

11 Broadview Avenue

Maplewood, New Jersey

Sue Adler
KELLER WILLIAMS
PREMIER PROPERTIES

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Welcome to 11 Broadview Avenue! Enjoy the very best of Maplewood in this classic 3 bedroom, 1.5 bath side hall colonial. Walking distance to downtown Maplewood and the direct train to NYC, this home is located on a quiet, tree-lined street. Natural light pours into each room of this lovingly-maintained, spacious home that you won't want to miss!

The charming, beautifully landscaped front yard will draw you right into this bright, open classic. Step through the pleasant, bright breezeway adorned with beautiful decorative trim into a spacious, bright Living Room. Natural light highlights the beautiful hardwood floors and deep baseboards and decorative crown molding, as well as the built-in shelving. Find a space to call your own in the cozy Den adjacent to the Living Room, with warm, painted wood paneled walls, surrounding windows and built-in shelving. Flow through the living room right into a lovely Dining Room with decorative windows that highlight the hardwood floors and easy access to an open Kitchen and Family Room. You will love settling in to relax in the warm, bright family room with new carpeting; on the windows that surround the room, find custom window treatments offering privacy. The open Kitchen features modern, stainless steel appliances, beautiful cabinets and a built-in pantry to find a place for everything you need to prepare wonderful meals. Step right through a sliding glass door to the deck, where you will be ready to share a meal with friends and family in the private, shady back yard with beautiful new landscaping.

When you come in loaded with gear after a busy day, choose to enter through the back door into a convenient mudroom in your finished Basement, with steps right up to the Kitchen. Storage abounds in this freshly-painted open Rec Room, with multiple closets and built-in cabinets and shelving, and featuring a separate Exercise Room or Office, as you please, and an unfinished laundry/utility room.



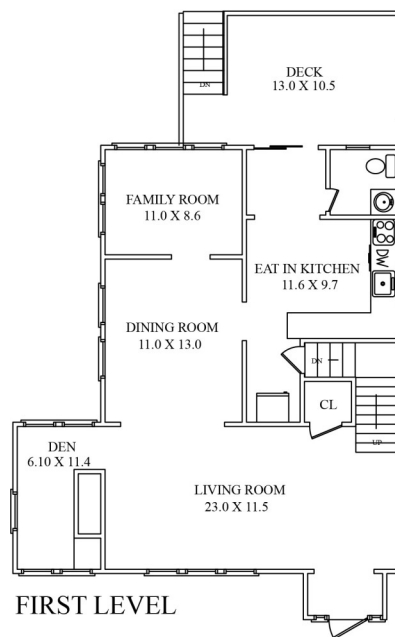
At the days' end, tuck everyone into the three bright Bedrooms on the second floor, each with pristine hardwood floors, vast amounts of closet space, and crown molding. The freshly-painted full sized Bathroom features a separate tub and shower, as well as a new toilet and sink. Find a large, deep linen closet adjacent to the bathroom on the spacious hallway landing. Looking for even more storage? Walk upstairs to the third level and find a full Attic with hardwood floors, waiting to be converted to meet your needs in whichever way suits you best!

11 Broadview Avenue is the perfect, classic home for anyone looking to soak up the full Maplewood experience! With bright, spacious rooms, charming original details and vast amounts of storage space, you can find a place for everything while being just a short stroll to all the shops, restaurants, and entertainment that Maplewood has to offer!

Inside and Out...

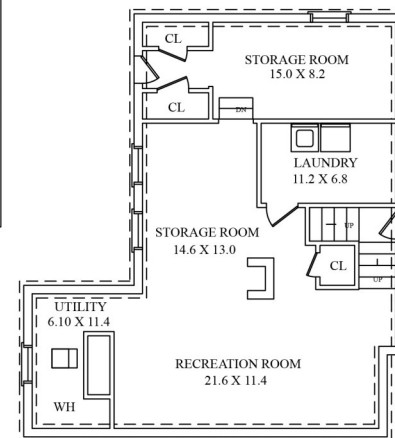
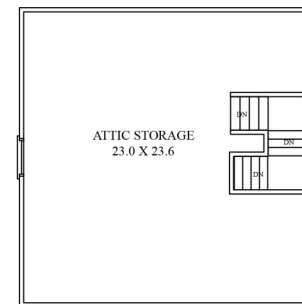
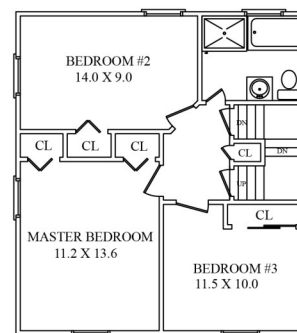
First Level

- Breezeway entry featuring wooden paneled walls and ceiling, and glass sidelights
- Living Room featuring hardwood floors, deep baseboard molding, crown molding, decorative window framing, triple windows facing front yard, recessed lighting, built-in recessed bookshelf, and a coat closet; Open passageway to Den and Dining Room
- Den featuring two windows facing front yard and one window facing side yard, custom window shades, painted wood paneled walls, hardwood floors, radiator heat and ample built-in storage
- Dining Room featuring hardwood floors, deep baseboard molding, decorative window framing, crown molding, leaded glass decorative window, and modern light fixture
- Family Room featuring crown and baseboard molding, newer carpet (3 years), surrounding windows on all sides facing back and side yards, custom window shades
- Eat-in-Kitchen featuring stainless steel appliances, gas stove, ceramic tile floor, window above kitchen sink, ceramic tile backsplash, decorative shelving adjacent to the sink, and a built in pantry. Sliding back door to wooden deck with back yard beyond.
- First floor Powder Room with grass cloth wallpaper, wooden framed large window, and ceramic tile



Second Level

- Traditional wood staircase with wood hand railing and deep baseboards leading to second level with hardwood landing with deep linen closet and door to attic stairs
- Master Bedroom featuring newer windows on two walls, two closets, pristine hardwood floors, built-in corner shelving, and a decorative crystal light fixture
- Bedroom #2 featuring fresh paint, pristine hardwood floors, deep baseboards, closet, crown molding, and newer windows on two walls
- Bedroom #3 featuring fresh paint, pristine hardwood floors, deep baseboards, a large closet, crown molding and newer windows on two walls
- Full Hallway Bathroom featuring ceramic tile floors, a separate tub, a newer shower stall with a new pan (5 years), new sink and toilet (3 years), and a newer window



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

Second Level

- Full sized stairs leads to full, sun-drenched unfinished attic with wooden flooring, full-sized window and a whole-house fan – perfect for fourth bedroom

Lower Level

- Recreation Room featuring fresh paint, carpeting, built-in bench storage that runs the length of the room, baseboard heating, a closet with floor-to-ceiling shelving and recessed lighting
- Unfinished Laundry/utility room featuring a full sink
- Storage Room featuring custom built-in shelf ledge that surrounds the room, and an adjacent walk-out entrance with tiled mud room and two closets

Yard

- Private, shady backyard featuring a wooden, painted picket fence and a stone retaining wall with new landscaping
- Detached 2 car garage with new double garage door and long driveway for additional parking
- Newly landscaped front yard featuring new masonry on the path to the front door, and a newly-leveled sidewalk in front of the home

Additional Features and Upgrades

- Close to town and train
- Tree-lined street
- Close to Tuscan Elementary School
- New hot water heater (2015)
- New gutters (2015)
- All electrical wiring replaced from original (2003)

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