

27 Willow St

MILLBURN, NJ

27A

27B

UNIT A - FOR SALE
UNIT B - UNDER CONTRACT



2025 NEW CONSTRUCTION
PROPERTY BOOK



Table of Contents.

02.

PROPERTY HIGHLIGHTS

03.

FLOOR PLANS

05.

PROPERTY FEATURES

06.

PROPERTY LOOK BOOK

09.

DOWNTOWN MILLBURN

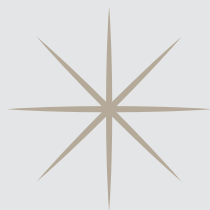
10.

ABOUT THE BUILDER

11.

GENERAL INFORMATION





Property Highlights.



New **2025 construction** townhome, designed by **Thomas Baio, AIA** and built by **SEE Developers** in Downtown Millburn offers sophisticated suburban living in one of New Jersey's most coveted communities with easy NYC commuter access.

The first floor unfolds in a seamless open plan: a dining and living area with a gas fireplace flows from the chef's kitchen with custom Dove cabinetry, Calcutta Quartz countertops, JennAir Noir refrigerator, dishwasher, and range with GE hood. The island integrates a Summit wine refrigerator & a microwave drawer, accented by designer pendants & perfectly placed for entertaining. A first-floor bedroom with adjacent full bath adds flexibility, while sliding glass doors open to a fenced yard with paver patio & landscaped grounds.

Upstairs, the primary suite is a serene retreat with two fitted closets, a private Trex balcony & spa bath w/ dual vanities & a large walk-in shower. A second ensuite bedroom with a full bath, & laundry space complete this level.

The third floor's hall skylight blankets this level with natural light during the day, and offers two additional versatile rooms that can serve as either an office, studio, or playroom, a full bath, and access to a large Trex rooftop deck, with northeastern views and exposure.

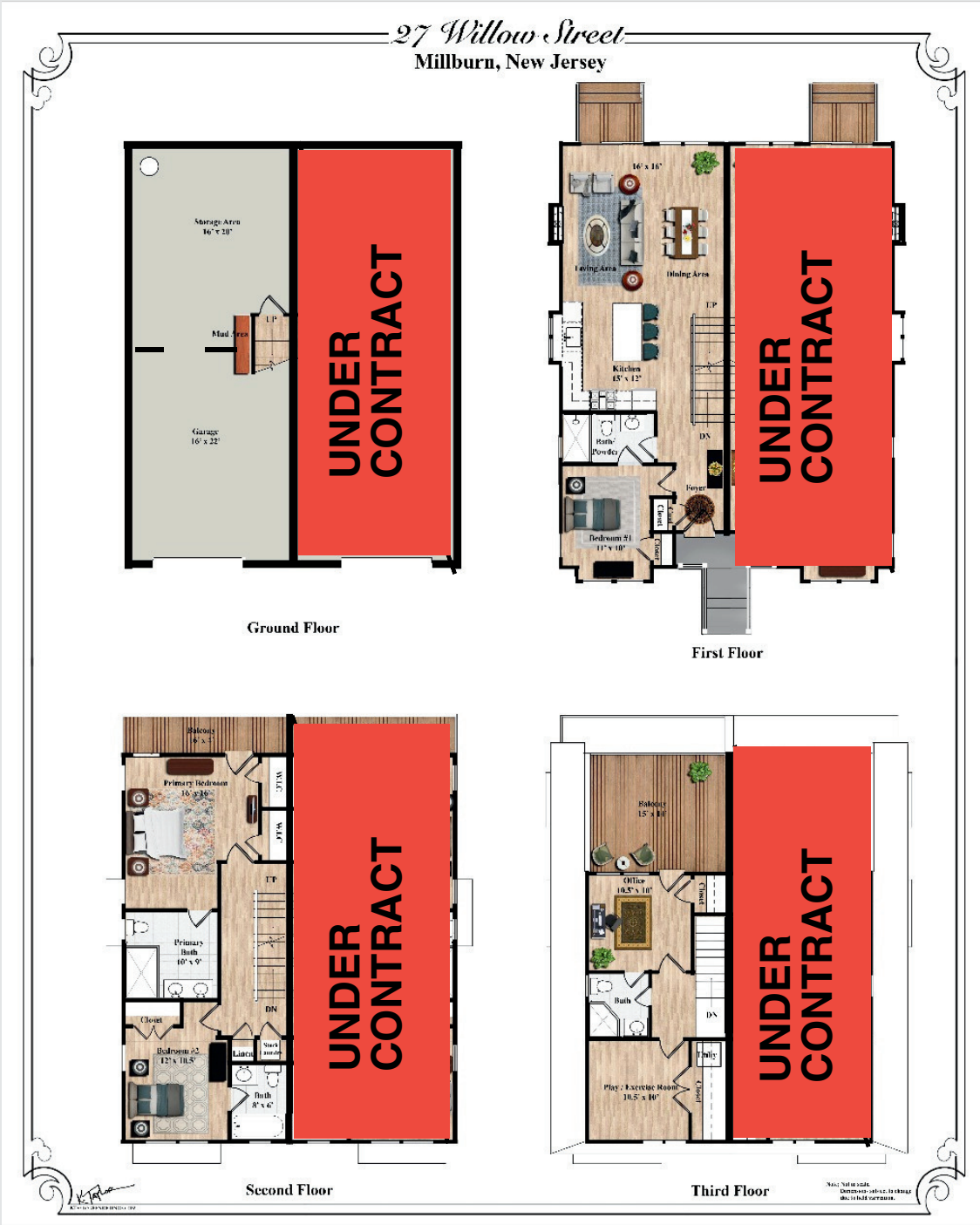
The ground-level garage connects to a multipurpose room ideal for a gym, recreation, or storage.

