



16 West Road

Short Hills

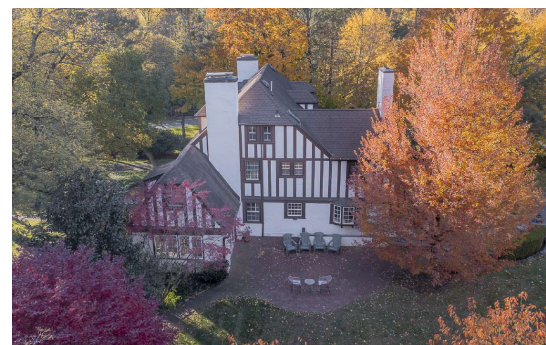
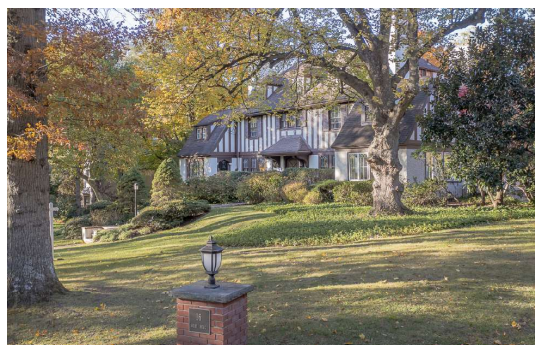
www.16westroad.com



4,170 Sq. Ft.



VICTORIA
CARTER
GROUP





Vintage Character & Modern Comfort

Situated on over an acre of beautifully landscaped grounds in the heart of Old Short Hills, this 1911 stately English Tudor combines the quality and craftsmanship of an earlier era with all the amenities of today's suburban lifestyle.

The first level features a front-to-back center foyer with formal staircase; front-to-back formal living room with fireplace; oak-paneled office with floor-to-ceiling bookshelves and coffered ceiling; spacious formal dining room; sun-drenched family room; state-of-the-art kitchen with custom cabinetry, granite counter tops, high-end appliances and wet bar; breakfast area with banquette; powder room; and mud room.

The second level boasts a fabulous primary suite (expansive bedroom, sunny sitting area, private dressing room and luxurious en suite bath); two additional large bedrooms (one with en suite bath and private study), each with a decorative

fireplace; and a full hall bath.

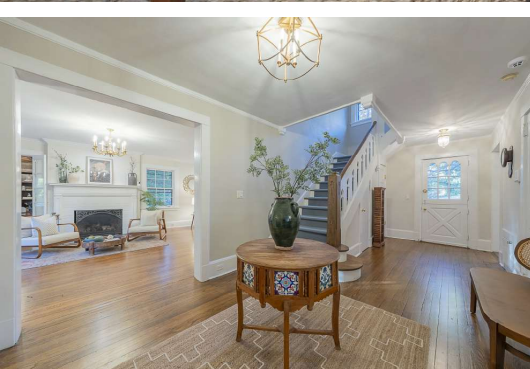
The third level is composed of the fourth and fifth bedrooms; full bath with skylight; and sitting room with cozy reading nook.

The lower level accommodates the beautifully finished recreation room; sixth bedroom (ideal for use by an au pair or live-in help); fifth full bath; mud room; and laundry room, with extensive cabinetry.

The two-car detached garage includes a finished bonus room on the second level.

The very private grounds feature an expansive wrap-around patio, in-ground irrigation system, beautifully landscaped perennial gardens, towering shade trees and extensive border plantings for maximum privacy.





Timeless Elegance

An entry vestibule, with tile floor and crown moulding, welcomes visitors to this stately home.

Inside, the front-to-back center foyer features a hardwood floor, grand staircase, two closets, crown moulding and overhead lighting. Broad archways open to the living room and dining room, an open doorway leads to the kitchen and a Dutch door accesses the rear patio.

A wood-burning fireplace with brick hearth and tall wooden mantel serves as the focal point of the front-to-back formal living room. Large windows overlook



the front, side and rear lawns, and a double French door opens to the office/den. A hardwood floor, crown moulding, chandelier and recessed lighting complete the room.

