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PREMIER PROPERTIES



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MILLBURN | NEW JERSEY

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THE #1 KELLER WILLIAMS TEAM IN NEW JERSEY team

Each Keller Williams office is independently owned and operated.



Opportunity and options are the hallmarks of this expansive custom home. Residential and professional use come together harmoniously in a location that takes full advantage of all Millburn has to offer. Over one-third acre affords ample privacy, while the location allows you to maximize your potential for a successful home business.

THE FIRST LEVEL

- ◆ Foyer with marble tile floor, guest closet and staircase to lower level
- ◆ Living room with hardwood floor, recessed lights and bay window
- ◆ Dining room with hardwood floor, crown molding, recessed lights and bay window
- ◆ Kitchen with tile floor, tile backsplash, granite counters, ample cabinet space, built-ins, Maytag dishwasher, GE gas cook top, refrigerator and double oven, separate breakfast area
- ◆ Family room with hardwood floor, wood paneling, beamed ceiling, recessed lights, built-ins, sliders to the backyard and a wood-burning fireplace with stone surround
- ◆ Laundry room with tile floor, washer, dryer, closet and access to 2-car garage
- ◆ Hallway with closet leads to sleeping area





THE FIRST LEVEL SLEEPING AREA

- ◆ Master bedroom with hardwood floor, recessed lights, closet and walk-in closet
- ◆ Master bath with tile floor, tile wainscoting, marble vanity and tile shower/tub
- ◆ Bedroom 2 with hardwood floor, ceiling fan, recessed lights and two closets
- ◆ Bedroom 3 with hardwood floor and closet
- ◆ Bath with tile floor, tile wainscoting, vanity and tile shower tub
- ◆ Hallway with central access to sleeping area, closet and staircase to second level

THE SECOND LEVEL

- ◆ Bedroom 4 with wall-to-wall carpet, walk-in closet and access to attic storage
- ◆ Bedroom 5 with wall-to-wall carpet and ceiling fan
- ◆ Bath with tile floor, recessed lights, closet, pedestal sink and tile shower
- ◆ Attic storage room with storage closet



THE LOWER LEVEL

- ◆ Entry foyer with access to the waiting room and storage
- ◆ Waiting room with wall-to-wall carpet, recessed lights and wood paneling
- ◆ Reception room with wall-to-wall carpet and recessed lights
- ◆ Powder room with tile floor and wainscoting
- ◆ Office with wall-to-wall carpet, wood walls, recessed lights and built-ins
- ◆ 3 Examination rooms with linoleum floors, built-ins and wash basins
- ◆ Hallway with wash room and closet
- ◆ 2 unfinished storage areas with stairs to first level and to the garage

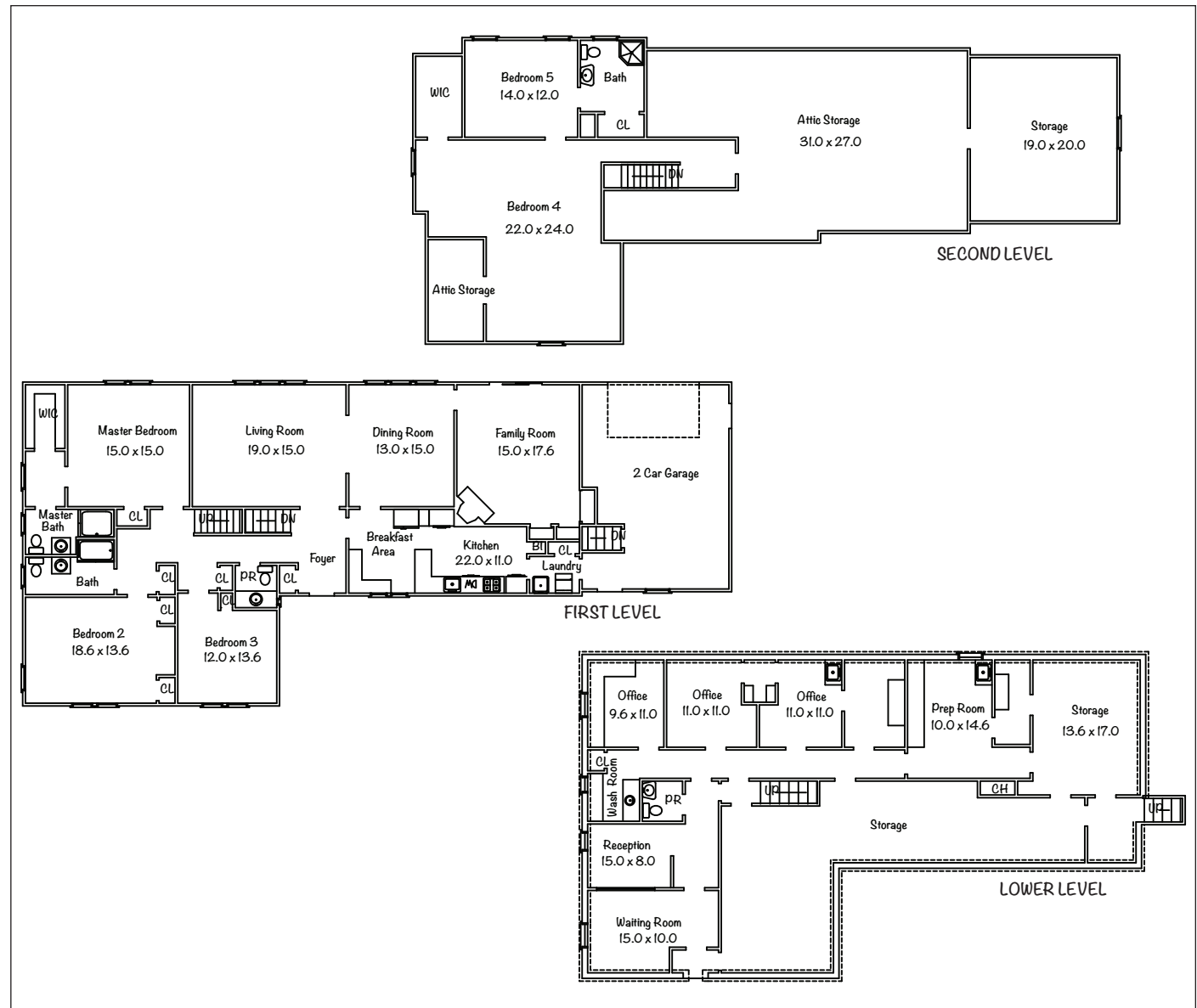


ADDITIONAL FEATURES

- ◆ Brick and wood exterior with covered entry
- ◆ Flagstone front walkway
- ◆ Paved driveway with Belgium block
- ◆ Attached 2-car garage
- ◆ Home includes professional use portion on the lower level with a separate entrance with covered portico and flagstone front walkway
- ◆ Professionally landscaped property includes mature trees, foundation shrubbery, hydrangea and established lawns
- ◆ Prime location for both residential and professional use, includes easy access to major highways, shopping, recreation, top schools and NYC commuter trains.

PROPERTY PARTICULARS

- ◆ Built: 1963
- ◆ Lot Size: .35 Acres
- ◆ 2010 Taxes: \$13,747



It is not often that a home with such versatility and space comes along. Warm and inviting living areas, a flexible professional home office on the lower level and a pretty setting with plenty of privacy come together beautifully in this one extraordinary package.

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