



**ARLENE GONNELLA**  
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104 FARLEY ROAD || SHORT HILLS



New Construction Home on magnificent 260' deep level lot designed by architect Tom Baio AIA & built by highly respected builder, Cliff Geissler. This stunning 7,000 sq ft 7 bedroom, 6.1 bath home has an ideal open floor plan. The 1st level features 9' ceilings & a gourmet eat-in kitchen, butler's pantry, office, guest suite, living room, dining room & family room totally open to the kitchen with a fireplace and French doors out to the stone patio & property. 4 bedrooms with walk-in closets & en suite bathrooms, plus a master bedroom w/ 2 walk-in closets & a spa-like bath & a laundry room complete the 2nd level. The fully finished lower level includes 9' ceilings, a nanny suite, rec room, mudroom & laundry room. Home is ideally located on .58 acres, with plenty of room for a pool! Bus service available to Deerfield Elementary, Millburn Middle & High Schools. Only 1 mile from the train station & downtown!





















## FIRST LEVEL

**GRAND 2-STORY ENTRANCE HALL:** elegant wood paneling and chandelier, porcelain tile and hardwood floor.

**LIVING ROOM:** hardwood floors, tray ceiling.

**DINING ROOM:** architectural accents on ceiling, chandelier, hardwood floor.

### BUTLER'S PANTRY

**GOURMET EAT-IN KITCHEN:** Wolf 6 burner gas range with griddle and overhead exhaust, Wolf microwave, Subzero refrigerator/freezer, finest custom hand-crafted cabinetry, quartz & marble countertops, walk-in pantry, 3 polished nickel light fixtures over 2-level center island with marble countertops and stainless steel sink.

**FAMILY ROOM:** gas fireplace flanked by bookcases, coffered ceiling with recessed lights, pair of French doors with transoms provide tremendous natural light and easy access to stone patio and property.

**OFFICE/LIBRARY:** recessed lights, 2 windows, closet.

**1ST LEVEL BEDROOM / IN-LAW SUITE:** window, walk-in closet and en suite bath with shower.

**POWDER ROOM:** light fixture over mirror over pedestal sink, Kohler commode.

## SECOND LEVEL

**MASTER BEDROOM:** gas fireplace with tray ceiling, chandelier and recessed lights, 2 walk-in closets, linen closet.

**SPA-LIKE MASTER BATH:** double sinks set in custom vanities, huge shower with handheld sprayer, commode behind door, 3 windows.

**BEDROOM 2:** window, double closet.

**JACK & JILL BATH SHARED BY BEDROOMS 2 & 3:** shower over tub, 2 sinks, linen closet.

**BEDROOM 3:** three windows, walk-in closet.

**BEDROOM 4:** two windows, walk-in closet, en suite bath with shower.

**BEDROOM 5:** two windows, walk-in closet, recessed lights, en suite bath with shower.

**LAUNDRY ROOM:** tile floor with sink and custom cabinetry.

### BACK STAIRS

## LOWER LEVEL

**HUGE RECREATION ROOM:** wall to wall carpet.

**NANNY'S BEDROOM / BEDROOM 7:** conforming window, closet.

**FULL BATH:** shower

### UTILITY ROOM

**MUDROOM:** with cubbies and access to heated 3 car garage.



# AMENITIES & SPECIAL FEATURES

- Maintenance Free Azek Exterior
- Lifetime Warranty Roof
- Custom door with glass sidelights
- True divided light windows, low E Argon filled high efficiency Pella windows
- 9' ceilings on the first floor with architectural ceiling accents
- Grand Foyer with staircase, raised panel wainscoting
- Living Room with custom-stained oak flooring
- Dining Room with custom-stained oak flooring, chair rail with raised panel wainscoting
- Family Room with coffered ceiling and gas fireplace
- First floor guest suite with en suite bath
- Gracious master suite with two walk-in California closets, with abundant storage and built-in features, and spa-like master bath with soaking tub and generous shower with glass enclosure
- Four additional spacious bedrooms on the second floor with three full baths and trimmed with crown molding
- Magnificent gourmet eat-in kitchen with the finest custom hand-crafted cabinetry, top of the line SubZero & Wolf appliances, quartz & marble countertops, center island and walk-in pantry
- Convenient 2nd Level Laundry Room with tile floor, built-in laundry sink, washer & dryer connections
- Huge, full finished basement with playroom, maid's room and large full bath
- Heated three car attached garage
- Professionally landscaped with sodded front and rear yards
- Exterior electrical outlets and hose connections at convenient locations
- GPI joist silent construction throughout
- 4-zone high efficiency central heating and air conditioning with electric air cleaners
- Extra height basement
- 75-gallon water heater for ready supply
- 300-amp underground electric service
- Copper wire throughout
- Security alarm system
- Central vacuum system
- House pre-wired for stereo, cable TV and telephone (speakers in kitchen & dining room)
- 10 year builder's warranty
- Totally level .58 acre property
- Blacktop Driveway with Belgian Block Apron
- Kohler commodes
- Bus service available to top ranked Deerfield Elementary,



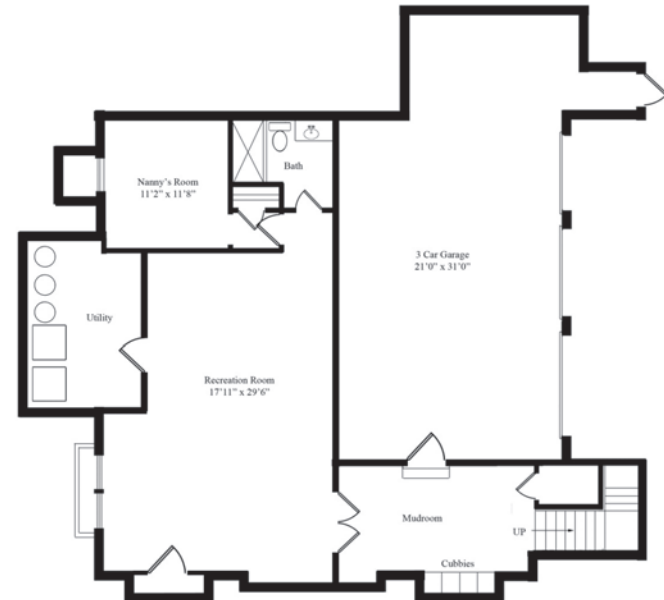




First Floor



Second Floor



Basement



Geiss Custom Builders Most Recent Sale, 175 Long Hill Drive





# GEISS CUSTOM BUILDERS MOST RECENT SALE, 175 LONG HILL DRIVE





# Beautiful homes built by Geiss Custom Builders



15 Addison Drive, Short Hills



55 Hilltop Road, Short Hills



15 Slope Drive, Short Hills



477 Long Hill Drive, Short Hills



293 Hartshorn Drive, Short Hills



28 Inverness Court, Short Hills



33 Lee Terrace, Short Hills



465 Long Hill Drive, Short Hills



## ARLENE GONNELLA

Sales Associate

#1 Agent in Millburn/Short Hills for 11 years including 2016!

#1 Agent in Essex County for 7 years including 2016!

#1 Agent Nationally for Weichert, Realtors for 11 years!

Top 100 Agents in USA by WSJ 2009-2016!

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