



Sue Adler
KELLER WILLIAMS
PREMIER PROPERTIES



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MILLBURN | NEW JERSEY

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team

Each Keller Williams office is independently owned and operated.



Opportunity awaits at this delightful period colonial. Perfectly positioned in the Wyoming section, this is a unique chance to take full advantage of a great value and all Millburn has to offer.

Built in 1923, four finished levels include a modern kitchen and baths, gleaming wood floors, large windows and an easy flow made for entertaining and daily living. As mature landscaping artfully frames the exterior, the covered front porch extends a warm welcome. Just imagine lazy afternoons and cool beverages, as friends and loved ones gather on this covered porch. Step inside and you are greeted by a side-hall foyer, where a guest closet accepts your belongings and an elegant turned staircase leads the way to the second level. A wide entry reveals the living room, where guests are comfortably seated. Adjoining the living room is the formal dining

room, featuring a side bay window, ceiling fan and convenient access to the powder room.

The eat in kitchen is fresh and modern, with loads of natural light, ample cabinet storage and granite counters. Appliances are arranged for easy access and space remains for a breakfast table and chairs. From the breakfast area, a door leads to a large deck area and fenced backyard. With plenty of room for a picnic table and lounge chairs, you have all the room you need for al fresco dining and entertaining. The level backyard has a storage shed, and easily accommodates active play and gardening.



The second floor includes three bedrooms and two full baths. The master bedroom has the advantage of a deep bay window and full en suite bath, while the hall bath aptly services the remaining bedrooms through the weekday rush. Positioned on the third level is a multipurpose bonus room with new carpeting and plenty of space for a bedroom, guest room, or an office. Also on this level is a huge cedar closet, perfect for seasonal clothing and another storage closet.

Indoor play and casual enjoyment are found on the lower level, where the recreation room is comfortably finished with a tile floor, track lights and built-in cabinets with shelves. There is unfinished storage space with access to utilities and convenient laundry facilities.

As you conclude your tour of this fine home, you can't help but appreciate the warmth and versatility of these interior spaces and the relaxed outdoor setting. Now add to the mix a fabulous location, where downtown shopping, recreation, top rated schools and NYC commuter trains are only minutes from your front door.



Inside and Outside...

FIRST LEVEL

- Side-hall foyer with hardwood floor, guest closet and turned staircase
- Living room with hardwood floor
- Dining room with side bay window, hardwood floor and ceiling fan
- Kitchen with hardwood floor, ample cabinets, granite counters, tile backsplash, ceiling fan, recessed lights, gas cook top, wall ovens, dishwasher and refrigerator, hardwood floor, stairs to the lower level and a breakfast area with slider pantry closet and door to the deck
- Powder room tile floor and pedestal sink

SECOND LEVEL

- Master bedroom with hardwood floor, crown molding, ceiling fan, bay window and double closets
- Master bath with tile floor and wainscoting, vanity with sink and tile corner shower
- Bedroom 2 with hardwood floor and ceiling fan
- Bedroom 3 / Nursery with hardwood floor
- Hall bath with tile floor, beadboard wainscoting, pedestal sink and tile shower/tub
- Hallway with stairs to the third level

THIRD LEVEL

- Bonus room / Bedroom / Office with wall-to-wall carpet
- Walk-in cedar storage closet
- Hall closet

LOWER LEVEL

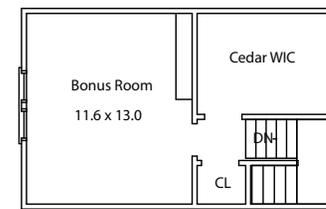
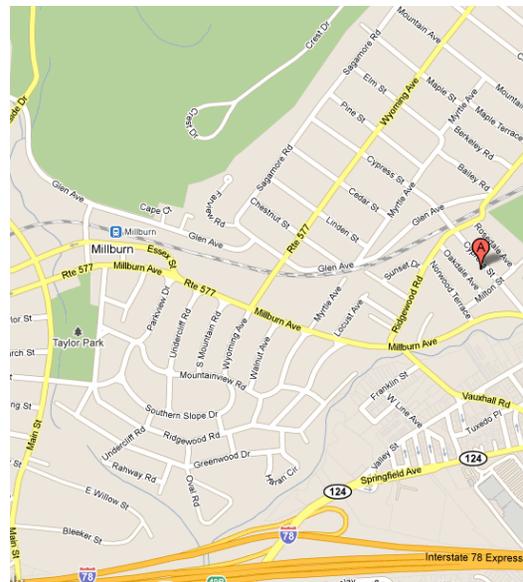
- Recreation room with tile floor and built-in storage
- Unfinished space with open storage, access to utilities, toilet, washer and dryer

ADDITIONAL FEATURES

- Thermal windows and doors
- Sump pump
- Flagstone front walkway
- Covered front porch
- Paved driveway with Belgian block curbs
- Large deck overlooking a fenced backyard
- Storage shed
- Landscaped property includes mature trees, foundation shrubbery and established lawns
- Desirable Wyoming section offers easy access to downtown shopping, recreation, top rated schools, major highways and NYC commuter trains

PROPERTY PARTICULARS

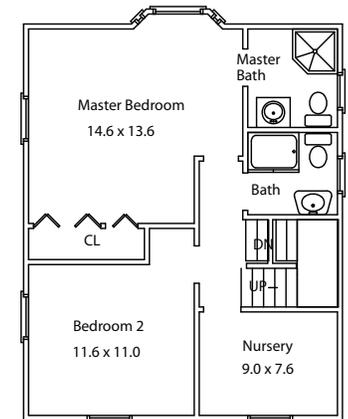
- Built: 1923
- Lot Size: 50 x 100
- 2010 Taxes: \$8,270



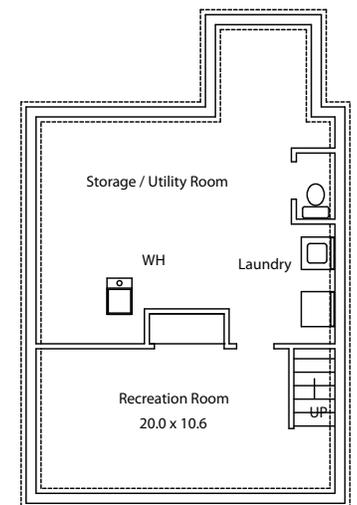
THIRD LEVEL



FIRST LEVEL



SECOND LEVEL



LOWER LEVEL