



# 18 CHESTNUT PLACE · SHORT HILLS

18CHESTNUTPLACE.COM

**h** | THE  
SARITTE HAREL  
TEAM BRINGING PEOPLE HOME

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**kw** PREMIER  
PROPERTIES  
KELLERWILLIAMS.

Introducing an unparalleled blend of timeless elegance and modern luxury nestled in the esteemed Old Short Hills neighborhood. Originally crafted in 1880, this distinguished Hartshorn stone house, "The Chestnuts", has been meticulously renovated boasting 5 generously sized bedrooms, 4 full baths, and 1 half bath spread across 4 levels of luxury living.

Step inside and be captivated by the soaring, nearly 10" high ceilings. Entertain effortlessly in the oversized formal dining room or unwind next to the fireplace in the graciously sized living room. Surrounded on all sides by oversized windows, the convenient first floor office is bathed in natural light and opens to the newly relaid wraparound stone patio.







Embark on a culinary adventure as you step into the eat-in chef's kitchen, a true masterpiece designed to elevate your cooking experience. This exquisitely crafted space boasts top-of-the-line appliances, meticulously selected to meet the demands of even the most discerning chef. The marble countertops provide an elegant backdrop for your culinary creations, while the custom cabinetry offers ample storage and the brick wood burning fireplace is a lovely backdrop for intimate family meals. This kitchen is equipped to handle it all with style and sophistication. Featuring an original stone wall, the adjacent family room has all new custom cabinetry designed to accommodate all your storage needs.



Ascend to the upper levels of this home and discover 5 generously sized bedrooms. Three bedrooms on the second floor, each with a private en-suite bathroom and 2 more bedrooms and a full bathroom on the 3rd floor ensure there's room for everyone. And with a second-floor laundry room, you will be able to efficiently tackle life's daily messes.

Step into the primary suite, a serene sanctuary. Discover a new spa-like bathroom, where every detail has been thoughtfully considered. With floor-to-ceiling imported marble tiling, an expansive dual head shower and imported soaking tub, this is more than just a bathroom - it's a haven of serenity, inviting you to escape the stresses of the day and immerse yourself in relaxation.

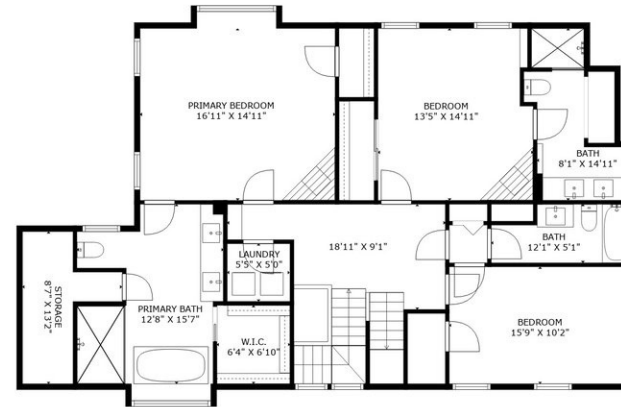
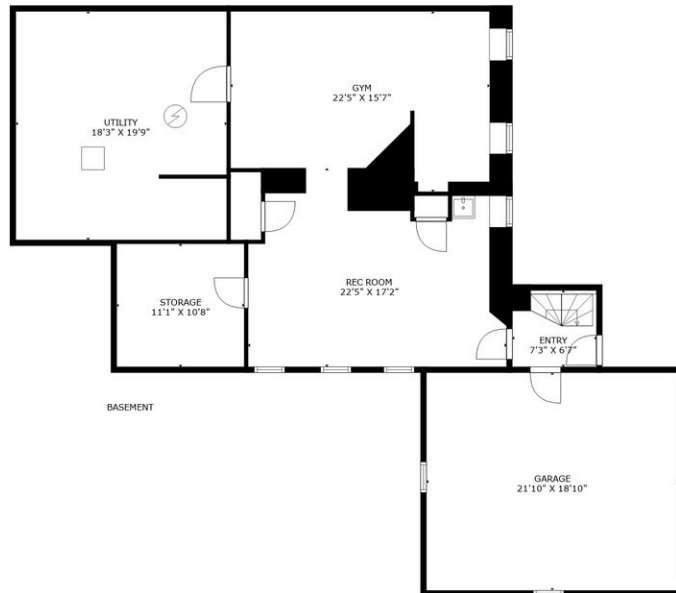
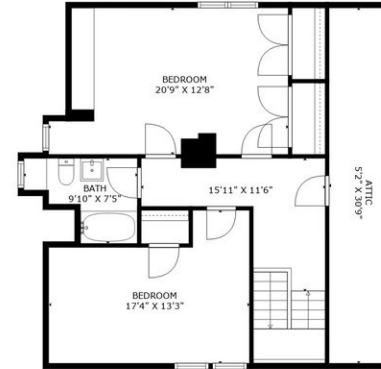
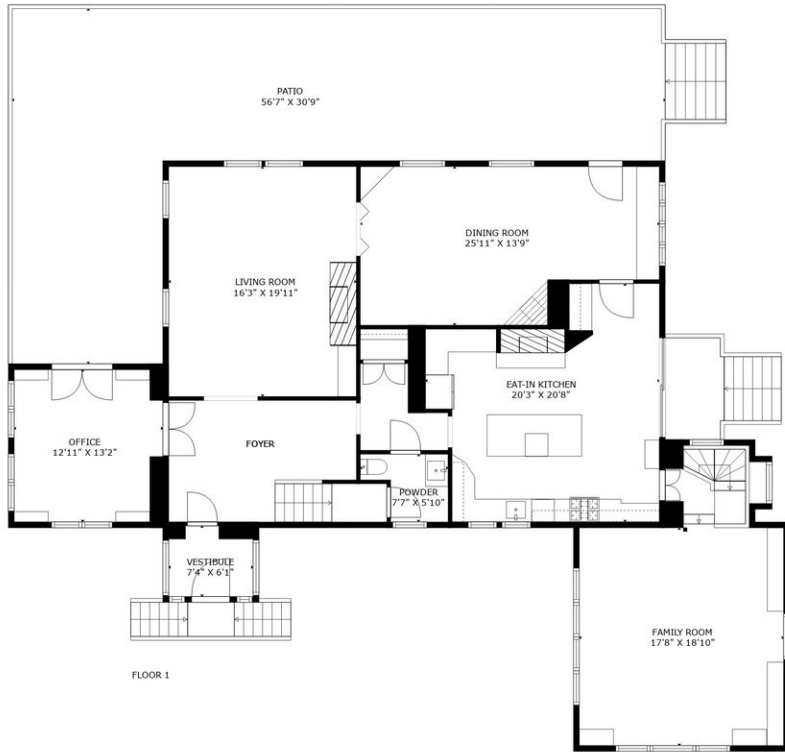


