



39 KNOLLWOOD ROAD || SHORT HILLS

Magnificent authentically restored Historic Victorian expanded and renovated to perfection in 2009 by David Rosen, AIA. Ideally located on .68 acres of beautifully landscaped property on blissfully quiet street in the heart of Old Short Hills. This home has the ideal floor plan, high ceilings & beautiful woodwork throughout! The new gorgeous gourmet eat-in kitchen features state of the art appliances and is totally open to the new family room addition with gas fireplace and 20' high ceilings. The kitchen & family room open to a beautiful new patio! The first level is completely wired for sound. The luxurious master bedroom suite features a spa-like master bath, and the 2nd level features 4 more bedrooms and 2 more baths. Another bedroom and full bath on the 3rd level. Beautiful finished lower level features a recreation room, exercise room, sauna and an incredible Whirlpool tub with windows on two sides providing great natural light. Attached, heated 2-car garage. Just a 5 minute walk the Short Hills Train Station (.3 miles!) and a 10 minute walk to Glenwood Elementary School (.6 miles!). Also just .9 miles to Millburn High School, 1 mile to Millburn Middle School & downtown Millburn, and only .4 miles to the beautiful Cora Hartshorn Arboretum; this home is in the perfect location in Old Short Hills!







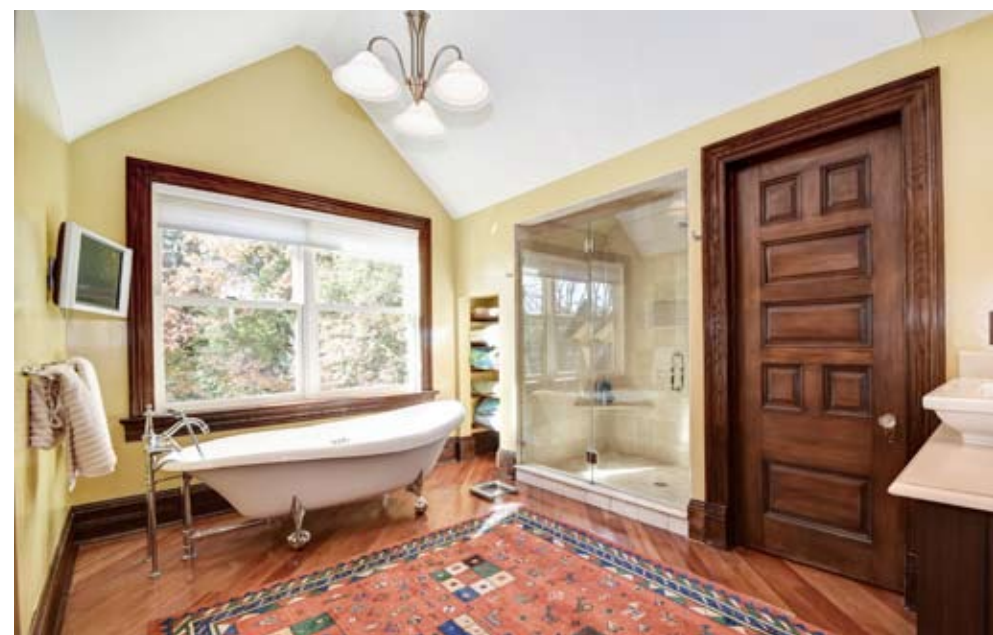


















## FIRST LEVEL

**Grand Entrance Hall:** coffered chestnut ceiling with ceiling fixtures.

**Living Room:** decorative wood-burning fireplace (never used by owners) with marble surround, beamed ceiling, wired for sound system.

**Music Room:** 3 ceiling fixture, great natural light from all new windows with 3 exposures.

**Dining Room:** 2 sconces, brass chandelier, new window with custom window treatments, wired for sound system.

**New Butler's Pantry:** EuroCave wine refrigerator, granite countertops, Bosch dishwasher.

**New Gourmet Eat-in Kitchen:** 10' high ceilings, GE Monogram refrigerator/freezer, GE Monogram microwave, Viking 6-burner gas range as well as an additional Bosch wall oven, Maytag dishwasher, recessed lights, center island, walk-in pantry with recessed lights, wired for sound system. This gorgeous kitchen is totally open to the new family room for the ideal flow, and has French doors that open to the patio and beautiful backyard.

**New Family Room (2009):** 20' high vaulted ceilings, gas fireplace flanked by 2 bookcases, French doors open to patio with gas BBQ, wired for sound system.