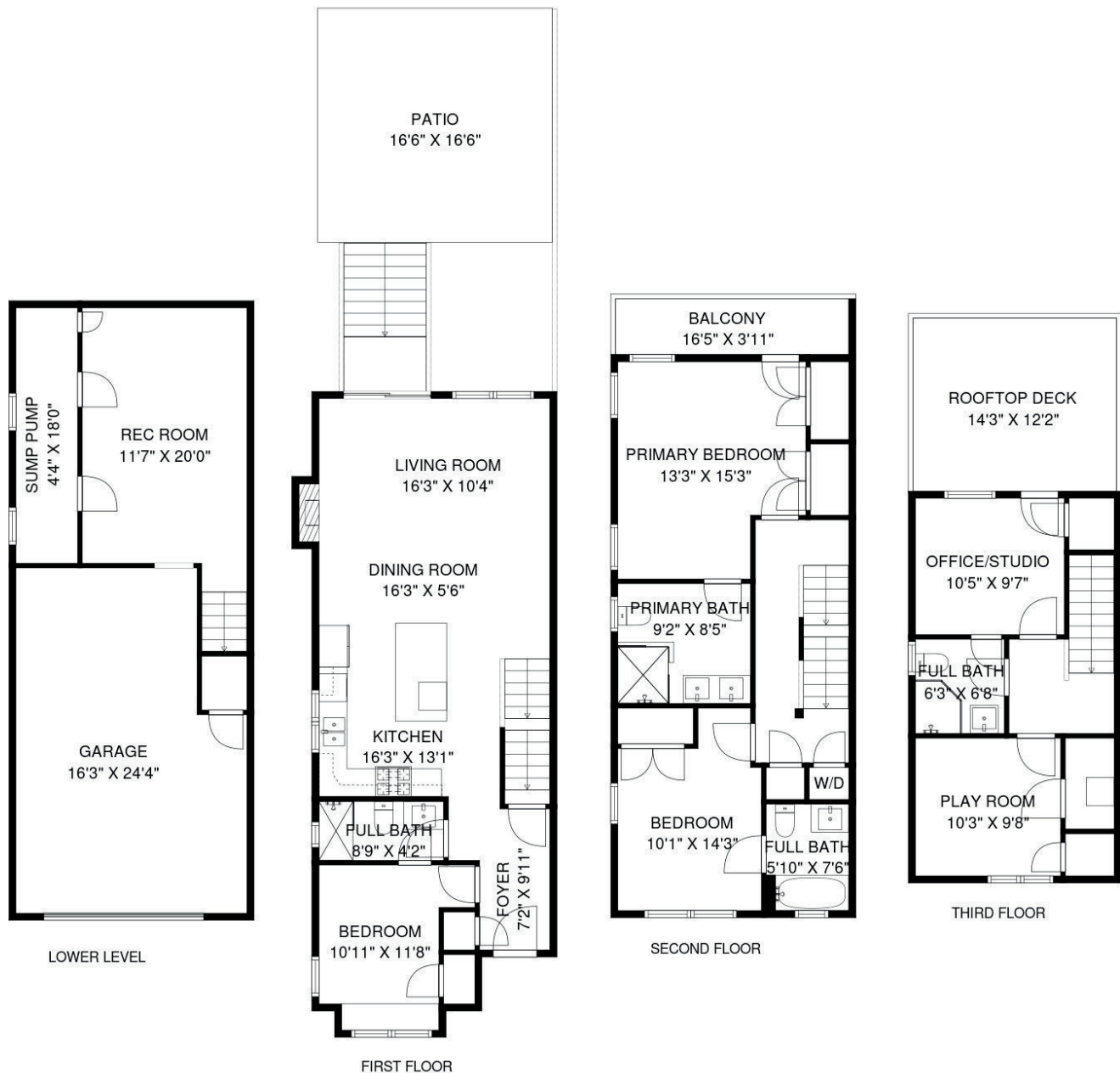
Curated finishes throughout: Andersen windows, 5" White Oak floors, custom wall panels & millwork, Santa Rosa hardware, California Closets in every bedroom, Hansgrohe fixtures in all baths, plus smart systems including Lutron screwless switches/dimmers, LED recessed lighting, Ring doorbell, Nest thermostats & central vac reflect a home crafted for elegance and efficiency.

