



Terraces

40 Twin Oak Road
Short Hills, New Jersey



LIVING IN LUXURY



This spectacular English Style estate, aptly named "Terraces," having seven terraces altogether, has a signature open patio that overlooks the rose and flower gardens, an inground pool with hot tub that is flanked by four dolphins, a deluxe dual purpose pool house, Har-Tru tennis court and terraced, manicured lawns. Travel up the majestic drive and find this splendid home is nestled on 1.36 acres of tranquil property.

Built by the Christensen Family in 1936, Terraces boasts beautiful architectural detailing and intricate craftsmanship throughout the house. Enter into the gracious entry foyer, which is flanked by a sunken living room with detailed plaster ceiling and a light filled dining room with French door that lead to the patio and gardens. Original wood paneling, wrought iron banisters, leaded windows and inlaid oak floors are featured throughout. Upstairs, the exquisitely appointed bedrooms with renovated en suite bathrooms provide plenty of room for family and guests.

Terraces offers a combination of livability & elegance — while being in close proximity to downtown, NYC trains and top-rated Millburn schools -- the ideal Short Hills location.



CLASSIC TOUCHES







HIGHLIGHTS

Lifestyle

- Located on Twin Oak Road, a quiet and prestigious street
- Original house built 1936
- Extensive renovation made with painstaking attention to detail. True to the style of the house maintained while adding all modern amenities
- Architect: Ernie Hoffman
- Almost all new windows, except leaded windows
- Built-in speakers/sound system in all main rooms and large patio
- Fabulous property with gardens, lawns, an in-ground pool, pool house, Har-Tru tennis court and court patio

Foyer

- Original entry front door and entrance vestibule
- Gorgeous Chestnut wood paneling and plaster molding in Foyer and Stair Hall
- Custom Stark carpeting over wood floors
- Original wrought iron banister and railings
- Coat closet
- 1st floor powder room

Dining Room

- Original dentil moldings
- Custom, hand painted wallpaper with metallic elements
- China cabinet with built-in display lighting
- Ceiling designed with raised inset to highlight crystal chandelier

Living Room

- Stunning sunken wood paneled living room with exquisite patterned plaster ceiling
- Wide plank hardwood floors
- Wood burning fireplace with custom mantel and surround
- Custom designed cabinetry with glass shelving and display lighting

Family Room/Sun Room

- Custom-designed coffered ceiling
- Large picture windows let light stream in and allows magnificent views of property and lawns
- Hidden wet bar with shelves
- French door leads to bluestone patio and back yard

Library

- Cozy room located off the main foyer
- Wood burning fireplace with custom fireplace screen
- Built-in bookshelves with glass shelves and interior lighting
- Wall sconces and built-in outlet for artwork lighting
- Leaded windows provide natural light and overlook patio and lawns

Gourmet Kitchen

- Kitchen leads to wet bar area with French door access to bluestone patio, pool and gardens
- Large sink and center island with breakfast bar
- SubZero refrigerator, microwave and warming drawer
- White Corian countertops

Kitchen Bar & Butlers Pantry

- Custom tile backsplash with rendering of pool and pool house
- Wet bar, beverage refrigerator & ice maker
- French door access to bluestone patio, pool and gardens

Master Bedroom

- Gorgeous master bedroom is a relaxing escape
- Custom curtains and large casement windows
- Ample room for seating area and desk
- Large closet with shelving
- Wall mounted Flat screen TV
- Dressing room with walk-in closet adjoins Master Bath

Master bath

- Custom mirrored medicine cabinets
- Dual vanities with marble countertop
- Jetted, spa-like soaking tub inset in mirrored alcove
- Shower with multiple shower heads

Bedroom #2

- Wood moldings, custom curtains and large casement windows
- Built-in desk, bookshelves and cabinets
- Stark wall-to-wall carpeting

Bedroom #3

- Large bedroom has ample space for two beds
- Wood moldings, custom curtains and casement windows
- Built-in bookshelves and cabinets
- Large closet with hanging chandelier in closet nook
- Stark wall-to-wall carpeting

“Jack and Jill” Bathroom

- Large glass shower
- Glazed green tiles on all walls
- Pedestal sink
- Ample space to divide into two separate full bathrooms, if desired

Bedroom #4 with En Suite Bathroom

- Large bedroom with room for twin bedrooms
- Custom curtains and large casement windows
- Stark wall-to-wall carpeting

Bedroom #5 / Office

- Bedroom with wall-to-wall carpeting

Bedroom #6 / #7 / In-law, Teenager or Nanny Suite

- Conveniently located up a small staircase off kitchen
- Own Suite with door, private, full bathroom and large closet

“Wrapping” Room

- Perfect space for all of your birthday, Holiday and event wrapping needs

Huge 3rd Floor / Attic Space / Bonus Room

- Large unfinished area
- Cedar closet
- Finished Bonus Room ready to be converted to Buyers desired-use space

Lower Level

- Large Recreation Room
- Workshop Area
- Powder Room
- Laundry Room with washer and dryer & built-in shelving and closet

Wine Cellar

- Wine cellar - designed to hold 1,000+ bottles
- Secured with key lock

2 Car Garage

- Heated

Expansive Property and Patio

- Bluestone patio along back with English garden
- Built-in gas grill with dedicated gas line
- House, gardens and path lighting
- Fencing around property
- Impeccable landscaping - mature trees and plantings throughout
- Terraces - hand-built stone retaining walls
- In-ground sprinkler system