**New Mudroom (2009):** high ceilings, custom cubby storage as well as built-in storage in the adjacent foyer.

**Den:** gas fireplace, coffered ceiling, wired for sound system.

**Office:** 7 windows provide incredible natural light from two exposures, wired for sound system.

**Powder Room:** Kohler commode.

## SECOND LEVEL

**Master Bedroom:** gas fireplace, door to terrace, 4 windows with draperies, ceiling fixture, walk-in closet.

**Spa-like Master Bath:** soaking tub, TV, shower, commode, double sinks over custom vanity.

**Bedroom 2:** 3 windows, double closet.

**Bedroom 3:** 2 walls of windows, double closets.

**Bedroom 4:** 3 windows, double closet, additional closet.

**En Suite Bath:** shower over tub, double sinks, window, closet right outside the bathroom.

**Bedroom 5:** 2 windows, double closet.

**En Suite Bath:** shower over tub, window.

## THIRD LEVEL

**Bedroom 6 / Guest Bedroom:** 2 windows, carpet.

**En Suite Bath:** two windows provide great natural light, mirror over Kohler commode, shower.

## LOWER LEVEL

**Recreation Room**

**Exercise Room:** 1 window, recessed lights, carpet and brick wall.

**Sauna**

**Full bath:** Whirlpool tub with windows on two sides providing great natural light, shower with Rainforest shower head, Toto commode, Mayfair faucets.