Ideally suited for a day spent working

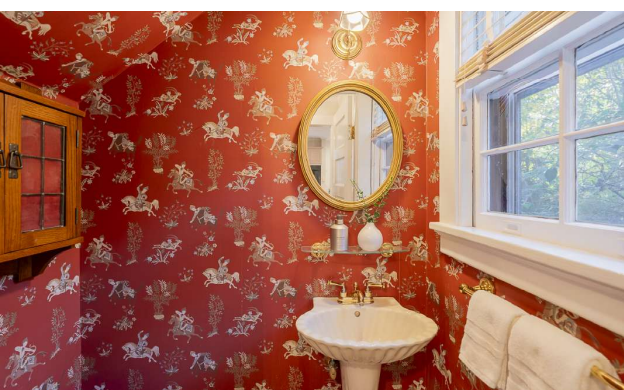
from home, the oak-paneled office/den showcases three walls of floor-to-ceiling bookshelves and cabinetry, a tiled floor, coffered ceiling, chandelier and picture windows, with tall casement sidelights, to the front and rear.

Refined Opulence

The formal dining room features a hardwood floor, wood-burning fireplace, built-in china cabinet, crown moulding, chandelier and recessed lighting. Four large windows overlook the front and side lawns. A double French door opens to the family room, and a swinging door leads to the kitchen.

A tranquil first level retreat, the family room includes a tile floor, crown moulding, beadboard ceiling and overhead lighting. A double French door, with floor-to-ceiling sidelight, opens to the rear patio and combines with the eight tall windows that span the front and side walls to bathe the room in warm natural light.

Situated off the center foyer, the powder room contains a tile floor, pedestal sink, mirror and wall sconce





Functional Artistry

A flawless blend of beauty and function, the eat-in kitchen features custom cabinets with a built-in planning desk, granite counter tops and tall tile backsplash. A matching center island/breakfast bar provides abundant additional space for storage, preparation and seating. Sited for convenience, premium appliances include a five burner gas cooktop, double wall oven, dishwasher and integrated refrigerator with cafe doors and freezer drawer. A wet bar, with stainless steel sink and wine fridge, abuts the door leading to the dining room. A doorway accesses the center

foyer, and stairs run to the upper and lower levels. A stainless steel double sink, lighted pantry closet, hardwood floor, crown moulding, recessed lighting and large windows (one, a bay with window seat) provide all the right finishing touches.



A perfect spot to begin any day, the breakfast area boasts a built-in banquet and vaulted ceiling with two pendant light fixtures. A wide picture window, with tall casement sidelights, furnishes an ever-changing seasonal view of the park-like rear of the property.



Open to the kitchen and breakfast area, the mud room offers a hardwood floor, beadboard wainscoting, built-in bench with storage and overhead lighting. A door leads to the rear vestibule with access to the wrap-around patio and rear parking area.

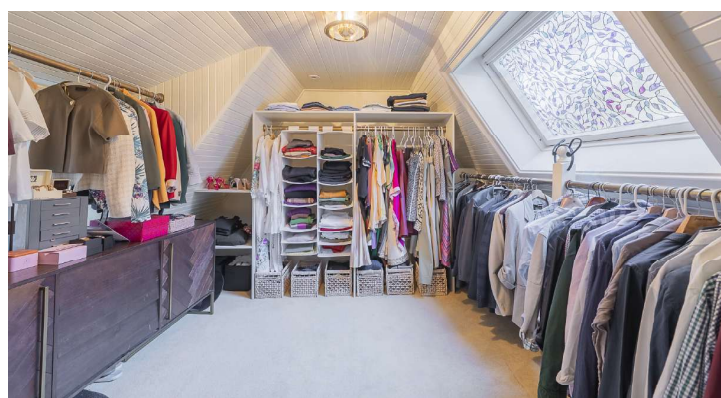


A Private Escape

The primary bedroom features a hardwood floor, decorative brick fireplace, chandelier and spacious sitting area with three large windows overlooking the front lawn. Windows with front and side exposure provide comfortable cross breezes in the sleeping area. A double French door opens to the private dressing room, and a doorway leads to the private full bath.

