



**71 Western Drive
Short Hills, New Jersey**



Elizabeth Winterbottom
Sales Associate
Cell: 973-900-0337
Office: 973-376-0033
EWinterbottom@kw.com
www.ElizabethWinterbottom.com



Resting on almost an acre of beautifully landscaped property, this 1883 Hartshorn colonial artfully mixes timeless appeal with modern amenities. Tall trees, manicured shrubbery and lush lawns frame the exterior, setting the stage for one of Short Hills' most distinctive homes.

Inside, an open flow, large windows and unique architectural features add character and charm to these inviting rooms. A major renovation and addition in 2002 have transformed this historic gem into the showstopper we see today. Inside, the inviting foyer flows into the living room, where double-doors open into the formal dining room. The radiant dining room and family room are part of the 2002 addition. In the dining room, an exposed brick and bluestone wall adds texture and a unique touch. As guests comfortably take their seats, large windows provide gorgeous panoramic views of the property. The family room is highlighted by a wood-burning fireplace set into a stone and slate surround. A French door opens to the bluestone patio, offering an effortless transition to outdoor living, perfect for entertaining. Across the foyer, the stately library serves as a cozy spot made for peaceful relaxation, reading or working from home. Custom mahogany paneling and built-ins surround a wood-burning fireplace.



HISTORICAL CHARACTER & MODERN DESIGN

Clearly the centerpiece of the 2002 renovation, this extraordinary kitchen is a virtual work of art. Attention to detail comes in the form of custom furniture, quality cabinets, and an antique beadboard center island breakfast bar topped with granite counters. Under-cabinet lighting highlights the ceramic and terra cotta backsplash, as custom pendant and recessed lights illuminate the work areas. top-of-the-line appliances are arranged for easy access to help prepare even the most complicated recipes.

Adjoining the kitchen is the breakfast area. A built-on hutch and window seat are featured along with an iron chandelier. Adjacent to the kitchen, the butler's pantry connects to the dining room. Across from the butler's pantry are stairs to the old basement, where storage and laundry facilities are located. A powder room is conveniently nearby. Beyond the butler's pantry is a mud room with built-in cabinets and a door to the lovely bluestone patio and backyard.



At the opposite side of the kitchen, there is access to an office with mahogany built-ins and entry to the library. This convenient spot is perfect for a workstation where you can organize bills or create a homework room. A secondary entry leads into the family room and includes a second powder room, walk-in closet and stairs to the upper and lower levels. From here, you have access to a second basement, completely finished to include a recreation room, second laundry room, full bath, storage and utilities.



PRIVATE RETREATS

Nestled comfortably on the second and third levels are a total of eight bedrooms. The primary suite, new in 2002, is an exquisite retreat, where the stunning windows and wood-burning fireplace set into a mahogany surround serve as the focal points. A dressing room leads to two walk-in closets with built-ins and single closets, perfect for accessories. Immerse yourself in luxury in the Jason whirlpool tub, as tension and aching muscles are instantly relieved. The luxurious ensuite bath features a Jason whirlpool tub, custom double vanity with a framed wall mirror, and the walk-in shower with Grohe fixtures.

Of the seven remaining bedrooms, three enjoy the benefit of full en suite baths. The remaining bedrooms have access to two more hall baths. Spacious and equipped with substantial closet storage, each of these seven bedroom provide comfortable personal retreats for everyone in the household.

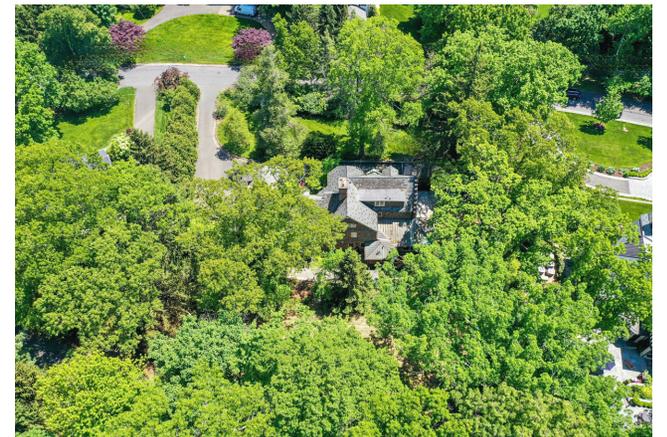
Outside, two bluestone patios are framed by a brick retaining wall and includes plenty of space for entertaining and al fresco dining. Tall trees and mature shrubbery provide dappled shade and privacy. Open, grassy space welcomes active play and gardening. With such peace and tranquility, it is easy to forget that shopping, recreation, and top-rated schools, as well as access to major highways and NYC commuter trains are just minutes from your front door.

With little to do except bring your furnishings and personal touch, this remarkable home offers a wonderful opportunity to take full advantage of all Short Hills has to offer in complete comfort and supreme style.