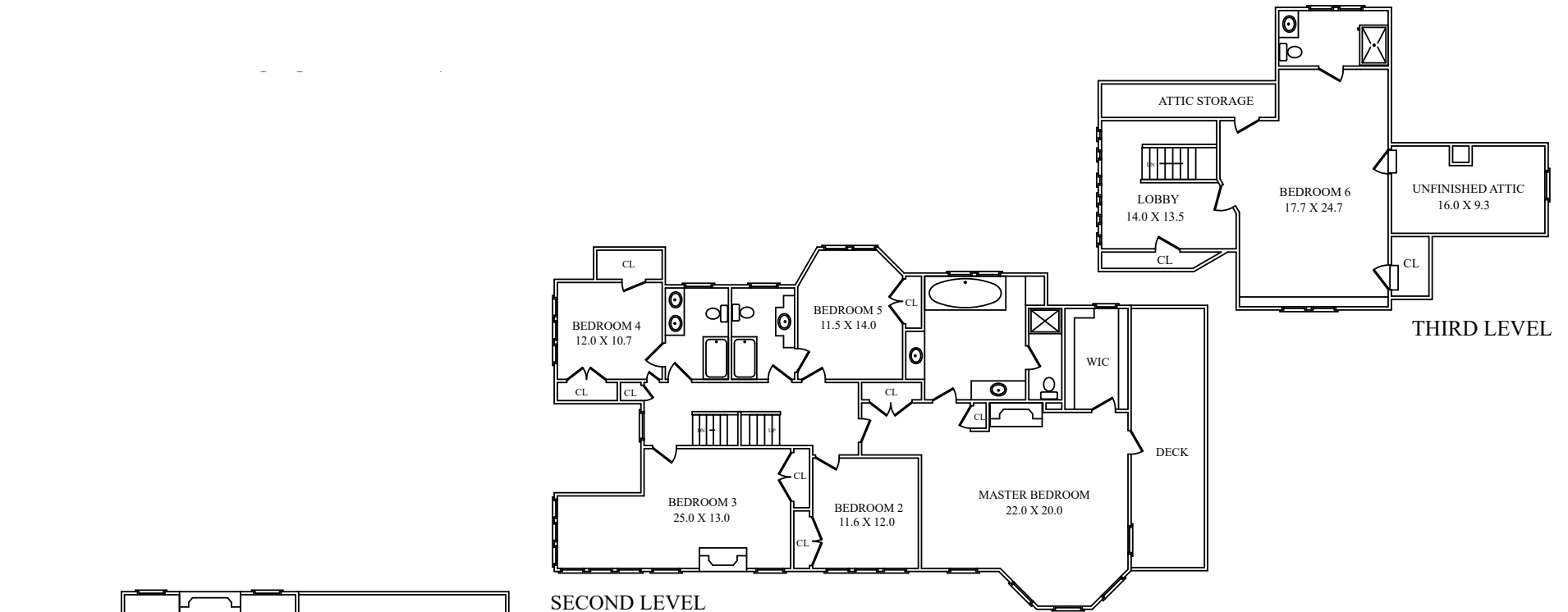
**Laundry Room:** sink & cabinetry

**Access to attached, heated garage.**

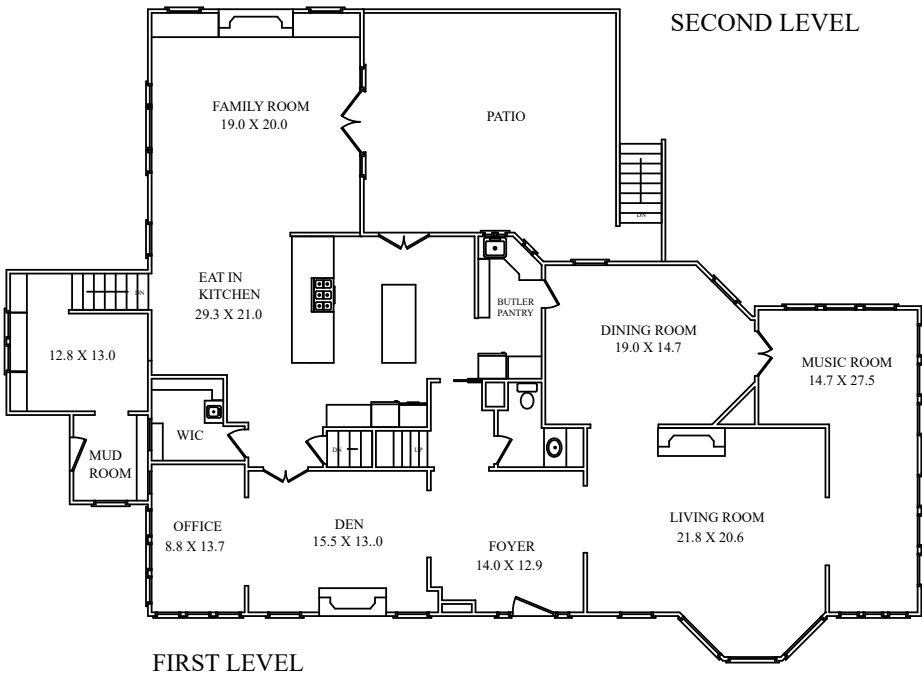
## AMENITIES

- New Circular Driveway with Belgian block work
- New 5 zone / 4 unit heat and air conditioning system, Carrier 2013
- New Gourmet Eat-in Kitchen
- New Family Room addition, 2009
- New Mudroom, 2009
- New Copper leaders and gutters, 2009-2010
- Steel beam construction
- Exterior Painted, 2010
- Sound System through out the first level
- Security System
- Fios
- Water Softener
- 2 Bradford White gas hot water heaters, 2014
- 2 Sump Pumps
- 2-car attached, heated garage with electric garage door openers
- Underground sprinkler system

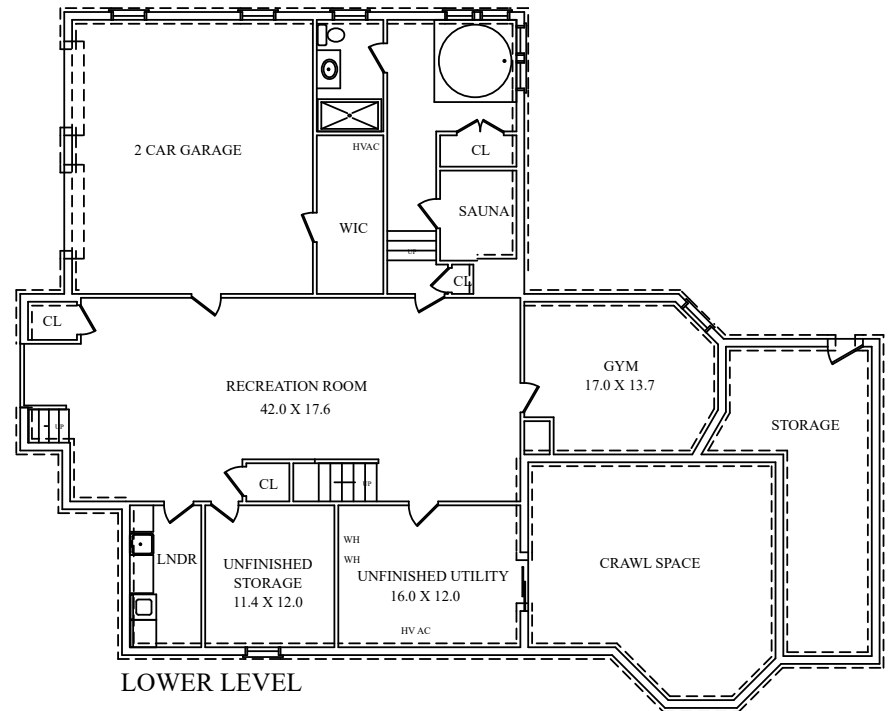




THIRD LEVEL



FIRST LEVEL



LOWER LEVEL

NOT TO SCALE - This floor plan is provided for illustration purposes only.  
 Room positions and dimensions are approximate and should be independently measured for accuracy



## ARLENE GONNELLA

*Sales Associate*

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