

17 BIRCH LANE | SHORT HILLS

The ultimate in architectural excellence, privacy and sophistication! Set on a spectacular, private 1.05 acre property on one of Short Hills' most coveted quiet streets, this extraordinary all-brick Contemporary was custom built to exacting standards. Designed by Matthew Higgins in the mid-century modern tradition of Hal Higgins, the home showcases imported English brick, exquisite Four Daughters woodwork, limestone, soaring ceilings and walls of glass that flood the interiors with natural light while ensuring exceptional privacy. A stunning indoor courtyard, floating staircase and transparent elevator connecting all 3 levels highlight the remarkable design. Grand living and entertaining spaces complement a luxurious primary suite with separate bathrooms, dressing rooms and studies, plus 4 additional bedrooms. Exceptional amenities include a Neff custom kitchen and cabinetry throughout, indoor pool with Jacuzzi, changing room and shower, home theater, expansive recreation room, gym and second full kitchen. Advanced smart home features, 13-zone HVAC, whole-house water filtration, heated driveway, 20 KW solar system with backup generator and 3-car garage provide effortless modern living. Meticulously designed with uncompromising attention to detail, this architectural masterpiece offers an unparalleled combination of timeless design, resort-style luxury and extraordinary privacy in the heart of Short Hills, walking distance to the Short Hills Train Station & downtown Millburn.





































Overall Architecture

- Steel frame concrete structure, built to withstand age and storms.
- Main materials are brick, limestone, wood, and glass — elegant, classic materials
- Though imposing from outside the inside feel light due to the floor to ceiling glass and designed to carry light throughout the building.
- All walls have foam insulation internally for sound proofing.

Design

- Mid-twentieth century modern design, following the iconic architecture of Hal Higgins, designed by his son, Matthew Higgins.
- Created around the size of the brick, so that there are no cut bricks vertically or horizontally — 1/8” resolution throughout the building
- Bricks imported from England, wood by Four Daughters.
- Floating staircase
- The horizontal mullions are a brick size in height and align to a full back.
- The wood grain design is a brick size in height and align to a full back.
- The great room follows the golden mean in width to length to height.
- The limestone floor tiles are proportioned and cut to align with the vertical window mullions, the center of the doorways, the center of the hallways.
- Lighting is designed to be architecturally minimal in impact.
- The HVAC inlets and outlets are hidden in minimal channels that are architecturally tied into the house design.
- The garage door is an airplane-hanger design to allow for three cars without columns.
- No visible external pipes - HVAC, generator, solar, exhaust systems hidden on roof.
- Basement HVAC exhaust ported 100ft away from house.
- Property designed to not flood.
- Pool designed with no cut tile, and flooring angled to drain into pool.
- Main kitchen has hidden TV and separate access to conservatory to grow food.

Features

- Flat roof with ample runoff capability through internal pipes as well as striking limestone overflow features.
- All pipes run in interior walls to protect from frozen pipes in winter.
- Indoor courtyard
- Garden designed for privacy.
- Two rooms have raised flooring with drainage — the conservatory off the kitchen and the arts room off the playroom.
- Drains between wet and dry rooms.
- Lighting pole to protect in case of storms.
- His and Her main bedroom with separate bathrooms/closets/studies.
- High end Neff high gloss custom closets throughout the house. Neff Kitchens.
- Four sets of washer/dryers: one for the His and Her main closets, one upstairs for guests and one in the pool area.

Services

- Whole house HVAC with 13 zones and architecturally discrete inlets and outlets.
- Whole House water filtration.
- Smart toilets/power for smart toilets.
- Heated driveway.
- Speakers throughout.
- Water well.
- Security camera.
- Integrated alarm, fire, carbon monoxide system.
- Automated curtains throughout.
- Smart home integrated system for all other systems including lights and audio/visual.
- All remote access.
- ~20kw solar system with backup generator.
- Ability to lock off sections of the house.
- Vacation mode switches off water to the house, puts blinds and lights on variable time schedules, locks certain areas of the house. All programable.

Rooms

- Main bedroom with four guest bedrooms.
- Seven full bathrooms and two half bathrooms.
- Playroom with separate arts room.
- Two full kitchens (one main and one for guests off the playroom).
- Three floor transparent elevator.
- 24ft x 24ft theater.
- Indoor pool, with jacuzzi, changing room, shower, and laundry.
- Four utility/storage areas in the lower level.
- Indoor gym convertible to storage area.
- Three car garage.
- Interior courtyard.
- Ample storage throughout the house.

THE FLOOR PLAN

17 BIRCH LANE, SHORT HILLS



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 Agents in Millburn / Short Hills for 20 years including 2025!
#1 Agents in Essex County for 15 years including 2025!
#1 Agents at Weichert, Realtors for 20 years including 2025!
#1 Agents in New Jersey in 2020 with $229m in sales!

(c) 201.306.1357
arlene@gonnellateam.com
GonnellaTeam.com

Weichert
All Under One Roof™

Real Estate
Mortgage
Insurance
Closing Services

Gonnella TEAM

Short Hills Office
505 MillburnAvenue · ShortHills, NJ 07078
973.376.4545

© 2024 Weichert, Realtors®. If your home is currently listed with a real estate broker, this is not intended to be a solicitation of the listing. Each WEICHERT® franchised office is independently owned and operated. Weichert® is a federally registered trademark owned by Weichert Co. All other trademarks are the property of their respective owners. REALTOR® is a federally registered collective membership mark which identifies a real estate professional who is a Member of the NATIONAL ASSOCIATION OF REALTORS® and subscribes to its strict Code of Ethics. All square footage, room dimensions, and lot sizes are approximate. Offering subject to errors, omissions, prior sale, change of price, or withdrawal without notice. The information herein is provided by the seller, and not Weichert, Realtors, and while deemed reliable, is not guaranteed.