



93 Slope Drive



**B**est Value in Short Hills!! Ideal location - walking distance to the Short Hills train station (1.1 miles) & top rated Hartshorn Elementary School (just 0.4 miles!). Classic Center Hall Colonial with every amenity & perfect open floor plan. 1st floor features a grand 2-story entrance hall, 10' ceilings, a stunning kitchen with custom inset cabinets, and Wolf, Miele, Sub-Zero appliances as well as Italian Carrara marble, totally open to the family room with coffered ceiling & gas fireplace, living room & dining room with LED lighted tray ceiling, office & bedroom suite. 2nd floor has luxurious master suite with walk-in closet & spa-like master bath with soaking tub & shower, spacious en suite bedrooms, wet bar & laundry room. Private 3rd floor bedroom with beautiful full bath & closet. Finished 10' ceiling lower level with recreation room, bedroom suite, exercise room & mudroom. This amazing home also features smart home technology such as 4 Megapixel security cameras, smart front door lock.



*Living Room*

◀ **2-Story Grand Entrance Hall:** with 19' ceilings and chandelier, 2 coat closets, hardwood floors with walnut inlay, beautiful recessed panel moldings.

◀ **Living Room:** tray ceiling with lighting, recessed lights, wired for sound system, 3 windows with transoms above, beautiful recessed panel moldings.

▶ **Dining Room:** tray ceiling & chandelier, recessed lights, wired for sound system, beautiful recessed panel moldings, 3 windows with transoms above, hardwood floors with walnut inlay.

▶ **Butler's Pantry:** wet bar with quartz countertops, Marvel wine refrigerator, cabinetry - some with glass doors.

▼ **Family Room**





## Gourmet Eat-In Kitchen

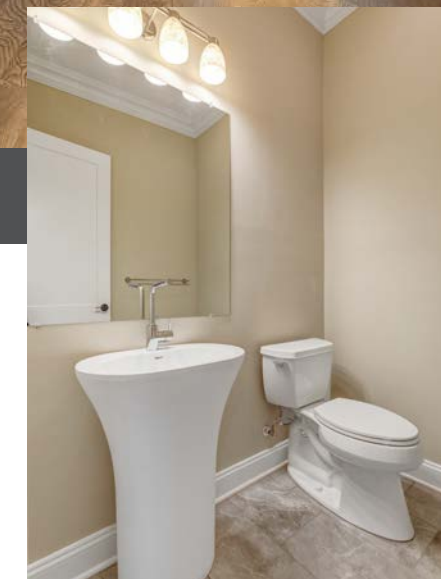
Gourmet Eat-in Kitchen: center island with quartz countertops and 2 light fixtures, Wolf 6 burner range with griddle, pot filler and Professional Exhaust, custom cabinetry - some with glass doors, stainless steel Farmhouse sink with insinkerator, with top of the line Dornbracht Professional Single-Lever Mixer faucet used by professional chefs, Miele dishwasher, Wolf microwave, Subzero side by side refrigerator/freezer with ice and water dispenser, wired for sound system, recessed lights, Italian Carrara subway marble backsplash all the way to the ceiling, walk-in pantry, 3 windows with transoms above, chandelier over eating area and sliders with transoms open to the patio & property.



## Family Room

Totally open to the Family Room: coffered ceiling, low voltage lighting, gas fireplace, flanked by 4 windows with transoms above, 2 sets of french doors open to totally level property, wired for flat screen TV.

**Powder Room:** mirror and light fixture over pedestal sink with Grohe faucet, Kohler commode, tile floor.





## *Master Bedroom*

Double doors open to Luxurious Master Bedroom: with 10' high tray ceilings with ceiling fan, hardwood floors, 4 windows, wired for flat screen TV, huge walk-in closet.



## *with Spa-like Master Bath*

Spa-like Master Bath: soaking tub, double shower with dual Rainforest shower heads, multiple body sprays and seat, tile floor, mirror and light fixture above 2 sinks with Grohe faucet set in quartz countertop over custom vanities, Kohler commode, 4 windows, wainscoting on walls, 2 additional closets, linen closet.



## In-Law Suite



▲ **In-law Suite:** closet, 2 windows, hardwood floors.



