



1 Woodcroft Place || SHORT HILLS

Commuter's delight! Move in before school. This charming 3 bedroom, potentially 4 bedroom, Colonial was beautifully renovated in 2009 & is ideally located on a cul de sac walking distance to the Short Hills Train Station, Downtown & Glenwood Elementary & Millburn High School. Large sunlit living room with fireplace, formal dining room with chair rail, wired for chandelier, bright eat-in kitchen adjoins playroom with new Anderson windows, mudroom, easy access to attached 2-car garage. Huge master bedroom with master bath & 2 walk-in closets, could be divided into a 4th bedroom, plus 2 more spacious & bright bedrooms & hall full bath on 2nd floor. Beautifully finished lower level with recreation room with fireplace, carpet, laundry room. New landscaping, new Rain Bird underground sprinkler system, new cobblestone driveway. Freshly painted interior.

















EXTERIOR

- Covered front porch: package deliveries stay dry, people stay dry unlocking the front door.
- 2 car side-by-side cobblestone driveway: easy for two adults to arrive and depart without moving other vehicles.
- 2 car garage, with automatic garage door opener.
- Lush green lawn, professionally landscaped property, mature trees.
- Automatic underground lawn sprinklers.
- Underground gutter downspout drainage pipes.
- Charming architecture with dormered windows and steep rooflines.

FIRST LEVEL

Large entry foyer with coat closet, light fixture.

Large living room comfortably seats 9+ people, fireplace with 7 foot mantle, 5 windows providing great natural light.

Dining room features built-in corner cabinet, chair rail and wood wainscoting. Wired for chandelier.

Large eat-in kitchen with a generous eating area, under cabinet lighting, Whirlpool refrigerator/freezer, Frigidaire dishwasher, ceramic sink with new faucet, electric range, 2 windows, plenty of counter and storage space.

Den/playroom adjacent to kitchen, a great floor plan, with carpet, new Andersen windows, sliders in front & back.

Mudroom: adjacent to 2-car garage.

Powder Room:

Full Bath: with shower.

Door for easy access to patio and totally fenced backyard.

SECOND LEVEL

Large Master Bedroom Suite with bedroom-sized walk-in closet, and another walk-in closet.

En Suite Full Bath: shower, 2 medicine chests over new sinks with granite countertops and solid brass faucets over new vanity.

2 additional bedrooms share a full bath: shower over tub, medicine chest, new sink with granite countertops, new vanity, solid brass faucets, new Broan exhaust fan.

Bedroom-sized **attic storage space.**

Window seat flanked by 2 linen closets.

Potential to divide Master Bedroom to create 4th bedroom

BEAUTIFULLY FINISHED LOWER LEVEL

Bone-dry finished basement with carpeting.

Recreation Room with Stone fireplace flanked by extensive built-in shelving to store an entire movie collection or books, 2 light fixtures.

Room layout supports correct speaker placement for stunning home theater audio.

Walk-in closet

Pantry closet for canned goods and storage.

Kenmore Elite washer and dryer.

Plenty of storage and cabinets.

