



17 Puritan Road  
SHORT HILLS | NEW JERSEY  
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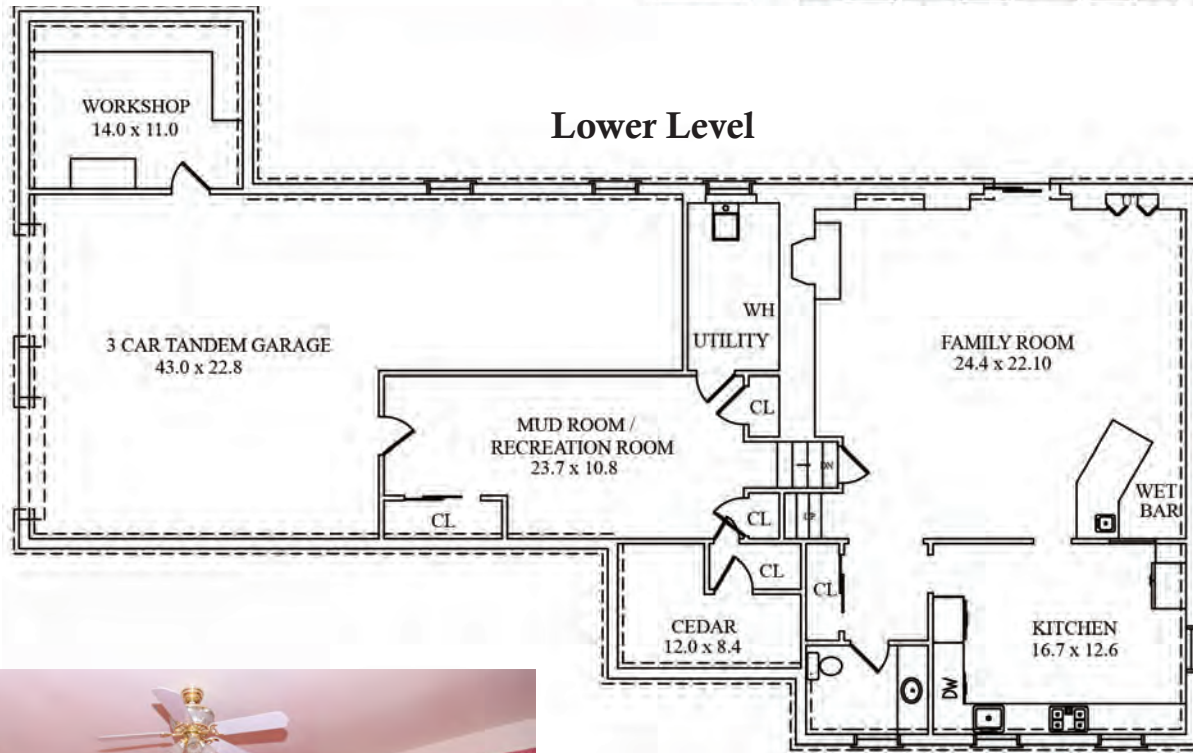
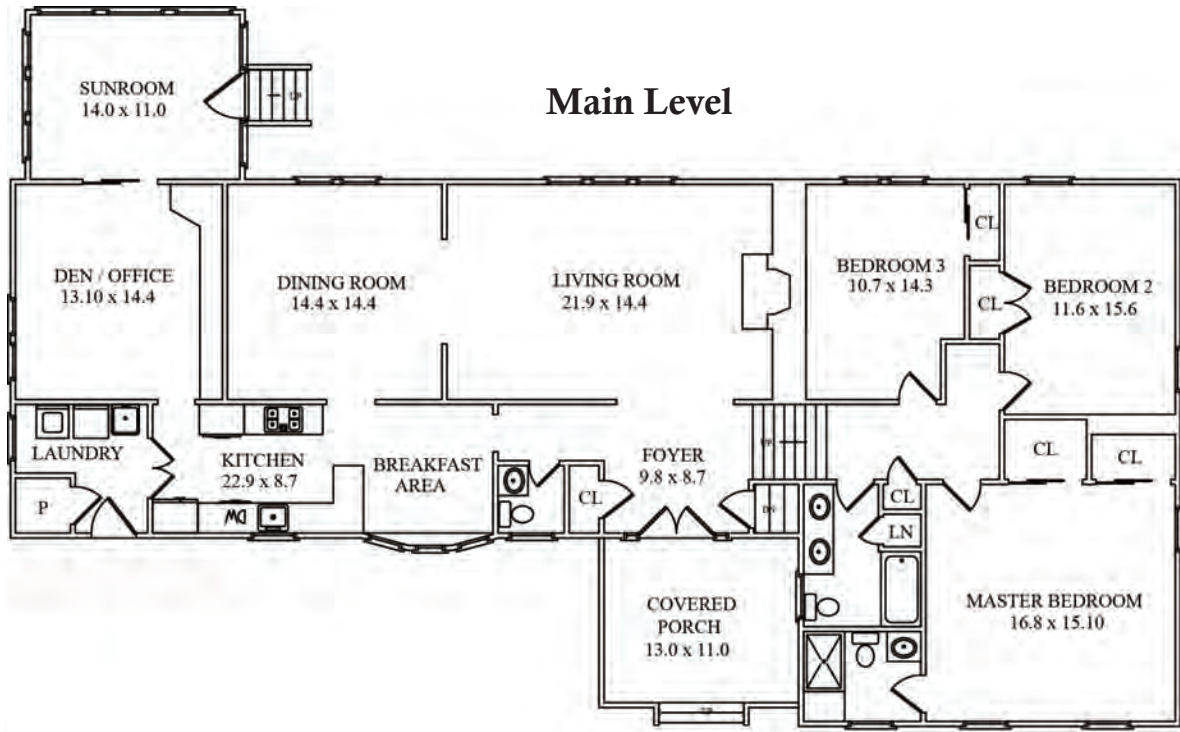
**Karen Bigos**  
Realtor® Broker-Salesperson  
Direct: (201) 417-1600  
Office: (973) 376-8300 x 222  
[KBigos@TRGhome.com](mailto:KBigos@TRGhome.com)



