



**12 Coniston Road
Short Hills**

kW PREMIER
PROPERTIES
KELLERWILLIAMS.

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Welcome to 12 Coniston Road, a sunny and architecturally distinctive 5 bedroom, 3 bath English country style home set on a quiet lane in the heart of prestigious Old Short Hills. If you are looking for a mint condition home in a premier location then your search ends here.

Prepare to be delighted as you walk up the front path and enter through a covered porch overlooking the expansive front lawn. The first floor features a living room with beamed ceilings, wide plank oak floors and fireplace. On the other side of the front entry is a generous dining room with easy kitchen access.

The gourmet kitchen features stainless steel appliances (SubZero, Viking, Miele), custom Smallbone cabinetry, tile backsplash and a wall of french doors to the gorgeous bluestone patio. An oversized step down family room is the perfect place for large gatherings or family movie nights, while an in-law suite / playroom with full bath offers space for everyone.





Upstairs find 4 bedrooms and 2 full baths including the zen-like primary retreat with multiple closets and custom Waterworks bath with soaking tub, dual sinks and stall shower. The additional bedrooms feature window seats, built in dressers and excellent closet space. One of the upstairs bedrooms currently doubles as a home office, the perfect work from home space.

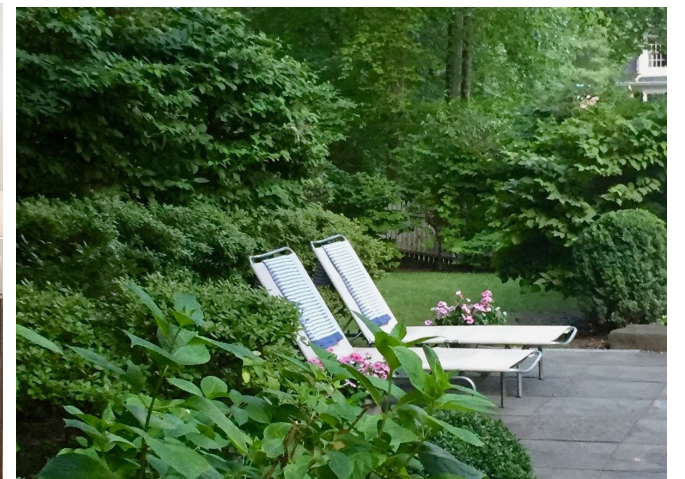
The lower level has great potential with laundry room, tons of storage space, utilities and outside access to the driveway for ease of moving items in and out.

Step outside and enjoy the professionally landscaped property with elegant bluestone patio and open lawns, perfect for both private relaxation and outdoor play.

12 Coniston Road is located in the heart of Old Short Hills on a quiet road far removed from the hustle and bustle yet is just minutes from schools, shopping and downtown Millburn. Welcome home.



CRISP, MODERN UPDATES



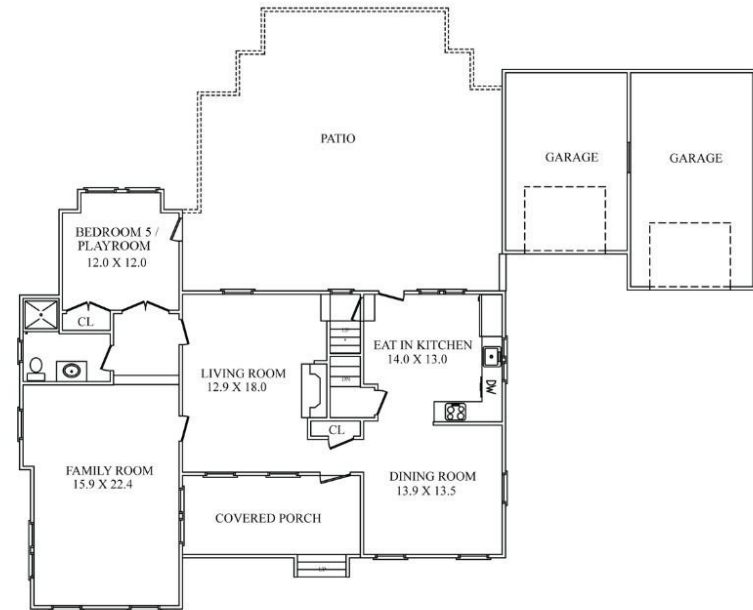
HIGHLIGHTS

OVERVIEW

- 5 BEDROOM 3 BATH ENGLISH COUNTRY STYLE HOME
- STONE AND WOOD EXTERIOR
- MINT CONDITION, FULLY RENOVATED
- IDEALLY LOCATED ON A QUIET LANE IN THE HEART OF PRESTIGIOUS OLD SHORT HILLS

FIRST FLOOR

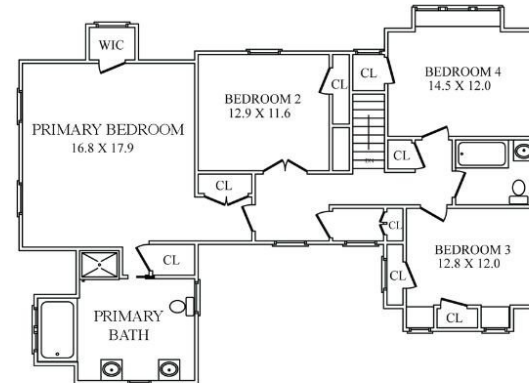
- COVERED FRONT PORCH
- LIVING ROOM WITH ARCHED DOORWAYS, BEAMED CEILINGS AND WOOD BURNING FIREPLACE
- GENEROUS DINING ROOM WITH WIDE PLANK OAK FLOORS
- OVERSIZED STEP DOWN FAMILY ROOM
- GOURMET KITCHEN WITH SMALLBONE CUSTOM CABINETRY, VIKING STOVE, MIELE DISHWASHER, SUBZERO REFRIGERATOR, FRENCH DOOR ACCESS FROM KITCHEN TO BLUESTONE PATIO
- FIRST FLOOR IN-LAW SUITE / PLAYROOM WITH FULL BATH



FIRST FLOOR

SECOND FLOOR

- 4 BEDROOMS AND 2 FULL BATHROOMS
- PRIMARY SUITE WITH MULTIPLE CLOSETS AND SPA-LIKE WATERWORKS BATH FEATURING 2 SINKS, SOAKING TUB AND SEPARATE STALL SHOWER
- SUNLIT BEDROOMS FEATURING WINDOW SEATS
- TILED HALL BATH WITH SHOWER OVER TUB
- 2 LINEN CLOSETS
- WALK UP ATTIC FOR EASY STORAGE



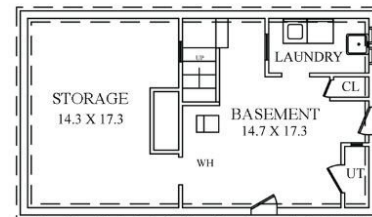
SECOND FLOOR

LOWER LEVEL

- LAUNDRY ROOM, UTILITIES AND TONS OF STORAGE
- EXTERIOR ACCESS TO DRIVEWAY

EXTERIOR AND AMENITIES

- PROFESSIONALLY LANDSCAPED PROPERTY WITH LUSH GARDENS, ELEGANT BLUESTONE PATIO AND OPEN LAWNS
- UNDERGROUND SPRINKLER SYSTEM
- 2-ZONE CENTRAL AIR CONDITIONING
- 2 CAR GARAGE



LOWER LEVEL