



# 353 HARTSHORN DRIVE · SHORT HILLS

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SARITTE HAREL  
TEAM BRINGING PEOPLE HOME



# LIFESTYLE

Exemplifying state-of-the-art contemporary design, this residence stands as a masterpiece of modern living, meticulously designed by local architects AHM and built by CV Design Group. Located in the prestigious Hartshorn section, this sprawling 7,800 square feet residence is a captivating harmony of glass and sleek lines perfectly blended with ultra-high-end custom details and warm wood finishes.

The impressive maintenance-free exterior, a marriage of Volcano stone and composite, is complemented by lush landscaping, an expansive front porch, balcony and a generous rear Trex deck offering the ultimate indoor-outdoor living experience.

This distinctive tri-level residence effortlessly integrates natural materials into its expansive, modern interiors. The dramatic wood and metal pivot front door makes a striking statement foreshadowing the architectural prowess and visionary excellence of this home.

The two-story entrance foyer sets a grand tone, welcoming guests with its chevron wood floors that add a touch of sophistication. Soaring 10' and 12' foot ceilings and wide plank white oak wood floors add grandeur while floor-to-ceiling windows offer uninterrupted views of the pristine surroundings.

Among its exceptional conveniences are a first floor powder room, fully outfitted mudroom and a 3 floor elevator, as well as a private first-floor in-law suite with an ensuite bathroom.

Custom-built and tailored to exacting specifications, this home's exquisite details and finishes make it an ideal choice for the most discerning connoisseurs of fine living.















## ENTERTAINING

Impeccably designed spaces flow seamlessly into an expansive living room and impressive great room, providing an inviting settings for both casual and formal gatherings.

Capable of accommodating large affairs with ease, the formal living room showcases a showstopping quartz built-in bar complete with a Wolf wine refrigerator and access to the expansive front porch.

The great room which includes the open kitchen, dining and family areas, exudes chic elegance with a breathtaking stone fireplace, perfectly complemented by oversized picture windows showcasing the property's superb use of light. Extra-wide glass doors off the formal dining area merge indoor and outdoor spaces with ease.

Exuding an unparalleled sense of awe, the gourmet chef kitchen showcases a stunning Dekton stone waterfall island, complemented by ample modern cabinetry, top-of-the-line appliances, and high-end finishes. Additionally, a concealed second kitchen, equipped with an extra sink, gas cooktop and oven, dishwasher and refrigerator awaits to delight any chef.

Appliances include Sub-Zero refrigerator and freezer, 48" Wolf 6 burner range with flat grill, 30" Wolf 5 burner cooktop and oven, Wolf wall steam oven, Wolf convection microwave, Dacor 100 bottle wine fridge, and two Miele dishwashers.











## THE PRIMARY

The sophisticated primary suite radiates refinement, boasting dual walk-in closets and a private sitting room or office adorned with sleek wood and glass built-ins, blending warmth with contemporary elegance.

Step into the spa-inspired bathroom reminiscent of a luxury hotel, complete with radiant heated flooring, a floating dual-sink vanity, a freestanding soaking tub, and a capacious glass-enclosed steam shower. Immerse yourself in relaxation with features including a built-in bench, rain shower head, invigorating body spray and a stunning statement wall adorned with fluted tiles.











## BEDROOMS & LEISURE SPACE

A secluded first floor home office complete with built-ins offers the ideal space for remote work while the adjacent private in-law suite with en-suite bathroom is perfect haven for guests. A bespoke floating glass and wood staircase leads to a second floor sitting area with access to a balcony overlooking the front yard. On this level, along with the primary suite, are 3 additional generously size bedrooms each with walk-in closets and en-suite bathrooms; all en-suite bathrooms are equipped with luxurious radiant heated floors and smart toilets. An oversized laundry room completes this second level.

The expansive walk-out lower level boasts high ceilings and abundant space for both entertainment and relaxation. It includes a recreation area with a built-in bar featuring quartz countertops, a wine storage room, a media room and a separate mechanical room. Additionally, there's a secluded maid's quarters with an en-suite bath with heated floors.