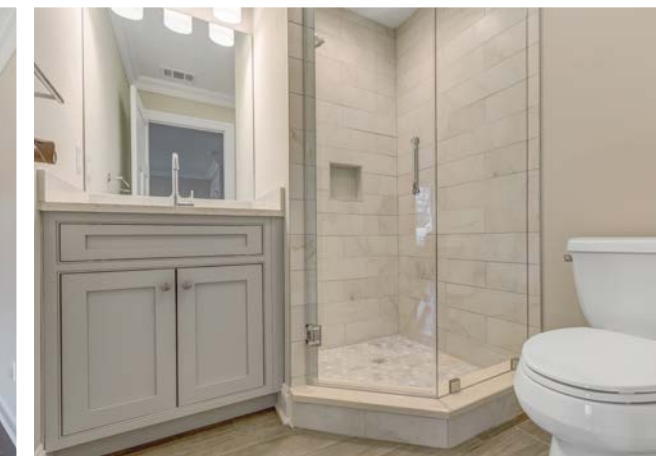
▲ **En Suite Bath:** shower over tub, Kohler commode, mirror and light fixture over sink with Grohe faucet set in custom vanity, window.



▲ **Office:** 7 windows, 6 with transoms, wired for flat screen TV, hardwood floors.



▲ **Bedroom 2:** hardwood floors, 2 windows, ceiling fixture, 2 double closets, wired for flat screen TV.



▲ **Bedroom 2 - En Suite Bath:** shower stall, Kohler commode, mirror and light fixture over sink with Grohe faucet set in quartz countertop over vanity.



▲ **Bedroom 3:** hardwood floors, 5 windows, ceiling fixture, closet, wired for flat screen TV.



▲ **Bedroom 3 - En Suite Bath:** shower stall, Kohler commode, mirror and light fixture over sink with Grohe faucet set in quartz countertop over vanity.



▲ **Bedroom 4:** hardwood floors, 2 windows, walk-in custom closet.



▲ **Bedroom 4 - En Suite Bath:** porcelain tile floor, light fixture and mirror over sink with Grohe faucet set in quartz countertop over custom vanity, ceiling fixture, window, shower over tub, Kohler commode.



▲ **Bedroom 6 Suite Bath :** mirror and light fixture over sink with Grohe faucet set in quartz countertop over custom vanity, porcelain tile floor, shower over tub.