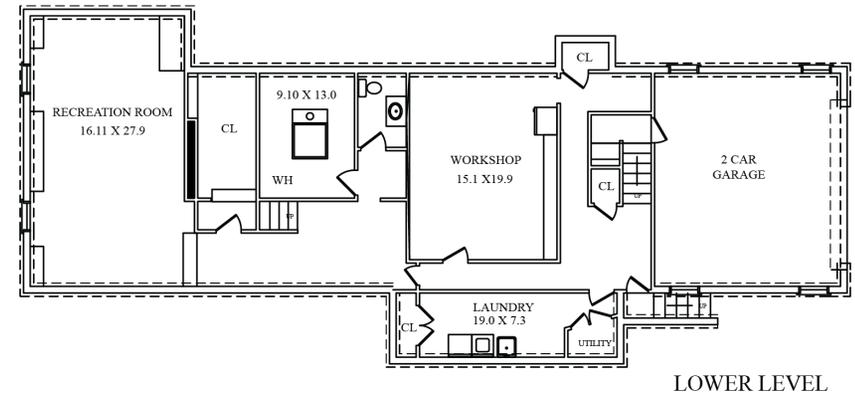
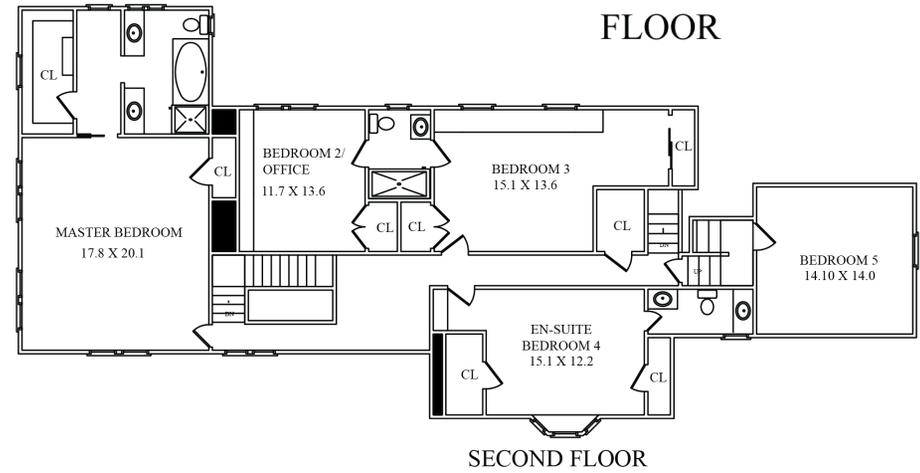
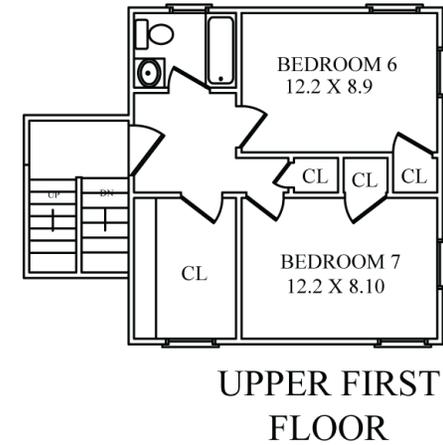
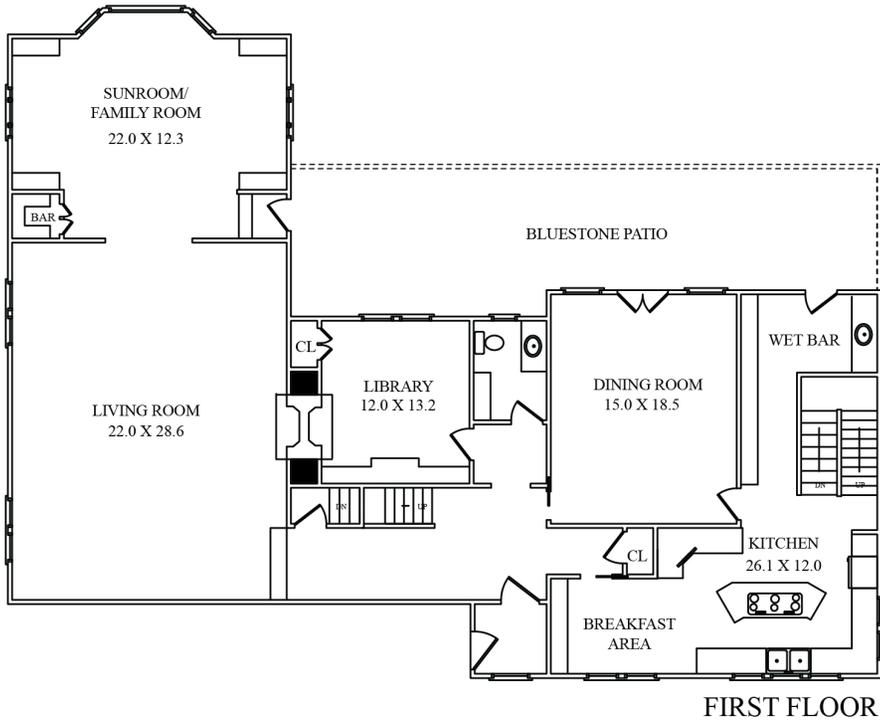
Two Story Pool House

- Recently renovated pool house
- Dressing rooms
- Full bathroom
- Kitchenette

Additional Features

- Slate Roof
- ADT Alarm System
- Wine cellar
- Built-in speakers/sound system
- Tennis court and tennis court patio and retaining walls built in 1981 by Seibert
- Pugliese Pool with hot tub spa, stairs from pool house and four spouting dolphins
- Pool house with dual functions for pool and tennis
- 1.36 private and tranquil acres
- Architecturally distinctive, this home provides luxury living at its very best
- Short walk to Glenwood Elementary School and all top-rated Millburn Schools, downtown and the Short Hills Train Station

THE FLOOR PLAN



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