Just blocks from Midtown Direct train, Taylor Park, boutique shopping, coffee houses & dining. Top-ranked schools. Zoned for Wyoming School K-4, ranked #4 Public Elementary School in NJ in 2025 by Niche.



Floor Plans.





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. Compass RE is a licensed real estate broker and abides by Equal Housing Opportunity laws.

All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to accuracy of any description. All measurements and square footages are approximate. This is not intended to solicit property already listed. Nothing herein shall be construed as legal, accounting or other professional advice outside the realm of real estate brokerage.



Property Features.

Overview

- Bright & Airy Open Floor Plan Living
- 4-Level Modern Transitional Townhome
- 3 Bedrooms + 2 Add'l Rooms on 3rd Fl. with Multiple/Flex Possibilities (ex. Office, Yoga Studio or Playroom)
- 4 Full Bathrooms Mud Room / Storage / Recreation Room on Ground Floor
- 1-Car Garage
- Fenced in Yard with Paver Patio

Exterior Features

- Hardiplank Siding with Azek Trim & Brick Accents
- Staircases with Black Transitional Aluminum Railings
- Private Trex Balcony off Primary w/ Aluminum Black Cable Railing
- Large Trex Deck on 3rd Fl for Entertaining w/ Aluminum Black Cable Railing
- Professionally Landscaped Grounds with Underground Sprinklers
- Patio with Paver Block
- 6' Privacy Fence
- Motion Sensor Exterior Flood Lights

Interior Finishes

- 5" White Oak Hardwood Planks
- Anderson Windows for Light & Efficiency
- Gas Fireplace with Custom Detailing
- Skylight Enhancing Natural Light on 3rd Floor
- Modern & Sophisticated Metro Trim Package - architectural columns, mouldings, panels on 1st floor, crown, base & chair rails with transitional styling
- Modern Transitional Staircase Railing
- Upgraded Santa Rosa Handles
- California Closets throughout every room

Gourmet Kitchen

- Jenn-Air Noir Line Stainless Steel Appliances (Refrigerator, Range, Dishwasher)
- Sharp Microwave Drawer
- Broan Hood
- Summit Wine Refrigerator
- Custom Transitional Dove Cabinetry
- Calacatta Venus Quartz Countertops
- Undercabinet Lighting for Ambience & Function
- Kraus Workstation Kitchen Sink with Garbage Disposal
- Kitchen Island w/ Crate & Barrel Designer Pendant Lighting

Spa-Inspired Baths

- Frameless Glass Shower Enclosures
- Toto Skirted Toilets
- Hansgrohe Bathroom Fixtures & Handhelds in Every Bath
- Custom Vanities

Systems

- 2 Zone HVAC
- Nest Thermostats & Nest Sensors for add'l Zones
- Garage Door Opener with Keypad
- Central Vacuum System
- Lutron Screwless Wall Plates & Dimmers
- Cat-5 Wiring Throughout
- LED Recessed Lighting Package w/ 5 Adjustable color Temps (2700K-5000K)







Downtown Millburn.

