



The **Sagapanack**

86 MINNISINK ROAD · SHORT HILLS, NEW JERSEY

NEW CONSTRUCTION · PRICE UPON REQUEST

THE RESIDENCE

Property Highlights

A newly built residence in Old Short Hills, shaped for a singular life.

ARCHITECTURE

- New construction on a coveted Old Short Hills street
- Shingle-and-stone façade with natural stone accent
- Custom covered entry and balconied front elevation
- White window package with classic shutters

KITCHEN & ENTERTAINING

- Oak and painted cabinetry beneath an arched opening
- Dedicated prep station with dual sinks and prep faucet
- Adjoining butler's pantry and bar
- Curved breakfast banquette

FUNCTION & STORAGE

- Built-in mudroom with bespoke cabinetry
- Appointed laundry with stainless sink
- Custom closet systems throughout

INTERIORS

- White oak staircase with turned posts and square spindles
- Layered millwork: custom casing, crown and baseboard
- Coffered living room; tray-ceiling dining with reeded wall
- Two-panel Shaker doors, satin nickel Schlage hardware

PRIMARY SUITE

- Beamed-ceiling primary bedroom
- Private sitting room with fireplace and vestibule archway
- His and Her closets with waterfall oak shelving
- Spa-inspired bath with a twelve-inch rain shower

LOWER LEVEL

- Custom lower-level bar for evenings at home
- Flexible space for recreation and wellness



EXTERIOR

Architecture & Exterior

A classic gable-front silhouette is rendered in hand-selected shingle and natural stone, framed by a white window package and a custom covered entry. Every elevation has been studied for proportion and permanence; a façade that reads at once current and quietly timeless.

MATERIALS

Shingle siding in a warm gray palette with a natural stone mosaic accent.

WINDOWS & DOORS

White window packages, classic shutters and a custom front entry.

GROUNDS

Pool, terrace and outdoor living set within professionally planned grounds.

INTERIORS

Interior Craftsmanship

Inside, the home is defined by its millwork — architectural weight in every principal room.

Two-step trim, custom casing, crown and baseboard carry through the principal rooms, while coffered and tray ceilings give each space its own quiet ceiling line. A reeded feature wall lends texture to the dining room.

A white oak staircase with turned posts and square spindles anchors the foyer. Two-panel Shaker doors on satin nickel hinges, with satin nickel Schlage Bowery hardware, hold a consistent hand throughout the residence.

LIVING ROOM

Coffered ceiling trimwork framing the principal gathering room.

DINING ROOM

Tray ceiling paired with a reeded feature wall.

FAMILY ROOM

Ceiling trimwork, fireplace, and an arched opening to the kitchen.

FOYER & STAIR

White oak posts, square spindles, and two-step foyer millwork.



GATHER

Kitchen & Entertaining

The kitchen pairs warm oak with painted cabinetry beneath an arched opening that connects effortlessly to the family room. A dedicated prep station, dual sinks, and an adjoining butler's pantry and bar are arranged for gathering; while a curved breakfast banquette invites the everyday.

THE KITCHEN

Oak and painted cabinetry, dual sinks and a dedicated prep faucet.

BUTLER'S PANTRY

An adjoining pantry and bar for service and entertaining.

BREAKFAST AREA

A curved banquette opening to the rear terrace and pool.

RETREAT

Primary Suite

A retreat unto itself: beamed, fire-lit, and set apart from the life of the house.

A beamed ceiling crowns the primary bedroom. An archway leads through a private vestibule to a sitting room with its own fireplace; a quiet second room within the suite.

His and Her closets are finished with waterfall oak shelving and the suite flows to a spa-inspired bath composed for stillness at the start and end of the day.

PRIMARY BEDROOM

Beamed ceiling and generous proportions.

SITTING ROOM

Fireplace and vestibule archway off the bedroom.

HIS & HER CLOSETS

Waterfall oak shelving and bespoke organization.

PRIMARY BATH

Spa-inspired, anchored by a twelve-inch rain shower.

WELLNESS

Bathrooms & Wellness

Composed with a restrained, spa-like hand throughout the residence.

The primary bath centers on a generous shower with a twelve-inch rain head, paired with curated stone and polished fittings. Every surface has been chosen for calm and longevity.

Secondary baths carry the same considered detailing from room to room; a consistent material language that reads as one home, not a series of rooms.

PRIMARY BATH

Twelve-inch rain shower, curated stone, and polished fittings.

SECONDARY BATHS

Coordinated stone and fittings throughout the home.

MATERIAL PALETTE

Restrained, tonal, and selected for permanence.

FITTINGS

Polished, classic, and consistent across the residence.



FUNCTION · STORAGE · LOWER LEVEL

Designed to Live Quietly

Function is treated with the same care as the public rooms. A built-in mudroom, a well-appointed laundry with a stainless sink, and bespoke closet systems throughout ensure the home lives as gracefully as it shows.

The lower level is given over to entertaining, anchored by a custom bar designed for evenings at home; a flexible canvas for recreation, wellness, and gathering.

A home of uncommon craftsmanship; still early enough in its making to become unmistakably your own.

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