

# 127 Stewart Rd.

Short Hills, NJ

## **Property Overview**

- **Approx. 7,500 Sq. Ft.**
- **7 Bedrooms | 6 Full Bathrooms | 1 Half Bathroom**
- **0.71 Acres**
- **Built in 2024**
- **3-Car Garage**

## **Signature Living Spaces**

- **Approx. 900 sq. ft. Primary Suite** with gas fireplace & two walk-in closets
- **First-floor ensuite bedroom**
- **Bar & recreation room**
- **Wine cellar**
- **Private gym Spa / wellness area**
- **First-floor library** with custom built-in cabinetry

## **Architectural Details & Interior Finishes**

- **10' ceilings** on first floor
- **9' ceilings** on second floor
- **8.5' ceilings** in basement **8' solid-core, 2-panel interior doors**
- **Pocket doors** in Butler's Pantry
- **Solid 5" wide-plank white oak flooring** throughout
- **4" round recessed lighting** installed throughout
- Chandeliers by **Restoration Hardware & Visual Comfort**
- **Schlage black/crystal door hardware**

## **Construction & Insulation**

- **Spray foam insulation** on exterior walls & roof
- **Rockwool insulation** between floors

## **Smart Home & Technology**

- Sonos smart sound system (10 zones)
- Ecobee smart thermostats
- CAT-5 Ethernet throughout with UniFi networking Hardwired smoke & CO alarms
- Smart garage access via MyQ app

## **Chef's Kitchen & Pantries**

- Quartz countertops, backsplash & oversized island with seating
- Custom Shiloh cabinetry throughout
- Panelled 36" Sub-Zero refrigerator & 30" Sub-Zero freezer
- 48" Wolf smart range with double convection ovens Wolf hood & 24" microwave drawer
- Bosch Series 800 dishwasher
- Signature Hardware Mitzy 36" farmhouse sink
- Elkay prep sink in island

## **Walk-In Pantry**

- Floor-to-ceiling custom cabinetry
- Additional Wolf convection oven

## **Butler's Pantry**

- Custom cabinetry
- Bosch dishwasher
- Zephyr Brisas 24" beverage refrigerator
- Prep sink

## **Bathrooms**

- Kohler toilets and shower/bath fixtures
- Custom shower glass and doors
- Individually designed bathrooms
- Premium tile selections
- Restoration Hardware bathroom hardware and accessories

### **Primary Suite Retreat**

- Two custom walk-in closets by California Closets
- Oversized windows with abundant natural light
- Custom motorized drapery
- Spa-inspired bath with:
  - Swiss Madison soaking tub
  - Custom shower with dual showerheads & body jets.

### **Laundry Room**

- Flooded with natural light
- Floor-to-ceiling custom cabinetry
- Quartz countertops
- Stainless steel sink & faucet
- LG high-efficiency smart washer & pedestal washer
- LG 9.0 cu. ft. smart dryer

### **Finished Basement & Wellness Level**

- Luxury vinyl flooring
- Custom bar with cabinetry
- Bosch dishwasher & beverage refrigerator
- Fully tiled spa featuring sauna, steam shower & 72” Jacuzzi tub with chromatherapy
- Wine cellar space
- Glass interior double doors
- Gym with mirrored walls & foam flooring

### **Garage**

- LiftMaster openers with MyQ integration
- Two ChargePoint EV chargers
- Epoxy-finished flooring
- Haas insulated steel garage doors

### **Heating, Cooling & Plumbing**

- Three high-efficiency HVAC systems (3 zones)
- Two hot water heaters with circulatory system
- Whole-house water filtration & softening system

## **Exterior Features**

- HardiePlank siding
- Asphalt shingle roof with standing-seam metal accents
- Azek trim
- Stone veneer water table
- Raised patio with Cambridge pavers & bluestone border
- Asphalt driveway with stone apron
- Exterior speakers

## **Landscaping & Water Management**

- Fully fenced, flat backyard
- Professionally designed landscaping with full-perimeter privacy trees
- 18-zone Rain Bird programmable irrigation system
- Large dry-well stormwater management system -make it as a pdf, don't remove/add text or words, make the font premium