The fabulous en suite bath is equipped with a spa tub with tile surround, glass-enclosed shower with subway tile surround, built-in double vanity with marble counter top and dressing table, full wall mirror, built-in storage cabinets, walk-in closet, crown moulding and recessed lighting.

With ample space to accommodate even the most extensive wardrobes, the private dressing room includes built-in storage, overhead lighting, two large windows and a beadboard ceiling with skylight.



Quiet Retreats

Bedroom two features a hardwood floor, decorative brick fireplace, crown moulding, chandelier and recessed lighting. Large windows overlook the front and side lawns, and doorways lead to a private study and full en suite bath.

The study includes a built-in desk, hardwood floor, walk-in closet, overhead lighting and windows with front and side exposure.

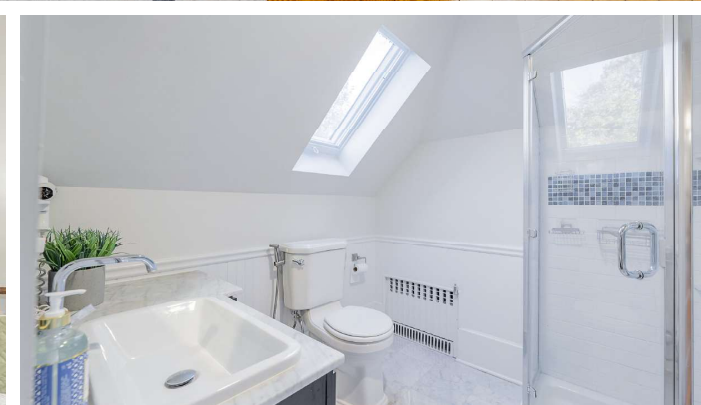
The private bath presents a tile floor and half-wall, glass-enclosed shower with tile surround, vanity with integrated sink, wall mirror, light bar, linen closet and crown moulding.

Bedroom three features a soaring vaulted ceiling, fireplace with electric insert and floor-to-ceiling brick surround with inset window, built-in bookshelves, lighted ceiling fan, wall-to-wall carpeting and a pair of windows with side exposure.

The adjacent full bath is equipped with a tile floor, shower-over-tub with tile surround, pedestal sink, medicine cabinet, light bar and crown moulding.

A center foyer with laundry closet completes this level.





Individual Comfort

Stairs leading to the third level open to a front-to-back sitting room with hardwood floor, beadboard wainscoting and overhead lighting. A cozy reading nook, with built-in wall shelves, includes a large window overlooking the front lawn.

Exceptionally spacious, bedroom four boasts a hardwood floor, two sets of built-in storage drawers, two large closets, overhead lighting and gabled windows – with window seats – to the front and rear.

Bedroom five presents a hardwood floor, closet, wall sconce, overhead lighting and windows with front and side exposure.

A full bath is equipped with a tile floor, beadboard wainscoting, vanity with marble counter top, glass-enclosed shower with tile surround, heated towel rack, mirror, wall sconce and skylight.



