

# 65 West Montrose Avenue

South Orange, New Jersey



*Sue Adler*  
**KELLER WILLIAMS**  
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This sweet Split Level home in the Historic Montrose section of South Orange has it all – easy floor plan, great outdoor spaces, and ideal location! Situated just steps from Mountain Station and a short distance from South Orange station, this home offers direct access to NYC and Hoboken, as well as all of the amenities downtown South Orange has to offer.

From the circular driveway, paver walkway and front steps to the perennial plantings and soothing exterior palette, this home exudes a delightful charm that draws you in. Enter through the foyer and you immediately notice the newly refinished hardwood floors that run through most of the house. As you walk through the Foyer, you'll be drawn into the spacious, sun-drenched Living Room, where light streams in through the large, front-facing picture window as well as the windows flanking the focal fireplace. Lovely crown and baseboard moldings add to the character of the room, and can be found in the adjacent Dining Room as well, which also features chair rail molding. The light-filled Dining Room is also open to the spacious Kitchen and the cheery enclosed Porch. The well-appointed Kitchen has ample counter space and storage, making mealtime a breeze; and the first floor flow between the Living Room, Kitchen, Dining Room and Porch make for easy daily life and entertaining!



The Second Floor is home to the Master Suite, which features hardwood floors and plenty of storage space thanks to the walk-in closet and additional closet space. Well-placed windows provide lovely views and cool cross-breezes, and the en-suite Master Bathroom creates the feeling of your own personal retreat! Two additional Bedrooms, both with ample closet space, a full hall Bathroom, and additional closet storage complete the Second Floor. The Third Level features a fourth Bedroom, plus attic storage – totally flexible for all of your needs, whether used as a Bedroom, Home Office, Play Room – the options are endless!

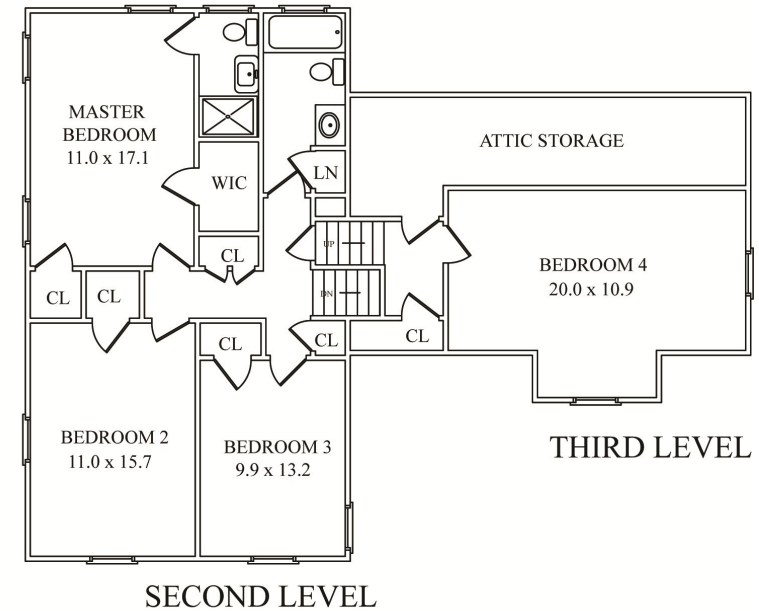
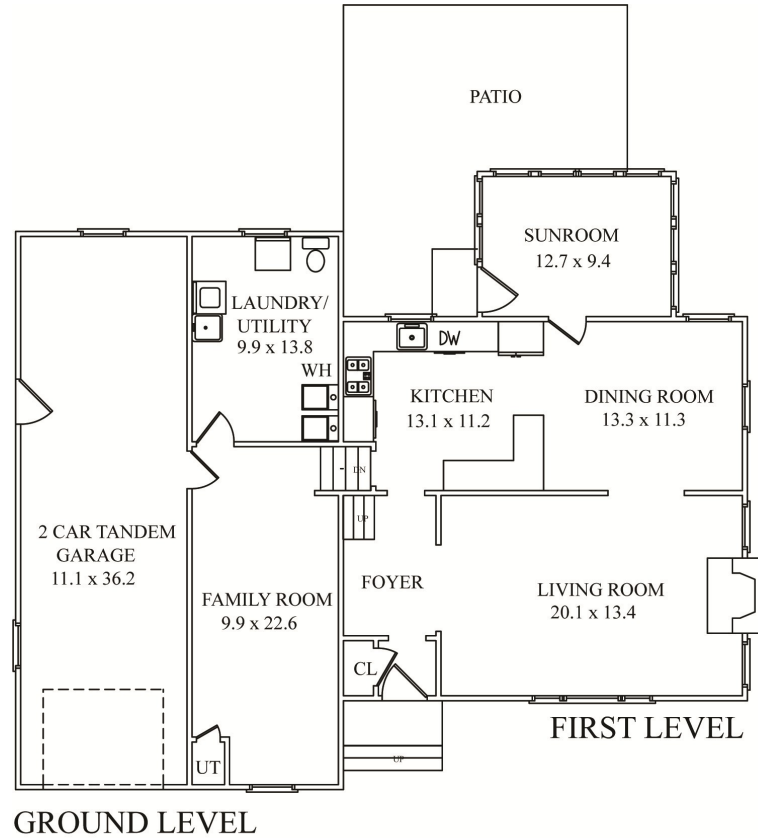
Additional living space can be found downstairs in the Ground Level Family Room. This level is also home to the Laundry/Utility Room (where you'll find the new hot water heater), a utility closet, and the two-car attached tandem garage. Head out to the flat, spacious backyard with patio -- the perfect place for outdoor entertaining and everyday living!

This neighborhood is beyond wonderful – convenient to Flood's Hill, home of some of the best sledding in Essex County as well as outdoor concerts and movies, plus near recreation center, schools, shopping, restaurants, parks, ball fields and the community pool – 65 West Montrose has all that you could need and more!

# Inside and Out...

## Recent Upgrades

- Front-facing windows (2013)
- Blacktop driveway repaved (2016)
- Attic and crawl space insulation (2014)
- Whole house humidifier (2015)
- Roof (2013)
- Chimney rebuilt from roof up (2013)
- Garage door (2016)
- Hot water heater (2017)
- Ground Level carpet (2017)
- Refinished the floors throughout (less Sun Room and Family Room)
- GE Washer (2015)
- Whirlpool Dryer (2016)
- Whirlpool Refrigerator (2014)
- Bosch Dishwasher (2013)
- Water Softener (2013)
- Reverse Osmosis in the Kitchen (2013)
- Maytag Oven/Range
- Maytag Microwave
- Honeywell Security System
- Central HVAC



NOT TO SCALE - This floor plan is provided for illustration purposes only.  
Room positions and dimensions are approximate and should be independently measured for accuracy.

## Additional Features

- Access to Mountain Train Station across the street and 12 min. walk to South Orange train station makes commuting to work in New York effortless
- A vibrant and diverse South Orange community that is deeply engaged in town activities
- Historic Montrose neighborhood includes lovely homes and is walkable to Flood's Hill and huge parks area and baseball fields and South Orange Pool for great summer outings
- Close proximity to Turtle Back Zoo, South Orange Performing Arts Center and many shops and stores in adjoining communities
- Easy access to Newark International Airport and major highways for local and regional trips
- Unique multi-level floorplan that allows effortless living in the entire home

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