



# 46 FARLEY ROAD · SHORT HILLS

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Welcome to 46 Farley Road, a timeless masterpiece of bespoke luxury nestled in the prestigious Short Hills neighborhood. This extraordinary residence, conceived by the visionary architect Al Bol AIA and meticulously crafted by master builder Russell Schiafo, transcends the ordinary to epitomize elegance and innovation in design. With six bedrooms, each boasting ensuite bathrooms, along with a total of 7 full baths and 2 half baths, this home spans three meticulously designed floors of living space on a generous 1.36-acre property with a private lush backyard.

From the moment you enter through the grand two-story foyer adorned with a bespoke hand-painted harlequin patterned floor, Venetian plaster, and wood-paneled walls, you'll be captivated by the curated high style that defines every corner of this residence. The living room unfolds with a gas fireplace, a custom-designed Chesney's mantel, and wide crown moldings, leading to a raised bluestone terrace that seamlessly blends indoor and outdoor luxury, offering expansive views of nature.







The gourmet kitchen is a culinary haven, recently renovated to feature full-height custom white inset cabinetry by Bob Bakes, Carrara marble countertops, and a spacious island. High-end appliances, including a 48" Viking gas cooktop, a 30" Viking double wall oven, and a 36" full-size Viking refrigerator, ensure an unparalleled culinary experience. The adjacent Butler's pantry is an entertainer's dream, while the breakfast room opens to the bluestone-raised terrace, creating a harmonious blend of indoor and outdoor living.





The second level of this exceptional home is a true retreat. The Primary Bedroom Suite, secluded in the private back wing, boasts a cathedral ceiling and an expansive sitting room that enhance the ambiance. Two dressing rooms, adorned with solid wood custom-built cabinetry, provide a haven of refined organization. The spa-like Primary Bath exudes opulence with custom vanities, Carrara marble countertops, steam shower and a jetted soaking tub.

Additional bedrooms on the second level, each with its own ensuite bath featuring Waterworks fixtures and Ann Sacks tile, ensure personalized luxury. The lower level offers walk-out French doors, gracefully opening to a bluestone patio, an ideal space for recreation and entertainment. A private sixth bedroom, graced with an ensuite bath, adds an air of refined tranquility.



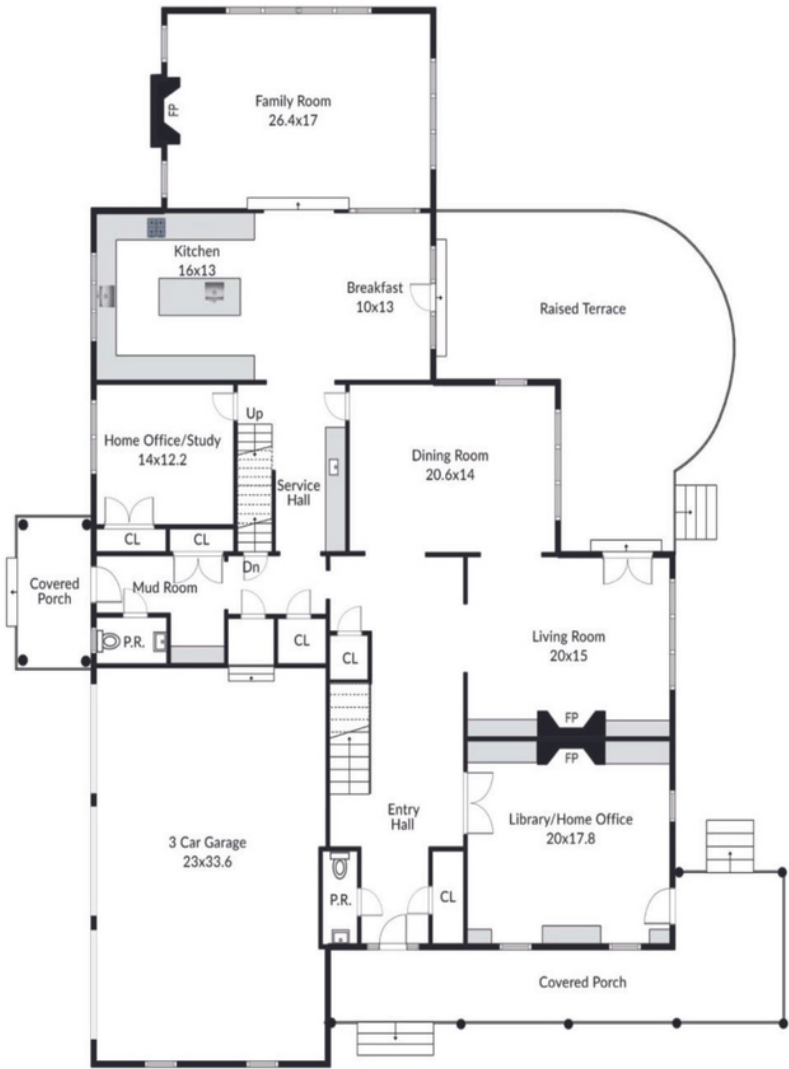


The exterior is as impressive as its interior, with meticulously landscaped surroundings, multiple outdoor living spaces, and a stunning raised back bluestone terrace. The stately property includes proposed plans for a pool, adding the potential for future relaxation and recreation. Discover a lifestyle of unparalleled sophistication and style at 46 Farley Road, where every detail has been meticulously curated to create a bespoke sanctuary that seamlessly blends luxury and innovation. This is more than a home; it's a curated masterpiece, an embodiment of refined living at its finest.









