



35 Lakeview Avenue || SHORT HILLS





Best of the Best! Custom built to highest specifications for builder's own family, detailed & quality craftsmanship are evident throughout this luxurious home. Radiant heated Santos Mahogany floors throughout 1st floor, and heated floors in all of the bathrooms on the 2nd floor. Poured concrete foundation. Stunning magazine-worthy dramatic 22' grand entrance & floating staircase with wrought iron railing, opens to a grand dining room with chair rail with molding beneath, speakers for sound system and great natural light, and the living room with gas fireplace. The spectacular gourmet eat-in kitchen features a center island, Wolf, Miele & SubZero appliances, granite countertops, mirrored backsplash & custom cabinetry with pull outs. The eating area has vaulted 16' ceilings and is bathed in natural light from 3 windows with transoms and Pella sliding glass doors that provide easy access to the patio. Handsome first level office too! The luxurious master suite features a fireplace with gas starter & marble surround, massive walk-in closet, spa-like master bath with Carrara marble heated floors, jetted tub & oversized shower. 4 more bedrooms, 3 full baths and a laundry room complete the second level. Great lower level with recreation room & full bath. Sound System in the Living Room, Dining Room, Kitchen, Family Room, Master Bedroom & Patio. Stunning Outdoor fireplace. Professionally Landscaped by Cerbone Landscaping. Walk to top ranked Glenwood Elementary School (0.6 miles) and the Short Hills Train Station (0.9 miles)!

















FIRST LEVEL

100 year old custom wrought iron glass door open Incredible, **Grand 22' Entrance Hall** with tile floor and Venetian Plaster walls, custom floating staircase with wrought iron railing, double coat closet.

Living Room: gas fireplace, faux limestone mantel, wired for sconces, 2 windows with Palladian transom above provide great natural light, speakers for sound system, Santos mahogany floors.

Formal Powder Room: hand painted artistry on walls, onyx floor, window, 2 sconces flank mirror over glass sink set in onyx countertop over custom vanity, Toto commode, chandelier.

Grand Dining Room: wired for chandelier and sconce, chair rail with moldings beneath, Santos mahogany floors, speakers for sound system, 2 windows with Palladian transoms.

Pocket Doors open to **Butlers Pantry:** custom mirrored cabinetry with glass for display, carrera marble subway tile backsplash, 3-arm crystal sconces, Santos mahogany flooring in herringbone pattern.

Spectacular **Gourmet Eat-in Kitchen:** 2 chandeliers over center island that comfortably seats 3 with granite countertop, sink, microwave, recessed lights, Professional exhaust and pot filler with mirrored backsplash over Wolf 6 burner gas range with grill, convection ovens, Miele steamer, Miele dishwasher, SubZero refrigerator/freezer, 2 windows over sink with instant hot water, custom cabinetry with pull outs, speakers for sound system, limestone floor.

Octagonal Mahogany Vaulted 16' Ceiling with Chandelier over **Eating Area** bathed in natural light from 3 windows with transoms and easy access to patio from Pella sliding glass doors.

Family Room: 10' high ceilings, wood-burning/gas fireplace with stone surround, wired for flat screen, Santos mahogany floors, recessed lights, custom cabinetry with wine fridge and stone sink set in quartz countertop, great natural light from Pella windows and doors with transoms above.

Pair of French doors open to custom cherry lined walls in the **Office:** select white oak floors in herringbone pattern, custom built-ins with granite counters, wired for chandelier, 2 windows with Palladian transoms above, speaker for sound system.

Powder Room: custom hand painted murals, mirror flanked by 2 sconces over sink set in granite countertop over custom vanity, Toto commode, porcelain walls and floors with glass inset.

Pocket Door to **Mudroom:** double coat closet, cubbies, 2 windows, slate floor.

Motion Activated Automatic Door: opens to heated 3 ½ car attached **garage** with sink and door providing access to outside.

Backstairs

SECOND LEVEL

Double door opens to Luxurious **Master Bedroom:** flat screen TV over fireplace with gas starter & marble surround, chandelier, 3 windows with draperies, pocket door opens to massive walk-in closet.

Pocket door opens to **Spa-like Master Bath:** Bain Ultra jetted soaking tub with Lille Herbeau faucets from France, oversized shower with carrara marble subway tile, Rainforest shower head, body sprays and hand held sprayer, Toto commode, 2 mirrors and 3 sconces over double sinks set in Carrara marble, medicine chest, Carrara marble heated floors.

Bedroom 2: chandelier and 2 sconces, 2 windows with blinds, deep walk-in closet.

En Suite Bath: shower with white subway tile over tub, sconces and sink over pedestal sink, Toto commode, heated tile floor.