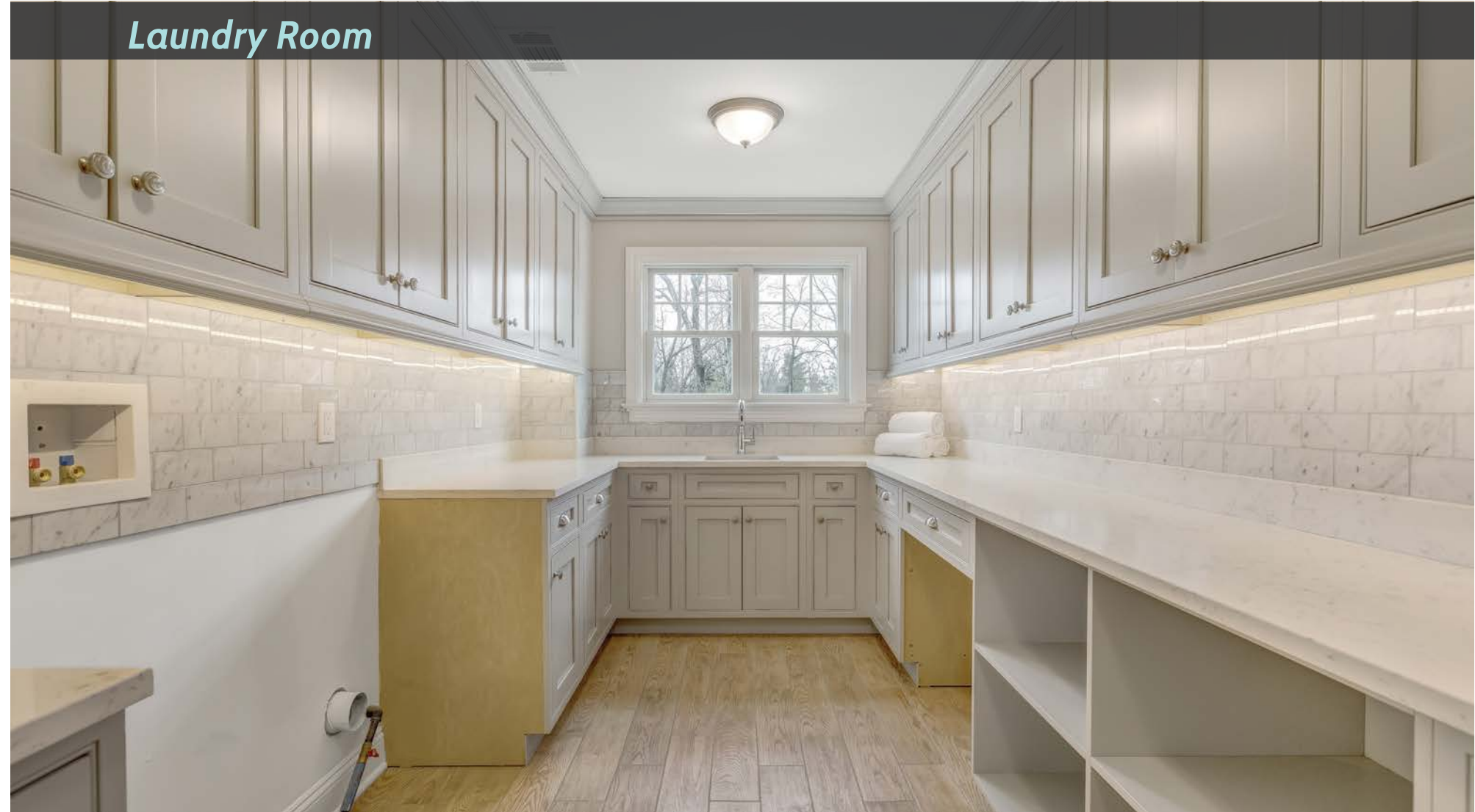
▲ **Bedroom 6:** carpet, 3 windows, window seat, closet, access to attic.



▲ **Nanny's Suite:** carpet, window, closet, ceiling fixture.



▲ **En Suite Bath :** shower stall, Kohler commode, light fixture and mirror over sink with Grohe faucet set in quartz countertop over custom vanity.



▲ **Laundry Room:** tile floor, stainless steel sink set in quartz countertop, Italian Carrara marble subway tile, custom cabinetry, Seller Provides Washer & Dryer - Buyer may choose.