The newly renovated lower level with luxury vinyl plank flooring provides additional living space with a rec room, home gym and plenty of storage.

Outside, prepare to be captivated by over 1 acre of landscaped grounds, mature trees and vibrant foliage. With a level lot, recently relaid wraparound patio and lower Bluestone patio, this home beckons you to immerse yourself in the peace of this exceptional property.

Nestled just moments from downtown Short Hills and offering direct train access to vibrant NYC, this residence harmonizes suburban calm with urban accessibility.





# FLOOR PLAN

## PARTICULARS

- 5 generously sized bedrooms
- 4 full baths, 1 half bath
- Original Hartshorn stone house, “The Chestnuts”, in coveted Old Short Hills neighborhood
- Renovated 2019, 2008. Built: 1880
- 4 levels of luxury living
- 1.09 acres of mature landscaped surroundings; level lot

## HIGHLIGHTS

- Meticulously renovated with exceptional attention to detail
- Gracious layout with soaring ceilings, nearly 10” high
- 5 fireplaces: 3 wood burning, 2 gas
- Original stone detailing and millwork throughout
- Sun-filled formal dining room with fireplace
- Spacious living room with oversized windows and gas fireplace
- Convenient sun-drenched first floor home office with built-ins and access to wrap around patio
- Family room with original stone feature wall, new custom built-ins with motorized TV lift and hide, new motorized shades
- Kitchen:
  - Large eat-in chef’s kitchen with top-of-the-line appliances, expansive center island and breakfast bar
  - Marble countertops, tiled backsplash
  - Custom cabinetry with ample storage
  - Built-in homework station
  - Sun-filled breakfast area with sliding doors to patio
- 5 bedrooms located on the 2nd and 3rd floors. Three bedrooms located on the 2nd floor, each with a private en-suite bath. Two bedrooms located on the 3rd floor with a shared jack-and-jill bathroom.
- Newly renovated bathrooms throughout with custom vanities, stone countertops, tile flooring and ultra-quiet high efficiency toilets
- New 2nd floor laundry room
- Newly renovated basement with luxury vinyl plank flooring, recreation area and gym

- Primary Suite:
  - Expansive primary suite boasting multiple window exposures and new gas fireplace.
  - New Spa-like primary bath with floor to ceiling imported marble tiling and eye-catching marble mosaic flooring
  - Glass enclosed dual-head marble shower and imported soaking tub
  - Custom dual vanity with built-in storage and quartz countertop
  - New large walk-in closet with custom built-ins and additional reach-in closet
- Heat: Radiators, forced hot air, and auxiliary electric backup
- AC: Central AC, multi-zone
- Installed high-grade ridge beam and reinforced ridge beam supports extending to the foundation in the family room
- Reinforcements added around dormer and skylight
- Newly relaid, repointed and structurally reinforced wraparound stone patio
- Refinished hardwood floors
- Mostly new lighting fixtures throughout home
- Two fireplaces converted to gas
- New motorized window treatments throughout
- New custom radiator covers
- New extra large automatic retractable awning over wrap around patio
- New interior garage fire rated door and frame

## IMPROVEMENTS

- New solid wood doors and custom milled frames throughout
- New double pane windows throughout
- Extensive lead paint remediation
- All new plumbing; New PVC pipes throughout
- Newer electrical
- Newer HVAC unit with new auxiliary forced air heating system for 2nd and 3rd floors
- New high-capacity hot water tank and heater
- Structurally leveled and reinforced kitchen floor

## EXTERIOR

- Whole house generator
- Original slate roof
- Convenient 2 car attached garage
- Expansive wraparound patio and separate lower Bluestone patio
- Private large level lot with mature landscaping
- Custom playground with public playground grade rubber mulch and rubber border
- Trampoline
- Professional grade basketball hoop



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