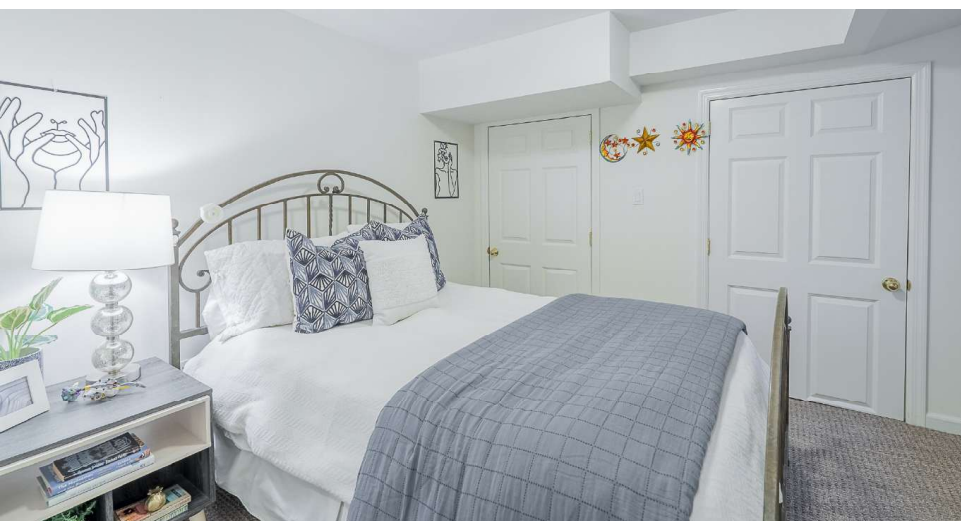


Situated on the lower level, and with sufficient space for multiple conversation groupings or activity areas, the recreation room boasts neutral wall-to-wall carpeting, built-in cabinetry/entertainment center, four matching wall sconces, a tray ceiling, recessed lighting and three storage closets. A French door leads to the office, and doorways open to bedroom six, a fourth full bath, second laundry room and mud room.

Ideal for use as guest or au pair accommodations, the sixth bedroom includes wall-to-wall carpeting, two closets, overhead lighting and a large window.

Convenient to both the recreation room and bedroom, a full bath is equipped with a tile floor and half-wall, shower-over-tub with tile surround, heated towel rack, vanity, storage cabinets, light bar and recessed lighting.