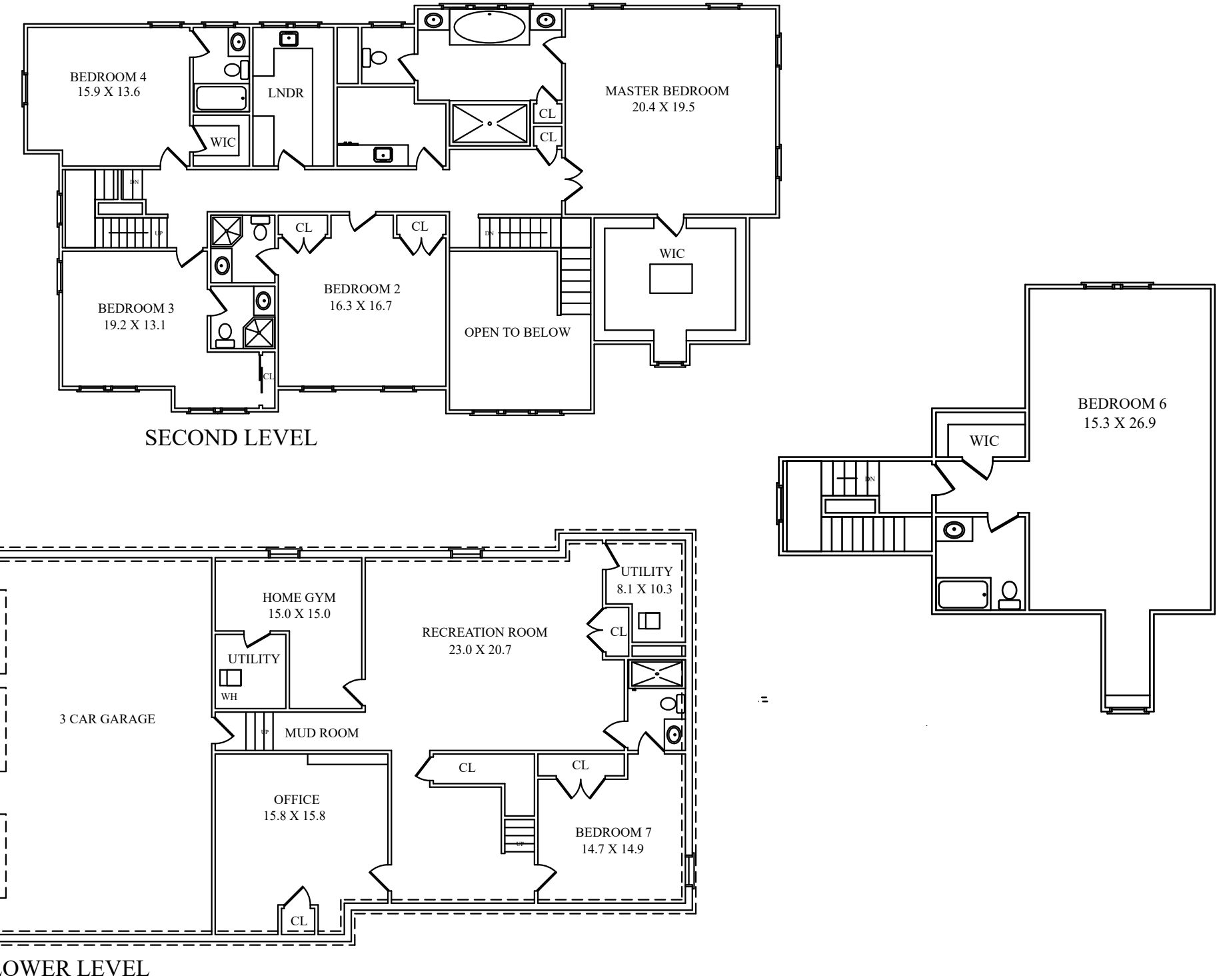
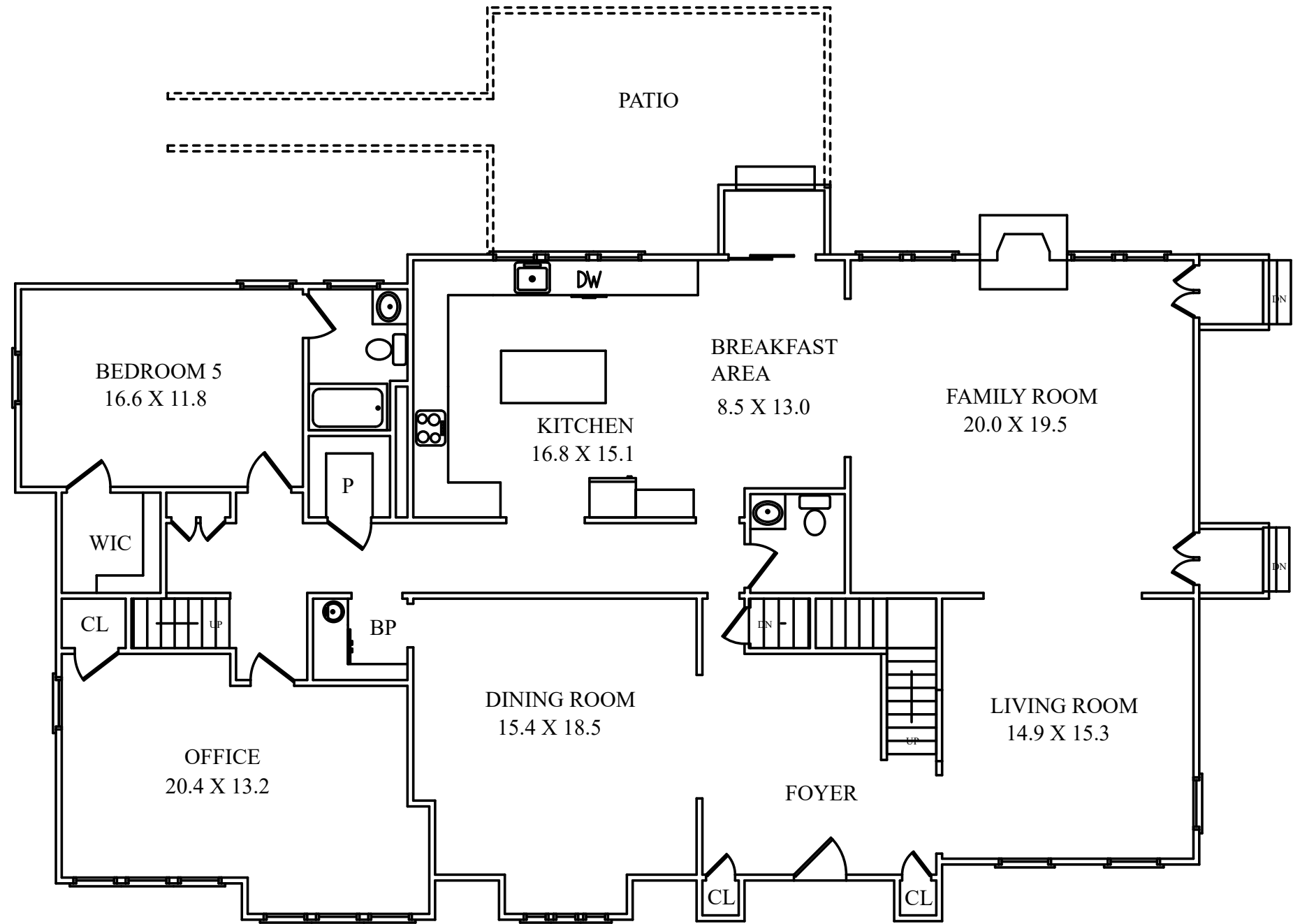
**Recreation Room:** carpet, double closet, recessed lights.