Bedroom 3: light fixture, 2 windows, hardwood floors, walk-in closet.

En Suite Bath: sink & tub with Hans Grohe faucets, Toto commode, shower with handheld sprayer, heated tile floors.

Bedroom 4: chandelier, hardwood floor, walk-in closet.

Jack & Jill Bath: radiant heated tile floors, 2 mirrors and sconces over double sinks set in marble over custom vanity, tub, shower with subway and mosaic tile, handheld sprayer, Toto commode, porcelain floors.

Bedroom 5: 3 windows, chandelier, hardwood floor, huge walk-in closet.

Laundry Room: sink and custom cabinetry with granite countertop, GE washer & dryer.

LOWER LEVEL

Recreation Room: ceiling fan, 2 walk-in closets with shelves.

Full Bath: 2 sconces flank mirror over Duravit sink with Graff faucet, Toto commode, porcelain tile, shower with River rock floor.

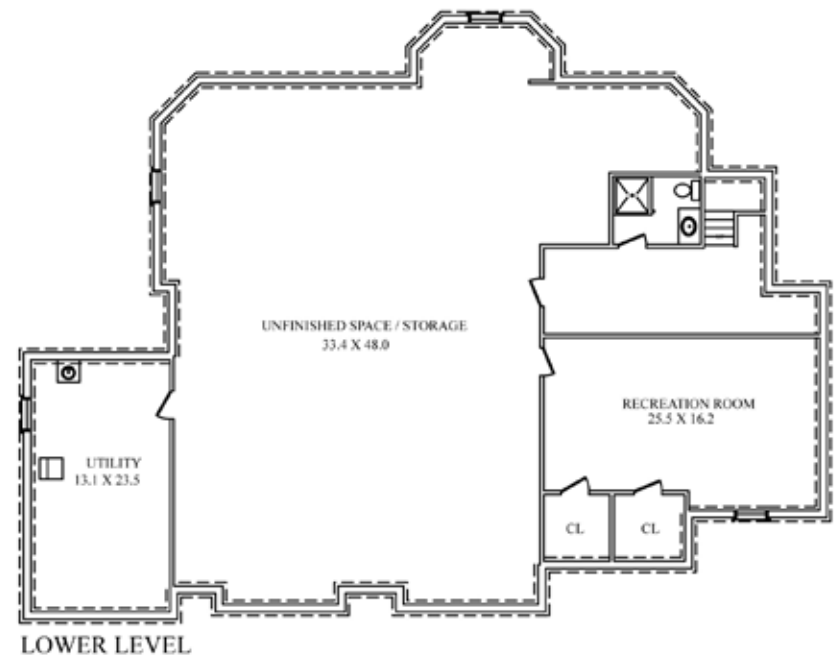
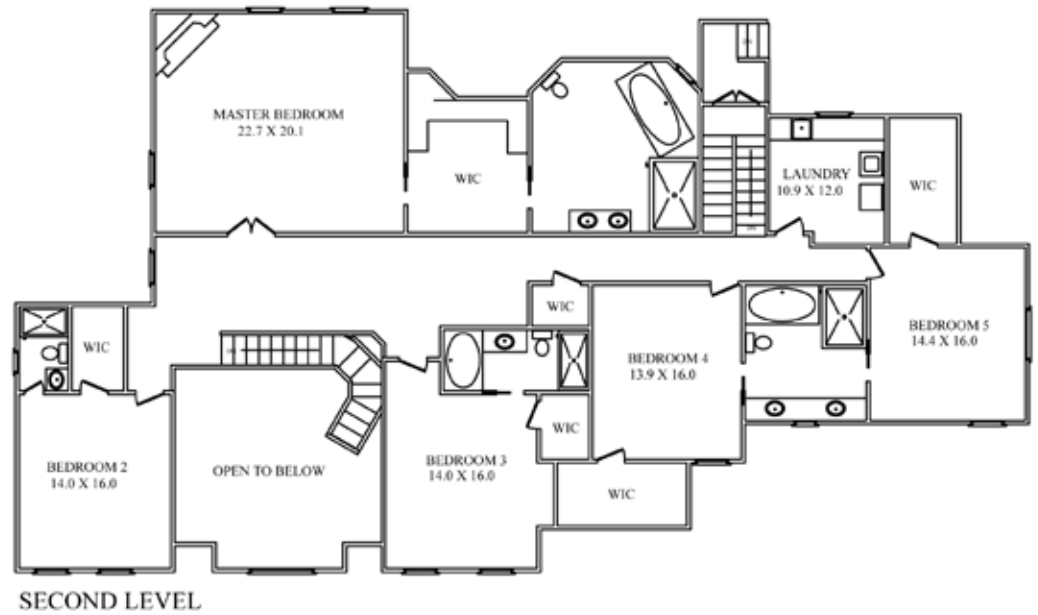
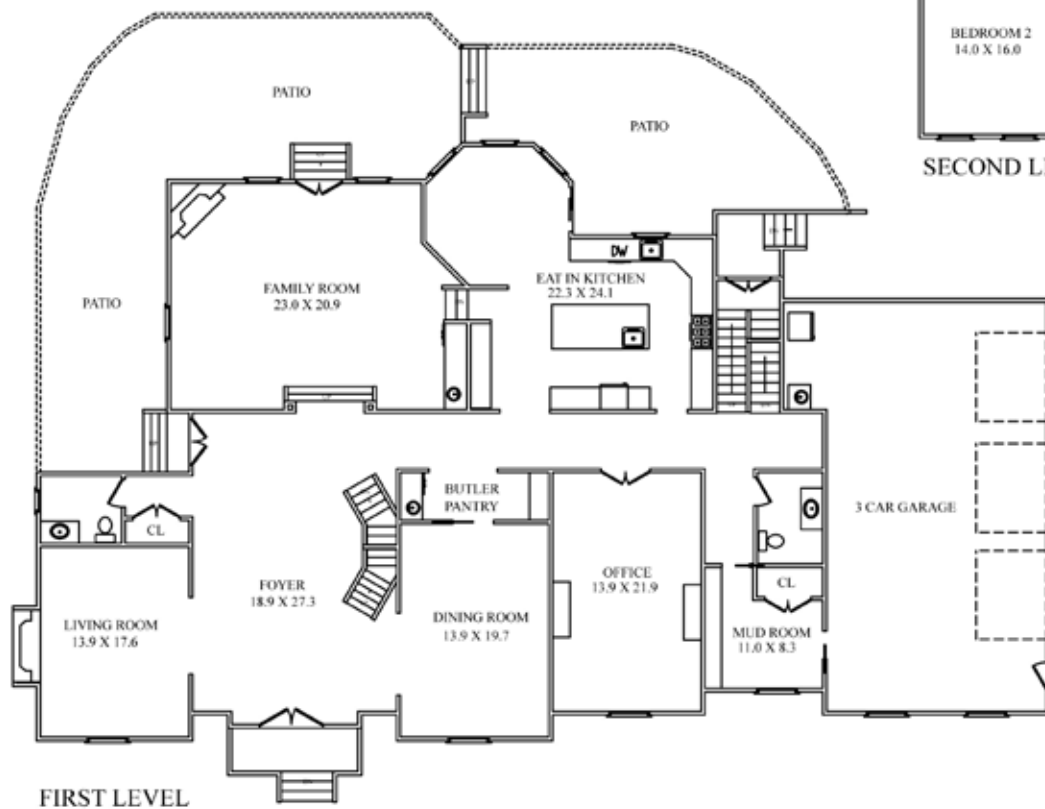
Mechanical Room: 17 zone Hot Water Heating System

