

# 306 Lincoln Avenue East

Cranford, New Jersey



*Sue Adler*  
**KELLER WILLIAMS**  
PREMIER PROPERTIES

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Welcome to *Vreeland House* at 306 Lincoln Avenue East! It is not every day that a home this extraordinary, both steeped in American history and meticulously renovated with all of today's modern conveniences, comes on the market. With both modern and historic touches at every corner and exquisite craftsmanship throughout, 306 Lincoln is an absolute dream.

Drive up and you will instantly be transported to another time and place. The original brick exterior, charming shutters, bluestone walkway and window boxes with cascading blooms evoke simpler times and contribute to this home's exceptional curb appeal. The Entry Foyer features hardwood floors and gorgeous views of the Dining Room and Living Room beyond. Move into the sun-drenched Living Room featuring warm hardwood floors and a stunning original fireplace with brick surround. Proceed into the nearby formal Dining Room with its magnificent boxed-beam coffered ceiling, gorgeous windows and plenty of space to host family gatherings and gourmet dinners. Historians will be in awe of the hallway just off the Dining Room where you will find original brickwork and timber dating back to the Revolutionary era. Flowing off the Dining Room is the Family Room with a second impressive fireplace, chic shiplap ceiling and easy access to the Kitchen beyond. The spacious Family Room, well-suited for entertaining, family game night or movie watching, is sure to be the hub of the home. The Gourmet Chef's Kitchen brings the "wow factor" with sustainable cork flooring, custom wood cabinetry, granite countertops throughout and all Viking stainless steel appliances. Enjoy a cup of tea or take in the view of the lovely outdoors in the Breakfast Area with double French Doors leading out to the raised Bluestone Patio. Don't miss the convenient Mudroom, teeming with storage, a "must have" for today's busy family. Proceed down the hall from the Kitchen to the delightful Library/Office. Working from home is truly a pleasure with custom built-ins and a stunning wall of windows with natural light throughout the day, a doorway to the vegetable garden and lush backyard views. A tasteful Powder Room, right off the Office, featuring tile flooring and pedestal sink rounds out the first floor.



When it's time to retire for the evening, the lovely staircase leads you to a sunny Second Floor Landing with its own cozy alcove, window seat, and hardwood floors. Whether it's curling up with a novel or performing your morning meditation, the alcove is sure to be your favorite spot for reflection. Luxury abounds in the private and spacious Master Bedroom with dual walk in closets and its own private terrace perfect for relaxing after a long day. The spa-like Master Bathroom is sure to impress with its custom double vanity, luxurious shower with frameless glass doors and vintage claw foot soaking tub. The Second Level gets better and better with 3 additional spacious bedrooms, each with plenty of sunlight and expansive closets. The Bedrooms share a spacious Full Hall Bath.

And that's not all! The large Lower Level has tons of potential to be finished to your liking. The Lower Level has plenty of space to easily accommodate a Recreation Room, Wine Cellar, Exercise Area and/or Children's Art Room. A Half Bathroom is conveniently located for family and guests. If it is an outdoor entertaining space you are looking for, look no further than the idyllic, raised bluestone patio opening from the kitchen through double doors. This is the perfect setting for relaxed al fresco dining or cocktails with family and friends. Nearby fabulous brickwork, a meandering pathway, mature specimen trees and blooming perennials are also sure to captivate.

Words truly can't describe the feeling of history in this home and the outstanding restoration this house has undergone, respecting and blending the past with modern needs and requirements. With close proximity to downtown retail and restaurants, the public library and community center, multiple parks including the historic mill on the scenic Rahway River, New York City train and bus access, and top-notch schools, once you see this fabulous blending of historic features and incredible restoration, you are sure to fall in love.

# Inside and Out...

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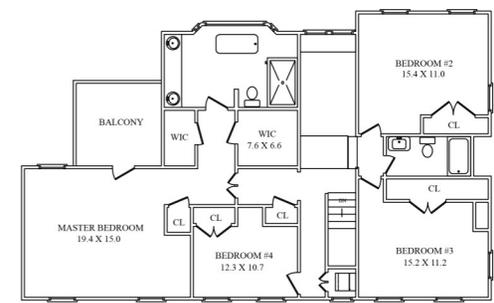
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## First Level