Entertain or Relax



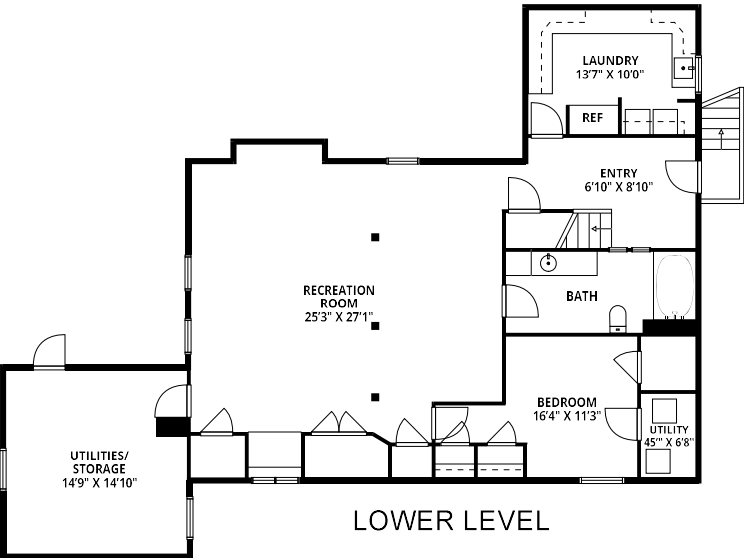
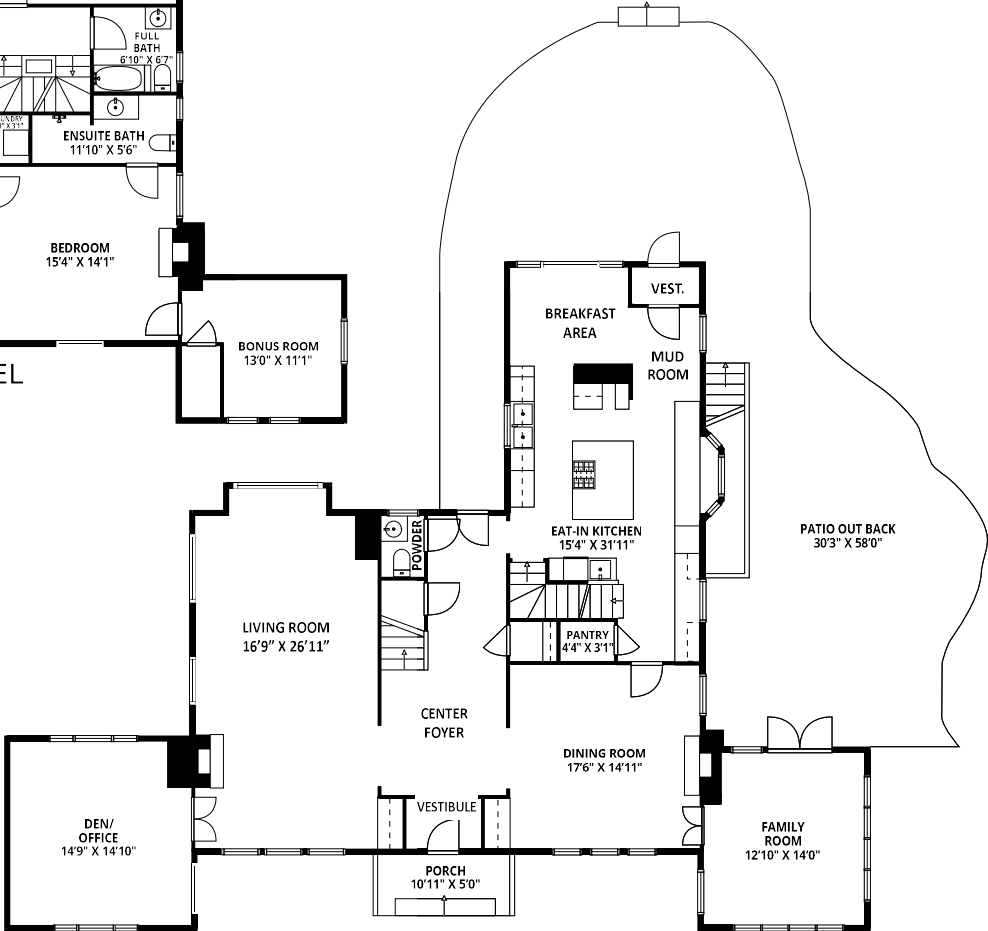
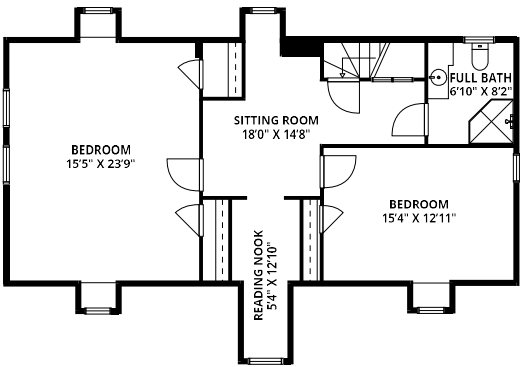
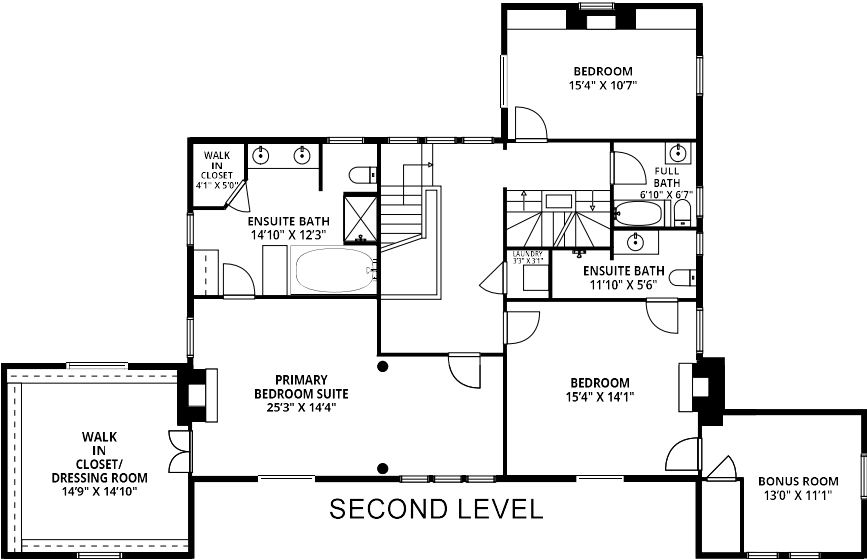
With extensive built-in cabinets and spacious counter tops, a refrigerator with water and ice dispenser, stainless steel sink, tile floor and recessed lighting, a second laundry room (with washer and dryer) can also serve as a lower level kitchenette.