Situated on almost half an acre, the large level backyard has ample space for a pool, offering endless possibilities for outdoor enjoyment. The addition of a full outdoor bathroom adds convenience and comfort to your outdoor activities. The large Trex deck equipped with a built-in outdoor kitchen is perfect for al fresco dining while the lush surroundings with extensive landscaping creates a serene and private retreat right at home.





# FLOOR PLAN







# AMENITIES

## PARTICULARS

- 6 bedrooms, 7 full baths, 1 half bath
- Property Size: .47 acre level lot
- Architect: AHM Architect
- Builder: CV Design Group
- Located on one of Short Hills more prestigious streets
- 0.3 miles from Hartshorn Elementary School

## HIGHLIGHTS

- Custom built 2024 contemporary masterpiece designed by AHM architects and built by CV Design Group
- 7,800 sq feet of grand living space across 3 levels
- Contemporary sun-filled open floor plan
- Dramatic oversized wood and metal pivot front door
- Sleek two story foyer with chevron wood flooring detail
- Floating staircase with custom glass railing
- Soaring ceilings throughout. 10' and 12' on first floor and 10' second floor
- Solid wood doors
- Secluded first floor home office with built-ins
- Spacious first floor in-law suite with ensuite bath
- Secondary bedrooms all complete with walk-in closets and en-suite baths with radiant heat
- Open concept main level with oversized floor-to-ceiling walls of windows. A seamless flow of the chef's kitchen, formal dining, and family room spaces
- Living room featuring statement bar with quartz countertops, built-ins and Wolf wine fridge with seamless access to oversized front porch
- Expansive family room with built-ins, breathtaking stone gas fireplace mantle and surreal views of the backyard
- Generously sized dining area with picture windows and extra wide sliders to deck
- First floor powder room with floating vanity, textured wood paneling and Grohe faucet

- Soaring aluminum German style windows
- Fully outfitted mudroom
- Walk-out lower level with LVP flooring includes a rec. room, custom built-in bar with quartz countertop and backsplash, wine room, media room and a separate mechanical room
- Private basement maids quarter with en-suite bath with heated floors
- 6" inch white oak floors
- Sleek wood covered air vents
- Custom closets throughout
- Recessed lighting
- An elevator services all 3 floors

## GOURMET KITCHEN

- ½ inch Dekton stone countertop, backsplash and modern cabinetry with hidden hinges
- Oversized waterfall edge kitchen island with breakfast bar
- Chef Grade Appliances: Seamless paneled built-in Subzero refrigerator, 48" Wolf 6 burner range equipped with flat grill, Wolf wall steam oven, Wolf convection microwave, Dacor 100 bottle wine fridge, Miele dishwasher
- Hidden prep kitchen outfitted with ½ inch Dekton stone countertops featuring an additional sink, fridge, 5 burner Wolf gas cooktop with 30" oven and Miele dishwasher

## PRIMARY WING

- Sophisticated primary suite featuring private sitting room or office with sleek wood and glass built-ins, seamlessly blending warmth with contemporary style

- Expansive fully outfitted dual walk-in closets
- Luxury hotel-like spa bathroom with radiant heated flooring, dual sink floating vanity, free standing soaking tub and spacious glass enclosed steam shower with bench, rain shower head, body spray, trench drain and fluted tile statement wall

## TECHNICAL SPECIFICATIONS

- Radiant heated floors in all ensuite bathrooms
- Smart toilets with built-in bidets
- 6 zone heating and cooling system. 4 Carrier HVAC units
- Automated Vantage Lighting System. \$85,000 upgrade
- Prewired for electric shades, surround sound, TV and audio for future home automation.
- Elevator services all three floors
- 300 amp electrical service

## EXTERIOR/GROUNDS

- Volcano stone and maintenance-free composite exterior
- Oversized aluminum German style windows offering uninterrupted vistas of pristine surroundings
- 2.5 car garage with 2 EV chargers
- Expansive front porch
- Second floor balcony
- Large Trex deck with built-in outdoor kitchen
- .47 acre level lot. Room for pool
- Outdoor full bath with access from rear deck
- Extensive landscaping
- Modern front walk-way
- Pre-wired for whole house generator
- Underground sprinkler system



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