# FLOOR PLAN

## PARTICULARS

- 6 generously sized bedrooms, each with ensuite bathrooms
- 7 full baths, 2 half baths
- First floor 3 garage + 1 additional car lift
- Renovated 2011; built 2008
- 3 full floors of living space + walk up unfinished attic
- 1.36 acres with a private lush backyard
- Backs up to South Mountain Reservation on elegant, prestigious street
- 1 mile from downtown Millburn with a direct train line into NYC
- Seller offering home fully furnished at an additional cost, featuring exquisite design by Debra Blair and custom pieces by renowned designers such as John Boone, Ferrell Mittman, McGuire, and Jerry Pair, among others.

## HIGHLIGHTS

- Conceived by the visionary architect Al Bol AIA, this masterpiece epitomizes elegance and innovation in design.
- Crafted to perfection by the skilled hands of Russell Schiafo, a master in the art of construction, bringing unparalleled precision and craftsmanship to every detail.
- Transcend ordinary design boundaries with the visionary touch of interior designer Debra Blair, whose expertise transforms spaces into awe-inspiring realms of sophistication and style.
- Meticulously remodeled by current owners with a discerning level of detail & luxury
- High-end finishes curated throughout
- Custom millwork and coffered ceilings, built-ins, and storage systems throughout the entire first and second floor
- Designer wall coverings and paint finishes

- Oak hardwood and hand-painted floors, as well as Stark carpeting throughout the first & second level
- Three gas-burning fireplaces
- Multiple home office spaces
- Fully finished walkout lower level

## FIRST LEVEL

- Foyer: Grand two-story entry adorned with a bespoke hand-painted harlequin patterned floor, Venetian plaster-like paint, and wood-paneled walls, creating an enchanting welcome of unparalleled sophistication.
- Library/Home Office: Private sanctuary featuring exquisite wood paneling, coffered ceilings, and a gas fireplace framed by custom built-in cabinetry. Hand-painted wall finishes, a separate entrance from the front wrap-around porch, and a distinct HVAC zone offer a secluded haven for productivity and relaxation.
- Living Room: Elegance unfolds with a gas fireplace, custom-designed Chesney's mantel, Striae wall finish, wide crown moldings, and a wall of windows and French doors opening to a raised bluestone terrace, seamlessly blending indoor and outdoor luxury.
- Dining Room: Opulent dining experience surrounded by hand-laid custom padded fabric walls with hand-driven rivets designed by Debra Blair with Donghia fabric, coffered ceiling featuring inset Anya Larkin wallpaper, and walls of windows.
- Family Room: Sunken family retreat boasts a floor-to-ceiling stone gas fireplace, an open wall connecting to the breakfast area, two walls of windows, custom cabinetry, built-in surround sound, and a beamed coffered ceiling, creating a harmonious blend of comfort and sophistication.

- Second Home Office/Homework Room: Spacious enclave with storage, crown molding, and large windows, offering a dedicated space for work and study.
- Powder Rooms: Two lavishly appointed powder rooms on the first floor featuring Urban Archeology wall sconces, a Custom Lampworks flush mount ceiling fixture, and John Rosselli wallcovering.
- Mudroom: Thoughtfully designed with custom built-ins providing ample storage, a closet, bench seating, and heated tile floors, complemented by the adjacent second main floor powder room for ultimate convenience.
- Staircases: Front and back staircases seamlessly connect the first and second levels, enhancing the fluidity and grandeur of the residence.

## GOURMET KITCHEN

- Indulge in a newly renovated kitchen featuring full height custom in-set white cabinetry by Bob Bakes, Carrara marble countertops, white subway tile backsplash, and a spacious island.
- Experience culinary excellence with high-end appliances, including a 48" Viking gas cooktop with 6 burners and griddle, Viking 48" custom professional range hood, 30" Viking double wall oven, 36" full size Viking refrigerator, 36" full size Viking freezer, Viking warming drawer, two 27" Viking refrigerator drawers, Miele Optima dishwasher, Waterworks faucets & pot filler.
- Dual sinks include large Shaws farm sink & island prep sink
- Custom handmade lighting fixtures

- The breakfast room opens to the bluestone-raised terrace
- Adjacent Butler's Pantry, equipped with a wet bar, full height custom gray Bob Bakes cabinetry, Viking wine refrigerator, beverage refrigerator, a second Miele dishwasher, a custom wood countertop, smoked mirrored backsplash, a hammered copper sink, and Waterworks faucets, all set against a stylish harlequin-patterned floor.