A mud room, with tile floor, recessed lighting and closet provides side egress to the rear patios, parking area and garage.

Located above the detached garage, a heated and air-conditioned bonus room (game room or studio) offers wall-to-wall carpeting, overhead lighting and a tray ceiling.



Floor Plans



NOT TO SCALE:
Floor plans are for illustration purposes only.
Room positions and dimensions are approximate
and should be independently measured for accuracy.

Highlights

GENERAL

- Stately 14-room English Tudor, with high-end upgrades throughout, in one of Essex County's most prestigious residential communities
- Six over-sized bedrooms including a luxurious primary suite
- Five full baths; one half-bath
- Gourmet eat-in kitchen with premium appliances
- Fireplaces in living room, dining room, primary suite and two additional bedrooms
- Neutral palette throughout
- Integrated security system
- Multi-zone heating and central air-conditioning
- Integrated security system
- Emergency generator
- Detached two-car garage with second level game room/studio
- Large and very private side and rear patios
- Minutes from town, parks, schools, restaurants, shopping and Midtown Direct commuter train service into Manhattan

FIRST LEVEL

- Front vestibule: tile floor; crown moulding; wall sconce; door to center foyer
- Center foyer (front-to-back): freshly painted; hardwood floor; coat closet; storage closet; crown moulding; overhead lighting; archways to living room and dining room; open doorway to kitchen; door to powder room; hardwood stairs, with carpet runner, to second level; French door to rear patio
- Living room (front-to-back): freshly painted; hardwood floor; wood-burning fireplace with brick hearth; crown moulding; chandelier; recessed lighting; three double-hung windows, front; double-hung window, elevated casement window, side; picture window, two casement windows, with display shelving below, rear; double French door to office/den; archway to center foyer
- Office/den: tile floor; floor-to-ceiling bookshelves and cabinetry; oak paneled walls; chandelier; coffered ceiling; picture window, two casement windows, front; picture window, two casement windows, rear; double French door to living room
- Dining room: hardwood floor; wood-burning fireplace with brick surround; built-in china cabinet; chair rail; crown moulding; chandelier; recessed lighting; three double-hung windows, front; double-hung window, side; double French door to family room; swinging door to kitchen; archway to center foyer
- Family room: tile floor; crown moulding; overhead lighting;

- beadboard ceiling; four casement windows, front; four casement windows, side; casement window, rear; double French door to dining room; double French door, with floor-to-ceiling sidelight, to rear patio
- Eat-in kitchen: hardwood floor; custom cabinets with built-in desk and crown moulding; granite counter tops; tile backsplash; matching center island/breakfast bar; premium appliances – five burner gas cooktop, double wall oven, dishwasher and integrated refrigerator with cafe doors and freezer drawer; wet bar with stainless steel sink and wine fridge; stainless steel double sink; lighted pantry closet; crown moulding; recessed lighting; bay window (three casement windows) with window seat, side; two casement windows, sides; open to breakfast area and mud room; swinging door to dining room; doorway to center foyer; carpeted rear stairs to second level; hardwood stairs to lower level
- Breakfast area: hardwood floor; built-in banquet; two pendant light fixtures; vaulted ceiling; picture window, two casement windows, rear; open to kitchen and mud room
- Mud room: hardwood floor; built-in bench with storage; beadboard wainscoting; overhead lighting; open to kitchen and breakfast area; door to rear vestibule
- Powder room: tile floor; pedestal sink; mirror; wall sconce
- Rear vestibule: brick floor; overhead lighting; doorway to mud room; egress to rear patio