**Daniel Cannizzo**  
Realtor® Salesperson  
Direct: (973) 865-4144  
Office: (973) 376-8300 x 223  
[Dancan@TRGhome.com](mailto:Dancan@TRGhome.com)



# The Floor Plan



The floor plan is for illustration purposes only. Room dimensions and positions should be independently verified.

## Highlights for 17 Puritan Road, Short Hills

This spacious Mother/Daughter split ranch offers three bedrooms and two baths upstairs. The first floor features a large entry foyer, open living room and dining room across the back of the house and the original kitchen. A paneled den and Florida room open to a small patio. The ground level has a large family room, featuring a fireplace and wet bar, plus a second kitchen, that can function well with two generations sharing this home. This ten room 'splan' has great potential for expansion and renovation. The powder room on the ground level can easily be converted into a third full bath. There is a basement level with reception area, several closets, a large walk-in half-cedar closet and access to the three car built-in garage (1 space is tandem) along with a storage room.

Priced below tax assessment with 2016 tax appeal to \$1,000,000 - reduced from \$1,171,600.

- One owner home, built in 1962 in the Mountaintop area of Short Hills
- Children take the bus to top public schools - Deerfield Elementary School, Millburn Middle School and Millburn High School
- Approximately .5 of an acre on a corner lot
- Lot size: 185 X 125 X 200 X 115
- Exterior: Large covered portico with double door entry foyer – age of roof unknown – was replaced but no records are available
- Double wide circular driveway with parking for many cars
- Interior: Ten rooms in a split-ranch layout
- Three zone central air conditioning
- Gas fired hot water baseboard heating – furnace is original
- Hot water heater was replaced in 2012
- Original Federal Pacific 150 AMP electric service
- Two wood burning fireplaces in living room and family room
- Family room with wet bar and sliding doors to patio in rear of the house – also off of the sun room
- Laundry room off of the original upstairs kitchen which has not been used in decades
- Downstairs kitchen has new gas cooktop and stainless steel refrigerator/freezer with water and ice dispenser - dishwasher and ovens are original
- Security System can only be operated with phone service
- Sprinkler system and Central vacuum have not been operated in many years
- No survey is available: Please note that this property is to be sold strictly "AS IS" and seller requests that buyer sign all disclosures and show pre approval and proof of funds upon submitting any offers.