OUTDOOR ESCAPES



HIGHLIGHTS

FIRST FLOOR

- Entry foyer with original floor, chair rail, brass chandelier and two closets
- Living room with hardwood floor, chair rail, crown molding, original leaded glass windows, custom raw silk window treatments and double-door entry to the dining room
- Dining room (part of the 2002 addition) with exposed stone and brick wall, custom silk dupioni window treatments, brass chandelier and French doors to the bluestone patio
- Den with custom mahogany paneling and mahogany wood-burning fireplace with slate surround, custom built-ins oak floor
- Office with custom mahogany paneling, built-in cabinets with brass fittings, under-cabinet lighting and oak floors
- Designer kitchen by Superior Kitchens features custom Wood-Mode cabinets, antiqued white beadboard center island with Atlantic Green granite counters, prep sink with garbage disposal, filtered water faucet, Sub-Zero refrigerator drawers, cherry cabinets with some glass panel cabinet doors, iron pulls, large stainless steel refrigerator, Viking 8-burner gas range with grill and double electric ovens, terra cotta plaque, Walker Zanger ceramic tile with terra cotta inserts, double sink with garbage disposal, Bosch dishwasher, Thermador warming drawer, Bluestone recessed window sills, antique Ann Sachs French terra cotta tile floor, William Morris custom window treatments, separate breakfast area with iron chandelier and pendant lights
- First powder room with Kallista pedestal sink and Herbeau brushed bronze faucet and honed marble floor
- Butler's pantry by Superior Kitchens, Wood-Mode cherry cabinets with black finished and glass panel cabinet doors, Uba Tuba granite counters with crackle tile backsplash, Herbeau brushed bronze faucet and copper sink, Sub-Zero wine cooler, Asko dishwasher,
- Mud room with antique terra cotta tile floor, GE refrigerator, closet, custom William Morris window treatments and door to bluestone patio
- Secondary entry with slate floor, stairs to the upper and lower levels, walk-in closet with cubbies and access to the second powder room

- Family room (part of the 2002 addition) features custom quarry stone wood-burning fireplace with bluestone accents, custom cherry rods, wet bar with custom cherry cabinets, bluestone top, Herbeau brushed faucet and copper sink, tumbled slate backsplash with brass inserts, Sub-Zero under counter refrigerator, iron chandelier, Marvin windows, oak floor, stairs to the upper and lower level and French door to the patio
- Second powder room with custom cherry cabinet, bluestone counter top and tumbled marble backsplash

SECOND LEVEL

- Main staircase with arched window at the landing and oak floor
- Master bedroom (part of the 2002 addition) with vaulted ceiling, custom mahogany wood-burning fireplace with slate surround, arched Marvin windows, oak floor, dressing room and two walk-in closets with built-ins - one with a window and laundry chute
- Master bath by MCM Designs (part of the 2002 addition) includes a custom mahogany double vanity with limestone counter and two sinks, oversized Jason whirlpool tub with Herbeau brushed nickel faucet and hand-held spray, extra large shower with bench seat, Hans Grohe shower head, hand-held and body sprays, Rohl rain shower, Artistic Tile Sunstone honed and tumbled marble tile and radiant heated floor
- Bedroom 2 (original master suite) with oak floor, two closets, walk-in closet with built-ins and a full en suite bath with oversized vanity and corner shower
- Bedroom 3 with oak floor and walk-in closet with built-ins
- Bedroom 4 with oak floor, wood-burning fireplace and walk-in closet
- Hall bath with custom wood vanity with marble counter and two sinks, tile shower/tub with Hans Grohe fixtures, Pratt and Larson ceramic tile with custom glazing and honed marble tile floor
- Bedroom 5 (part of the 2002 addition) with side dormer windows, oak floor, double-width closet, a full en suite bath with tile shower and private staircase down to the first level secondary entry
- Central hallway with large cedar closet, laundry chute and stairs to 3rd level

HIGHLIGHTS

THIRD FLOOR

- Bedroom 6 with front dormer window, wall-to-wall carpet and walk-in closet
- Bedroom 7 with wall-to-wall carpet and closet
- Bedroom 8 with oak floor, two closets - one walk-in - and a full en suite bath with vanity/sink, tile shower/tub and access to attic storage
- Hall bath with antique-white wood vanity, Corian counter, ceramic tile floor, shower/tub
- Hallway with oversized cedar closet and pull down bevelled staircase to the attic

LOWER LEVEL

- Original basement with unfinished storage space, access to utilities, wine closet and laundry facilities
- New basement (part of the 2002 addition) with finished recreation room featuring wall-to-wall carpet, three closets and outside access, utility closet, full bath with tile shower and full size laundry room with washer, dryer and built-in cabinets with sink

ADDITIONAL FEATURES

- 9 1/2 foot ceilings on the main and 2nd floors
- Kitchen and butler's pantry by Superior Kitchens, tiling by Walker Zanger or Ann Sachs and some custom window treatment fabrics by William Morris
- Many original features including built-ins, some floors and original leaded glass windows
- Many Marvin windows
- Three furnaces totaling 6 zones, forced air heating
- Three air conditioning units
- Two 75-gallon gas-fired water heaters and radiant heat water heater

- New addition and major renovation completed in 2002
- All systems, plumbing and electric new in 2002
- Quarry stone, cedar shake and brick exterior
- Slate roof
- Circular driveway with additional parking
- 3-car attached garage with one extra-long bay
- In-ground lawn sprinkler system
- Bluestone patios and walkways
- Wrought iron fencing
- Storage shed
- Intercom system and central audio system
- Security system
- Wired for FIOS with phone, cable and internet in all bedrooms, den, office, family room, kitchen and recreation room

PROPERTY PARTICULARS

- Original Hartshorn House #24
- Original portion of the house built circa 1883
- Gabled roof in Stick & Stones
- 8 Bedrooms - 4 with en suite baths
- Total of 7 full and 2 half-baths
- Lot Size: .924 Acres