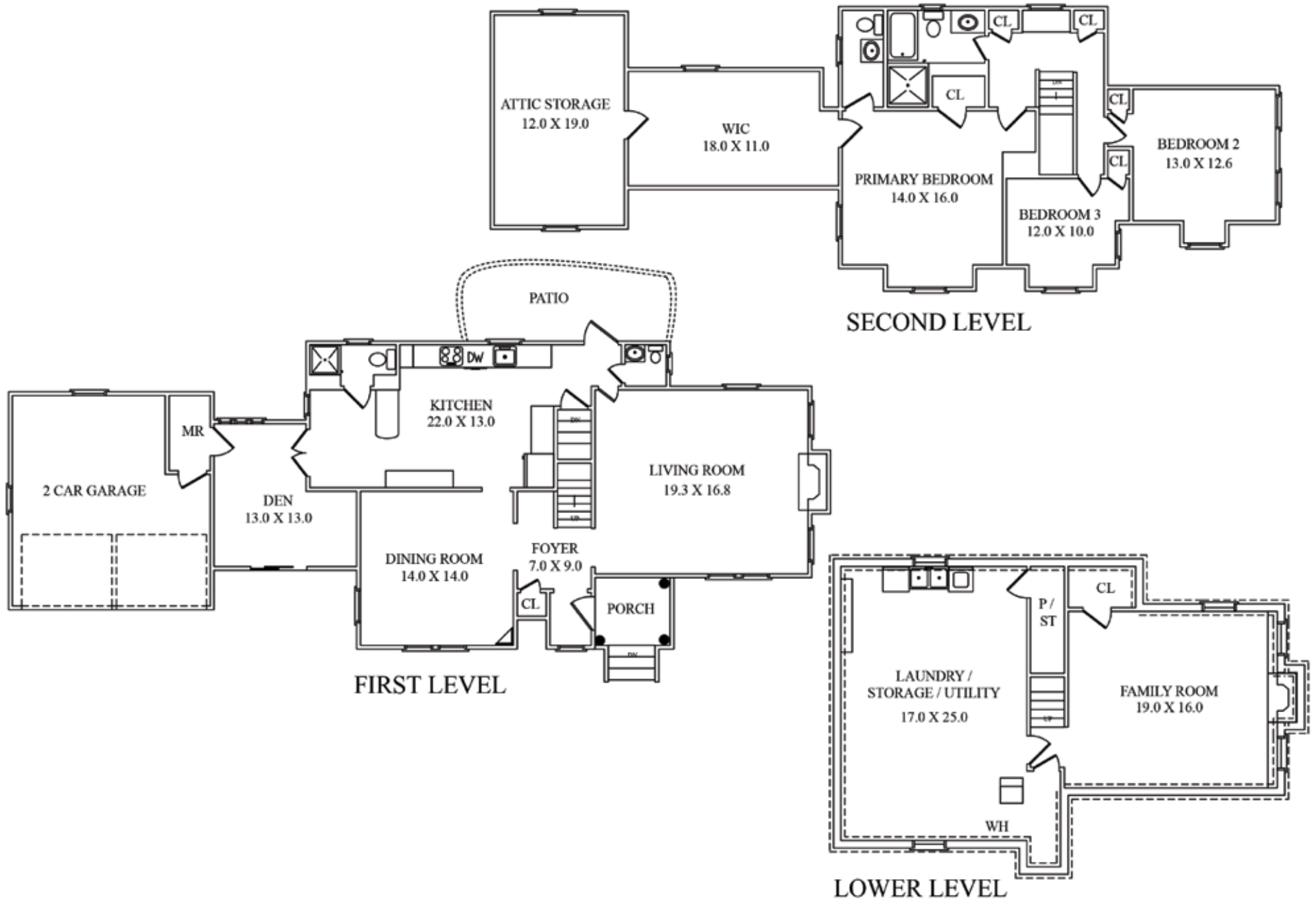
Workshop on unfinished portion of basement for projects.

SYSTEMS

- Heating: forced hot air gas furnace with built-in humidifier.
- Cooling: central air conditioner.
- Rheem Water heater: natural gas, 2009.
- ADT alarm system.
- FIOS high speed internet.

PROPERTY UPGRADES

- Refinished wood floors in dining room, foyer, and living room.
- Installed new fiberglass insulation in the entire attic.
- Installed new attic lighting.
- Installed new granite cobblestone driveway.
- Installed new granite curb along entire front of property.
- Installed new 4-inch underground PVC pipes to drain rainwater from gutters and downspouts.
- Installed new lawn (maintained monthly by Royal Turf).
- Installed new Rain Bird automatic lawn sprinkler system (maintained annually by Emerald Sprinklers).
- Installed 17 large privacy shrubs along sidewalk (each now 10 feet tall).
- Installed all new shrubs in the front (boxwoods, etc).
- Professional pruning of mature trees.
- Property is professionally landscaped



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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- #1 Agents in Millburn/Short Hills for 15 years, including 2020!
- #1 Agents in Essex County for 11 years, including 2020!
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