- 2 Boilers
- 120 Gallon Hot Water Storage Tank
- Hot Water Circulating System
- 400 AMP Electrical Underground Service
- Switch Gear and Emergency Panel with Piping for 40KW Generator

AMENITIES

- Asphalt Roof with Copper Leads and Gutters
- Custom Hand Cut Natural Stone and Stucco facade
- Santos Mahogany on First Floor and Red Oak on 2nd Floor
- Poured Concrete Foundation
- Filtered Water in Kitchen
- Radiant Heated Floors Throughout, hot water baseboard in bedrooms
- 9' High Ceilings Throughout
- Custom Staircase with Hand Forged Iron and mahogany handrails and treads
- All Pella Architectural Series Windows Throughout
- Solid Core Doors Throughout
- Central Vacuum
- Lutron Switches and Outlets
- 400 Amp Electric Underground
- Calacatta Marble on Walls in the 1st Floor Hallway
- Underground Sprinkler System
- Alarm System- Burglar and Fire
- Sound System in Living Room, Dining Room, Kitchen, Family Room, Master Bedroom, Patio
- Outdoor Kitchen with Stainless Base Cabinet, Sink and Refrigerator
- Natural Gas Piping for BBQ
- Natural Gas Lanterns at Front and Side Entrances
- Custom Bluestone Walkways
- Professionally Landscaped by Deborah Cerbone Landscape Architects Gravel Driveway with Gravel Motorcourt with Hand Cut Stone Garden Walls





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

#1 Agent in Millburn/Short Hills for 14 years, including 2019!

#1 Agents in Essex County for 10 years, including 2019!


#1 Agents Nationally at Weichert, Realtors for 14 years, including 2019!

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