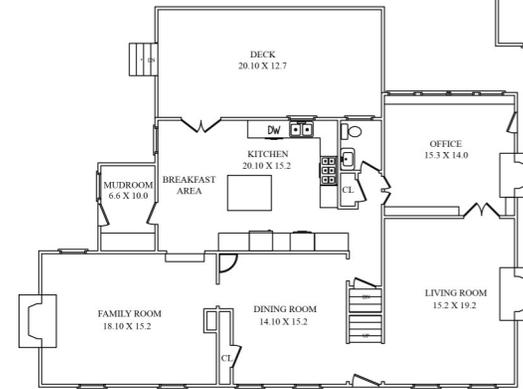
- Entry Foyer featuring traditional wood door with beveled glass, hardwood floors, baseboard and crown molding, flush mount light fixture
- Dining Room featuring hardwood floors, vintage coffered/beamed ceiling, chestnut plate rack throughout, baseboard molding, closet with original door, chandelier, wood shutters, built-in corner china cabinet
- Living Room featuring original hardwood floors, original fireplace with brick surround which extends across entire wall, elongated windows, baseboard molding, crown molding, storage closet, double French Doors with beveled glass leading to Office
- Family Room featuring fireplace with brick surround, shiplap ceiling with wood beams, carpeting, baseboard molding, wood blinds, chandelier, open entryway to Dining Room, large open entryway to Kitchen
- Gourmet Chef's Kitchen featuring cork flooring, recessed lighting, cable connection, custom wood cabinetry, granite countertops, glass door cabinetry for china display, center island with seating for 2, pendant light fixture over island, U-line beverage refrigerator, Viking stainless steel 6-burner range, Viking stainless steel hood, Viking stainless steel convection oven, Viking stainless steel wall oven, Viking stainless steel warming drawer, Viking stainless steel built-in microwave, Viking stainless steel refrigerator, Fisher and Paykel stainless steel 2-drawer dishwasher, breakfast area with semi-pendant light fixture, door with beveled glass panes to Mud Room, double French Doors with beveled glass out to raised bluestone patio, built-in desk area with open shelving above
- Office featuring hardwood floors, fireplace (electric) with tile surround, custom built-ins with bookcases and concealed storage, recessed lighting, door with beveled glass to outside, wall of picture windows (four 8-over-8 double hung windows topped by 4-pane transoms) overlooking backyard, 2 sets of interior double French Doors with beveled glass leading to Living Room and Powder Room/Kitchen, recessed lighting, crown molding, 20-socket electrical panel/fax/phone/cable ports under desk
- Powder Room featuring pedestal sink, tile flooring, semi-pendant light fixture, baseboard and crown molding
- Hallway off Kitchen with exposed original hand-hewn timber and brickwork
- Broom closet
- Mudroom featuring tile flooring, custom built-ins for shoe, coat and sports equipment storage, door to driveway

## Second Level

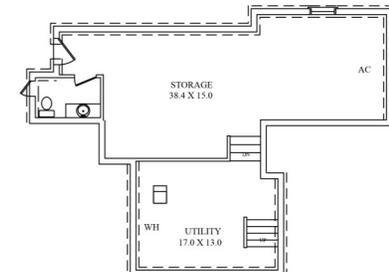
- Center Stair Hall from First Floor: wood staircase with runner, recessed millwork, vintage oak stairway railing, chandelier
- Second Floor Landing featuring hardwood floors, large alcove with custom window seat (storage below), recessed lighting, sconces
- Broom closet
- Master Bedroom featuring carpeting, faceted raised ceiling, recessed lighting, semi-pendant light fixture, door with beveled glass out to Private Terrace, Linen Closet, dual Walk-In Closets with adjustable shelving and hanging storage
- Master Bathroom featuring radiant heat tile flooring, natural maple double vanity with granite countertop and tons of storage, oversized frameless glass shower with Jerusalem floor and wall tile and glass mosaic accent tile, vintage claw foot soaking tub, semi pendant light fixture, baseboard molding, crown molding, window bay overlooking backyard and river views, with operable side-swing casement windows and "invisible" retractable screens
- Bedroom #2 featuring hardwood floors, flush mount light fixture, baseboard molding, crown molding, large double door closet, elongated windows
- Bedroom #3 featuring hardwood floors, flush mount light fixture, baseboard molding, crown molding, large double door closet, elongated windows
- Bedroom #4 featuring hardwood floors, flush mount light fixture, baseboard molding, crown molding, double door closet, elongated windows
- Second Floor Laundry with stacked washer/dryer and artisan-made oculus window
- Full Hall Bathroom featuring large custom wood vanity with storage, recycled glass and stone countertop, shower over tub with tile surround and accent tile, towel warmer, linen closet



SECOND FLOOR



FIRST FLOOR



LOWER LEVEL

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

## Lower Level

- Unfinished basement with tons of storage (easily finished as Recreation Room)
- Storage area with utility sink
- Powder Room #2 featuring concrete flooring, wood vanity, medicine cabinet, flush mount light fixture
- 2 sump pumps
- Door to yard, extra-wide stairs (bluestone treads) to facilitate passage of oversized utilities and equipment

## Backyard/Landscape

- Raised Bluestone patio with brick retaining wall and traditional style painted aluminum railings
- Built in gas grill
- Built in stainless steel single-burner gas range
- Built in stainless steel Kitchen Aid refreshment center with cold water sink and storage below
- Bluestone steps to area off of Patio with red concrete paver walkway, curved brick retaining wall planted with perennials
- Bluestone steps off of Office with red concrete paver walkway to garden, backyard and gate to front side yard
- Fully fenced in yard
- Storage shed
- Irrigation

## Additional Features and Upgrades

- Original house dates back to 1770's Revolutionary Era and has been the subject of local press, walking tours and community interest. (A local landmark recognized for its legacy, but without regulatory restrictions)
- Extensive renovation done to the home in 2006, increasing the home to over 3500 square feet
- Front of the house: all traditional wood 6-over-6 double hung windows (new/Pella Architect series)
- Original brick exterior dates back to 1800's
- 2006 renovation commended by Cranford Historical Society
- Heating/AC, Forced Air, 2 zones