## SECOND LEVEL

- Retreat to the indulgent haven of the Primary Bedroom Suite, secluded in the private back wing. This sanctuary boasts a cathedral ceiling, a luminous and expansive sitting room with a discreet work space.
- Luxuriate in the sophistication of two awe-inspiring dressing rooms adorned with solid wood custom-built cabinetry, creating a haven of refined organization.
- The spa-like Primary Bath exudes opulence, featuring custom vanities with Carrara marble countertops, built-in medicine cabinets, Kohler sinks, Ann Sacks subway wall tile, radiant Ann Sacks marble floors, and designer plumbing fixtures. Unwind in the indulgence of a jetted soaking tub, or revel in the expansive steam shower with a bench, Waterworks handheld and rain shower, heated towel rack, linen closet, and a private water closet.
- Second floor houses additional spacious bedrooms 2, 3, 4, and 5, each with a walk in closet and its own ensuite bath, featuring Waterworks fixtures and Ann Sacks tile, ensuring personalized luxury.

- Laundry room boasts a Samsung steam front-loading washer, paired with two steam dryers, custom inset built-in cabinetry, Quartz countertops, a sink, a hanging closet, and a discreet refrigerator add a harmonious blend of efficiency and luxury.
- Walk-up attic with finished flooring for additional storage

## LOWER LEVEL

- Spacious walk-out lower level adorned with French doors gracefully opening to a bluestone patio
- 8 & 9-foot-high ceilings and full-sized windows create an expansive and airy ambiance
- The sixth bedroom, a private retreat, graced with an ensuite bath
- Recreation room
- Lounge room
- A dedicated room, meticulously wired for a future home theater
- Additional full bath
- A second laundry center and plentiful storage closets

## EXTERIOR

- Expansive exterior property with meticulously landscaped surroundings.
- Multiple outdoor living spaces, creating a harmonious blend of nature and leisure.
- Large driveway with ample parking space
- Oversized three-car garage with an additional car lift, accommodating up to four cars.
- Heated garage with a first-floor entrance, featuring an epoxy floor coating and a custom storage system.

- New Cedar shake shingle roof 2016
- Marvin high-efficiency custom wood windows
- Bluestone front walkway & charming wrap-around covered front porch with a swing and stairs leading to the backyard.
- Stunning raised back bluestone terrace, complemented by a natural gas grill hookup for outdoor entertaining.
- French doors in the lower level lead out to a lower-level bluestone patio.
- Lush, mature plantings and privacy shrubs
- Lutron external house lighting and accent landscape lighting
- Backyard gate offers access to South Mountain Reservation hiking trails
- Includes proposed plans for a future pool

## TECHNOLOGY & SYSTEMS

- Two 75 gallon Bradford White gas water heaters
- LED lighting throughout (except in library) with recently replaced switches
- State-of-the-art security system
- Crestron audio/visual system, wired on first & second floor and patio with exterior surveillance cameras
- Upgraded LED & Lutron lighting systems
- Marvin high-efficiency windows
- Water filtration system
- Water softening system
- Water leak sensors in laundry room and utility room tied into to alarm system
- HVAC: 9-zone Ultra high efficiency Carrier Infinity variable-speed systems: First Floor (3 zones): 1) Library, Home Office 2) Foyer, Living Room, Dining Room 3) Kitchen, Breakfast Room, Family Room, Second Home Office. Second Floor (5 zones): Each bedroom has a dedicated zone. Basement (1 zone)

## OWNER IMPROVEMENTS

- The current proprietors' diligent efforts and discerning enhancements reflect a meticulous attention to detail and a steadfast commitment to refinement, elevating the overall value of the property.
- New cedar roof (2016)
- Stained shingle siding
- Complete gourmet kitchen remodel (2011)
- Kitchen and butler's pantry upgrades, including new fridge drawers, wine fridge, and dishwasher in the pantry.
- Complete bathroom remodels, including primary, with Waterworks fixtures and custom Ann Sacks tile (2011)
- State-of-the-Art Crestron Smart Home System
- Stark carpeting throughout the first and second floors
- Stone and mantel updates for the three fireplaces, with an added exhaust fan in the family room fireplace.
- Custom cabinetry and additional fridge in the laundry room
- Custom millwork in the primary bedroom and all bedrooms
- Replacement of all staircases, front and back
- Added coffered ceilings in dining room and office
- Replaced and curated all light fixtures
- Upgraded to Baldwin Antique Brass hardware throughout the entire house, including the exterior.
- HVAC updates with a new zone in the office/library and upgraded digital thermostat panels.
- Landscaping enhancements including accent lighting and privacy shrubs.



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