SECOND LEVEL

- Center foyer: hardwood floor; chandelier; laundry closet with washer and dryer; three casement windows, rear
- Bedroom one (primary suite): hardwood floor; wood-burning fireplace with brick surround; chandelier; double-hung window, front; double-hung window, side; sitting area with three double-hung windows, front; double French door to dressing room; doorway to en suite bath
- Private full bath (primary suite): neutral wall-to-wall carpeting and partially tiled floor; spa tub with tile surround; glass-enclosed shower with subway tile surround; built-in double vanity with marble counter top, dressing table and undermounted sinks; full wall mirror; built-in storage cabinets; walk-in closet; crown moulding; recessed lighting; double-hung window, side; double-hung window, rear
- Private dressing room (primary suite): hardwood floor; built-

- in storage; overhead lighting; beadboard ceiling; skylight; two double-hung windows, front; double French door to bedroom one
- Bedroom two: hardwood floor; wood-burning fireplace with brick surround; crown moulding; chandelier; recessed lighting; double-hung window, front; double-hung window, side; doorways to study and en suite bath
- Private study (bedroom two): hardwood floor; built-in desk; walk-in closet; overhead lighting; two double-hung windows, front; double-hung window, side
- Private full bath (bedroom two): tile floor; tile half-wall; glass-enclosed shower with tile surround; vanity with integrated sink; wall mirror; light bar; closet; crown moulding; double-hung window, side
- Bedroom three: neutral wall-to-wall carpeting; fireplace with electric insert and floor-to-ceiling brick surround; built-in bookshelves; lighted ceiling fan; vaulted coffered ceiling; two double hung windows, sides; elevated casement window, rear
- Full bath: tile floor; shower-over-tub with tile surround; pedestal sink; medicine cabinet; light bar; crown moulding; double-hung window, side

THIRD LEVEL

- Sitting room: hardwood floor; beadboard wainscoting; reading nook with built-in wall shelves; chandelier; double-hung window, with window, seat front; double-hung window, rear, doorways to bedrooms four and five and full bath
- Bedroom four (front-to-back): hardwood floor; two sets of built-in clothing drawers; closet; overhead lighting; double-hung window front with window seat; two double-hung windows, side; double-hung window rear with window seat
- Bedroom five: hardwood floor; closet; wall sconce; overhead lighting; double-hung window, front; double-hung window, side
- Full bath: tile floor; beadboard wainscoting; glass-enclosed shower with tile surround; heated towel rack; vanity with marble counter top; wall mirror; wall sconce; skylight

LOWER LEVEL

- Recreation room: neutral wall-to-wall carpet; custom built-in cabinetry; three closets; four matching wall sconces; tray ceiling; recessed lighting; two double-hung windows, side; doorways to bedroom five, full bath, mud room and storage/utility room
- Bedroom six: neutral wall-to-wall carpeting; two closets; overhead lighting; double-hung window, front
- Full bath: tile floor; tile half-wall; shower-over-tub with tile surround; heated towel rack; vanity with tile

- counter top; storage cabinets; double light bar; recessed lighting
- Mud room: tile floor; closet; recessed lighting; doorways to recreation room and laundry room; side egress to rear patios
- Laundry room: tile floor; washer and dryer; raised panel cabinets; refrigerator with water and ice dispenser; stainless steel sink; recessed lighting; casement window, side

GARAGE

- Two car parking area (ground level); power door opener
- Bonus room (second level): neutral wall-to-wall carpeting; overhead lighting; tray ceiling; heated; air-conditioned; double-hung window, front; double-hung window, side; double hung window

