laundry room with two sets of washers and dryers
- ◇ Expansive completely finished lower level that features two recreation rooms, an exercise room, art room with kitchenette, ensuite bedroom/office, additional half bath and spectacular movie theater/media room.
- ◇ Heated 4-car garage that leads to entertainment suite
- ◇ Magnificent 2nd floor entertainment suite with wet bar - great for large parties - media room, billiards room, wet bar and stone fireplace.
- ◇ One-touch lighting throughout most of the home
- ◇ 6-zone heat and air conditioning
- ◇ Cedar wood roof with copper gutters and downspouts
- ◇ Nestled discreetly away up a secluded driveway in the highly desirable Glenwood neighborhood, yet just a short commute to Manhattan via midtown direct trains; convenient to boutique shopping, upscale restaurants, top-rated Millburn schools, a variety of workout venues, gorgeous parks and the Short Hills Village



THE FLOOR PLAN

