



7 TAYLOR ROAD | SHORT HILLS

Spectacular custom built all-brick Center Hall Colonial on .98 acre of beautiful property designed by David Rosen, AIA & built by Vanco construction to the highest specifications with an ideal floor plan, rooms of generous proportion & amenities including state of the art home theater & stunning pool surrounded by lush landscaping on private, totally level property. Ideally located, walking distance to highly rated Glenwood Elementary School (0.2 miles), the Cora Hartshorn Arboretum (0.3 miles), & Short Hills Train Station (0.5 miles). The stunning new gourmet eat-in kitchen features quartz countertops, high end Dacor cooktop, SubZero refrigerator & freezer, & 2 dishwashers, totally open to great room with 15'6" cathedral ceiling with exposed beam. There is a sunlit breakfast room & French doors that lead to maintenance free deck, patio & pool with new mechanicals. French doors overlooking the pool & gorgeous patio open to balcony. The massive dining room, totally open to living room, is perfect for entertaining 50+ guests! 1st level features a bright office with built-ins, laundry room, & mudroom with easy access to 3-car garage. 2nd level has luxurious Primary suite with huge custom walk-in closet & new spa-like bath with soaking tub & massive shower, plus 4 more bedrooms, 2 more new baths & 2nd laundry. Lower Level features a huge recreation room, fully equipped new gym, state of the art home theater, 2 bedrooms & 2 full baths. In 2023 - owner upgraded security & WiFi, completely re-landscaped, & added 4 new HVAC units, 2 new hot water heaters, 2 new sump pumps, 2 new ejector pumps.







































SECOND FLOOR



LOWER LEVEL

INTERIOR UPGRADES (~825K)

- **David Rosen - Architect and designer for the house (paid \$75K)**
- **Fratentoni Interior Designers (paid \$50K)**
- **Interior and Exterior Painting with top of the line paint - \$250k**
 - - \$250K worth of painting - inside and outside.
- **Entryway Marble on the floor - \$40k**
 - - Foyer Entryway with marble and Mother of pearl floor in the center. Custom Imported from Italy
- **Master bedroom expansion - \$50k**
 - - Master bedroom is now 3 ft longer than before (by removing the old tiny office and the bathroom behind it)
- **Kitchen and Pantry Upgrade - \$75k**
 - - Custom cabinets for Kitchen and Custom hardware from Italy with Swarovski crystals
 - - Kohler Graze Touchless Pull-Down Kitchen Sink Faucet with Three-Function Sprayhead
 - - All Pantry cabinets upgraded
- **Master Closet Closet redesign - \$50k**
 - - \$50K to upgrade the master closet with top of the line design and material and custom mother of pearl hardware
 - - Schaub and Company Skyevale 6-5/16" Center to Center Luxury Designer Arch Cabinet Handle Pull with Accent Crystals - Made in Italy Satin Brass
- **Home Office Redo - \$15k**
 - - New French Doors for home office and removal of cabinets to give it a much bigger and elegant look
- **Home Theatre Upgrade - \$25k**
 - - Used to be purple, dark and dingy
 - - Upgraded to a high end white carpet
 - - Upgraded speakers and Apple TV installed
 - - Walls repainted
- **Fireplace Upgrades - \$15k**
 - - All 3 fireplaces were upgraded with the Marble front, bottom to give them an upscale look
- **Master Bathroom Upgrades - \$10k**
 - - Custom cabinets
 - - New countertop
 - - Vanity mirrors
 - - New hardware

INTERIOR UPGRADES (~825K)

- **All Bathrooms**
 - - Upgraded with new vanity mirrors and hardware
- **Upstairs guest bathroom**
 - - Removed Bathtub and installed new shower, with marbles
 - - Vanity mirror, hardware, and lights upgraded
- **Staircase Railings Upgraded - \$15k**
 - - Upgraded to wrought iron
- **Front and Side Door Replaced \$20k**
 - - 72 inches x 92 inches high custom entry double door (Mediterranean style, bronze) front door upgraded with wrought iron finish
 - - Side Door replaced with mediterranean Wrought Iron
- **Mudroom - \$15k**
 - - Custom Cabinets created
 - - Marble Floors installed (used to be wallpaper)
- **Main Laundry Room - \$5k**
 - - Cabinets and floor upgraded
- **Laundry Upgrades - \$5k**
 - - Upstairs laundry upgraded to top of line LG
- **Gym Upgraded - \$30k**
 - - Gym floor upgraded
 - - Mirrors installed
 - - State of the art equipment (Tonal etc.)
- **Butler's Pantry - \$3k**
 - - New accent marble tiles installed (used to be wallpaper)
- **Waterfall - 10k**
 - - Dining room has a waterfall
- **Miscellaneous - \$10k**
 - - Family room - installed solid wood Mantle under the TV
 - - Upgraded All LED Light fixtures in the house
 - - All light fixtures in the bathrooms replaced
 - - Shelving in all main floor closets were redone
- **Kids Closets Upgrade - \$10k**
 - - \$10K upgrade kids bedroom closet with top of the line design and material
- **Brand New Window Treatments - \$25k**
 - - All house window treatments upgraded to top of the line designer fabric

HOME SYSTEMS/EQUIPMENTS UPGRADES (~\$200K)

- Brand new 4 AC and Heating Units

- - Many people don't know this but these are high quality industrial grade units in the house (given the size of the house).
 - - 90K BTUs for heating
 - - 3.5 to 4 ton for AC
- - The total expense of the 4 units is 100K
- - Warranty of 10 years, with extended lifetime of another 7 years.
- - Note - existing ACs were 20 year old and completely busted.

- Brand New Water Heating System

- - Upgraded the 2 hot water systems to industrial grade in July 2023
- - Value of \$20K
- - Warranty of 10 years
- - Note - existing tanks were low quality and completely busted.

- Brand new underwater system pumps

- - In NJ, Sump Pumps are a must to ensure that underground water doesn't seep into the basement of the house.
- - Upgraded 2 industrial grade sump pumps
 - - Value of 9K each
 - - Warranty of 10 years
 - - Note - existing pumps were 15 years old and risked water flooding in basement.

- Basement bathrooms sewage ejector pumps

- - If you have bathrooms in the basement, you need sewage ejector pumps to ensure that the sewage is getting to the external disposal system
- - Upgraded 2 sewage pumps to be industrial grade:
 - - Value of 15K
 - - Warranty included

- Attic Roof Painting

- Roof was painted to avoid any future creation of molds, fungus etc.

HOME SYSTEMS/EQUIPMENTS UPGRADES (~\$200K)

- Landscaping - Front and Backyard Design and Upgrade

- - We redesigned the front and backyard to be more organized, avoid any water collection (due to holes and misaligned pitch) and removed bad trees/planted good trees that give the backyard it's beautiful lush look
- - Invested 30K for the work

- Generator Serviced and maintained (it was never serviced before)

- Top of the line Wifi with fast download speeds in every corner of the house

- Security and Fire Alarm Systems

- - Fire and smoke alarms installed throughout the house
- - ADT security system installed
- - Google Cameras installed around the house perimeter (6)

- Thermostats

- - Top of the line Honeywell Wifi controlled thermostats installed (AC/Heating can be controlled over Wifi)

- Ring system

- - Remote controlled doorbells from Ring







Arlene Gonnella

Sales Associate

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