EXTERIOR

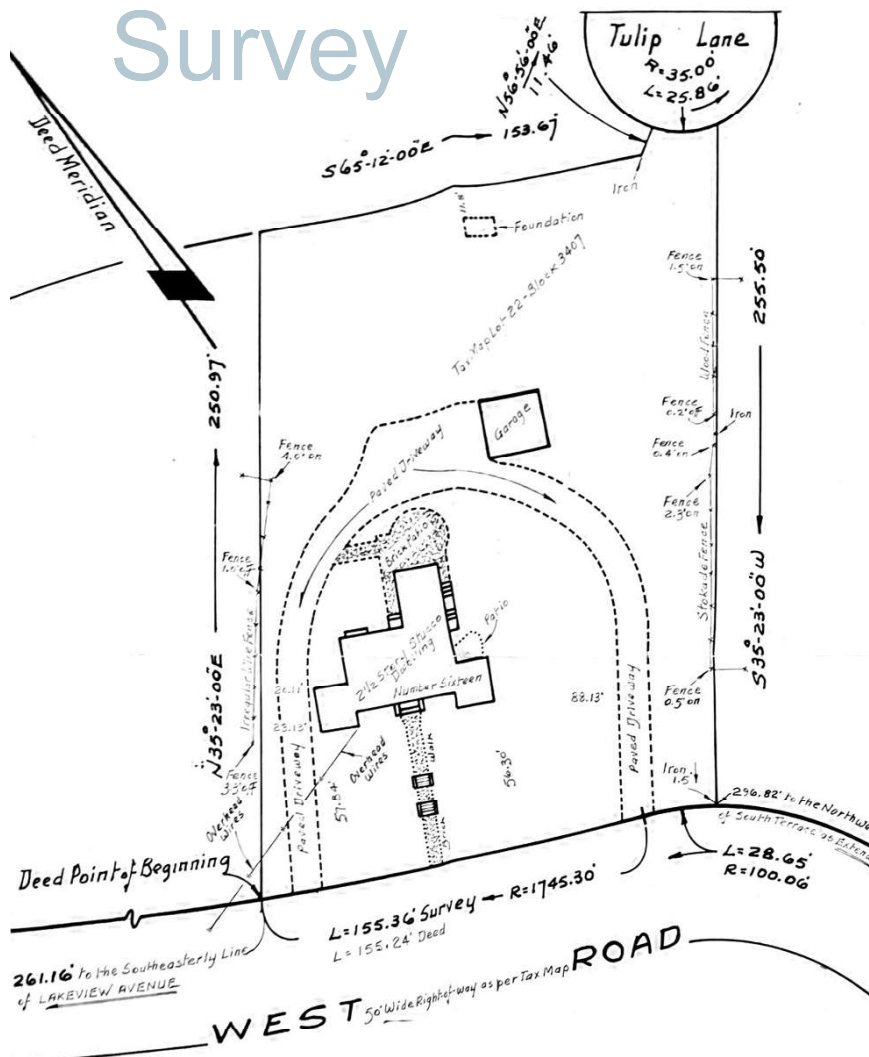
- Traditional English Tudor: stucco walls with exposed beams; multi-gabled roof
- Covered front entry
- Wrap-around brick patio with access to kitchen, family room and center foyer
- Brick front walkway
- Landscape lighting
- In-ground sprinkler system
- Circular asphalt driveway with rear parking area
- Professionally landscaped with established lawns, perennial gardens, decorative shrubbery and towering shade trees
- Extensive border plantings

2024 ASSESSMENTS/TAXES

- Land: \$748,500
- Improvements: \$1,211,400
- Total: \$1,959,900
- 2024 taxes: \$38,845

COMMUNITY

Home to the renowned Paper Mill Playhouse and the Cora Hartshorn Arboretum, Short Hills is known for its stately homes, excellent schools, fine dining, upscale shopping and exceptional recreational and cultural facilities. New Jersey Magazine consistently ranks the public school system among the top three in the state, and the high school has been recognized as one of the most academically challenging secondary schools in the nation. Short Hills combines a contemporary suburban lifestyle with city conveniences all within a short commute via Midtown Direct train service into Manhattan and only fifteen miles from Newark Liberty International airport.



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