Millburn blends the energy of a walkable downtown with the convenience of direct train service to New York City, making it a highly desirable choice for those who want both city access and suburban calm. Just 35 minutes from Penn Station via the Midtown Direct line, Millburn offers an effortless commute paired with a vibrant local experience.

Downtown Millburn is home to boutique shopping, artisanal coffee houses, and diverse dining options. Nearby, Taylor Park, is a wonderful community green space for recreation, events, and relaxation.

The Paper Mill Playhouse, one of the nation's leading regional theaters, anchors the town's cultural scene and draws talent and audiences from across the region.

Millburn is also recognized for its consistently top-ranked public schools and for offering access to upscale shopping, cultural venues, and extensive outdoor recreation at South Mountain Reservation.

Together, all these elements create a dynamic and balanced community that appeals to a wide range of lifestyles and priorities.

PROXIMITY FROM PROPERTY

SHOP RITE MILLBURN - 400 FT

TAYLOR PARK - 0.4 MI

STARBUCKS - 0.5 MI

MILLBURN DELI - 0.6 MI

MILLBURN TRAIN STATION - 0.7 MI

PAPERMILL PLAYHOUSE - 0.8 MI

TRADER JOE'S - 1.1 MI

WHOLE FOODS - 2.1 MI

DOWNTOWN MILLBURN



About the Builder.



SEE Developers is a Millburn, NJ based custom home builder that specializes in residential construction and renovation. Since 2011, members of SEE have prided themselves on developing high-quality homes at a variety of different price levels, ranging from the sub-million dollar range to nearly \$6 million.

The single family and multi-family homes that SEE has developed are located throughout Essex and Morris counties, and mostly concentrated in the towns of Short Hills, Millburn, and Livingston. SEE Developers works alongside private investors and homeowners in creating dream homes of the highest caliber.

SEE Developers is a family-run and owned company.

<https://www.seedevllc.com/>

ELAN BITAN

**GENERAL
MANAGER**

EVAN BITAN

**PROJECT
MANAGER**

SIMON BITAN

**PROJECT
COORDINATOR**

PORTFOLIO OF NEW CONSTRUCTION & REBUILT HOMES

286 Hartshorn Dr, Short Hills NJ

17 Spring St, Millburn NJ

261 White Oak Ridge Rd, Short Hills NJ

281 Hartshorn Dr, Short Hills, NJ

451 Long Hill Dr, Short Hills NJ

17 Willow St, Millburn NJ

17 Marisa Dr, Livingston NJ

11 Wilshire Dr, Livingston NJ

330 Hartshorn Dr, Short Hills NJ

22 Athens Dr, Short Hills NJ

103 Browning Rd, Short Hills

26 Meyersville Dr, Chatham NJ

69 Sykes Ave, Livingston NJ

42 Intervale Rd, Livingston NJ

1 Exeter Rd, Short Hills NJ

16 Forest St, Livingston NJ

General Information.

POSSESSION: END OCT / NOV '25

TAXES: TBD (VERIFY WITH TOWNSHIP)

MONTHLY HOA: TBD (~ \$225 / MOS)



SCHOOL INFORMATION

K--4th GRADE: *WYOMING

*Wyoming Elementary School has been ranked the #4 Public Elementary School in New Jersey in the 2025 Niche rankings

5TH GRADE: WASHINGTON

6th - 8th GRADE: MILLBURN MIDDLE SCHOOL

9th - 12th GRADE: MILLBURN HIGH SCHOOL

REACH OUT FOR PROPERTY INQUIRIES.

LISTING REPRESENTED BY:

ROMY BARON-COHEN & KAREN ABRAMSON

ABC OF REAL ESTATE
COMPASS - SHORT HILLS

O: 973-310.6816

T: 973.577.5300

M: 973.477.0826

FLIP BOOK LINK



LINK TO PROPERT SITE



27WILLOWST.COM