**Exercise Room:** wired for flat screen TV, carpet, recessed lights.

## ***Amenities***

- Extra Large Anderson 400 series thermal insulated windows throughout
- Transom windows (over 6'5" tall) in the front of the house on 1st floor providing tremendous natural light
- Asphalt driveway with Belgian block curbing
- 3-car garage with carriage style garage doors with openers
- Roof: Tamko dimensional shingles with 30 year warranty
- Custom copper roof above front bombay and gable returns
- Cultural stones at the foundation of the home
- 10 year new home warranty
- Every bedroom on the 2nd floor is an en suite
- 4" wide plank SELECT and BETTER grade oak solid wood floor with 3 coats of polyurethane throughout the 1st and 2nd floors
- Solid core interior doors and eight-foot doors on 1st floor
- Sound proofing for all bathrooms
- 3500 psi one piece poured concrete foundation
- All plywood construction, no OSB pressed board
- 300 Amp electrical underground service with sub panel on the 2nd floor
- Backup generator with automatic transfer switch
- New sewer, 1.25" water, and gas service
- 4 zone natural gas forced air heating with air filter
- Professionally landscaped yard with sodded grass and 6 zones irrigation system
- 50A NEMA Electric car charging outlet located in the center of the garage
- 4 Megapixel (2240 x 1680) exterior security cameras with real time monitoring, recording, and motion detection (all hardwired with CAT 6 Ethernet cable for instant response, no wireless)
- Fully wired alarm system with instant text message alert
- USB charging outlet in every room
- Schlage smart front door lock with built-in alarm and keypad (allow keyless entry)
- 6 ceiling speakers installed on first floor for multi-zone music playback
- LED landscape lights and path lights with 300W transformer
- CAT 6 Ethernet cable wire for the entire house for 10 Gigabit Ethernet
- CAT 6 Ethernet patch panel and Leviton distribution cabinet in media closet

# Floor Plans







## ARLENE GONNELLA

*Sales Associate*

**#1 Agent in Millburn/Short Hills for 12 years, including 2017! #1 Agent in Essex County for 8 years, including 2017!  
#1 Agent for Weichert Realtors for 12 years!, including 2017, Top 100 Agents in USA by WSJ for 2009-2016!**

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