

41 Manitou Circle

Westfield, New Jersey



Sue Adler
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Welcome to 41 Manitou Circle, a meticulously maintained bi-level on a desirable tree-lined street. Large light filled rooms and numerous updated amenities make this picture perfect home a must see!

Upon arrival, proceed through the grand columned entry into the welcoming Entry Foyer and your first glimpse of all that this home has to offer. Continue up a short flight of stairs to view the generous living spaces found throughout the home. The open and airy Living Room featuring gleaming hardwood floors and 2 large picture windows allows you to arrange your furnishings as you see fit, while the elegant wood-burning fireplace takes center stage as friends and family gather for quiet conversation or holiday celebrations. A broad archway leads to the formal Dining Room highlighted by French doors that provide spectacular views of the greenery found just outside. Another broad archway leads to the recently updated Kitchen. If you love to cook and entertain, this kitchen will more than satisfy. White cabinets are topped with fine granite, while the appliances are positioned for easy access. A set of sliding doors leads to a raised wood deck equipped with a wooden table, large benches and a stairway to the expansive grade level patio. These outdoor options are sure to be a hit when dining al fresco on warm summer nights, while the lush yard offers all the space you need for active play and gardening. Buttressed by tall trees and mature shrubbery, this fabulous backyard has lots of privacy.



Ready to retire for the night? Proceed to the private bedroom wing where you'll find ample space for family and guests. The Master Bedroom Suite awaits highlighted by hardwood floors, plenty of closet space including a walk-in with custom shelving and an updated en suite bath. Two additional spacious bedrooms outfitted with large windows and closets and an updated hallway bath to service them complete the first level living space.

And there's more...the lower level is home to even more living space. Step down the stairs to reach the Mud Room with garage access and attractive parquet floors. Here, you'll also find a large Family Room featuring carpet, 2 large banks of triple windows, French door access to the fabulous backyard and a conveniently located Powder Room. It's the perfect place to enjoy family game nights and TV watching at the end of the day. Just to the left is a large fourth bedroom - a flexible space that's also suitable for use as you see fit...a home office, artist studio or children's play room - it's up to you to decide! Plus, a fully equipped Laundry Room just down the hall provides easy access to all utilities as well.

With its desirable location, top-notch schools, easy access to downtown shopping, restaurants and NYC transportation, 41 Manitou Circle is the perfect place to call home.

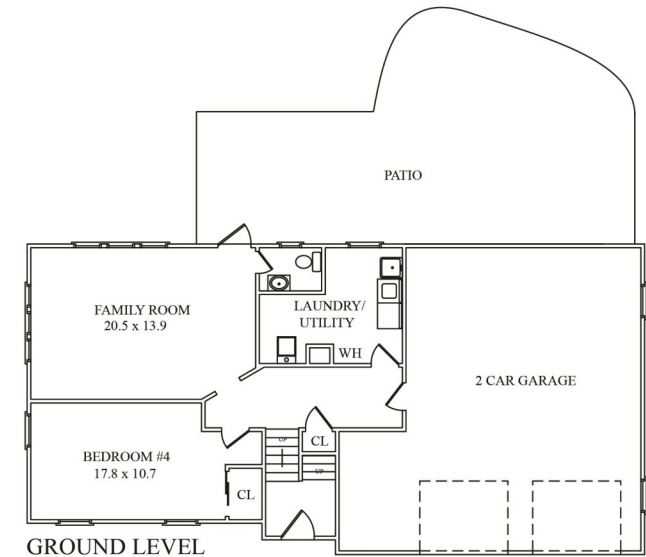
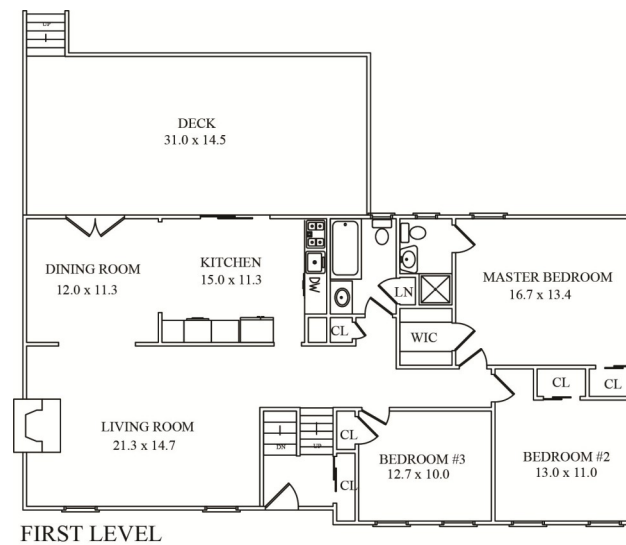
Inside and Out...

First Level

- Entry Foyer with hardwood floors, wood door with glass sidelights, coat closet with mirrored sliding doors, staircase with carpet runner leads to main level
- Landing with recessed lighting, hardwood floors, linen closet with shelving, ceiling fixture, pull-down stairs to attic storage; access to bedrooms, Kitchen and Living Room
- Living Room with hardwood floors, recessed lighting, crown molding, 2 large windows, wood-burning fireplace with gas starter, marble surround and custom wood mantle; broad archway to Dining Room
- Dining Room with hardwood floors, crown molding, 2 wall sconces; French doors to deck and broad archway to Kitchen
- Kitchen with ceramic tile floor, recessed lighting, crisp white custom cabinetry with granite counter tops and mirrored backplash, KitchenAid refrigerator/freezer, KitchenAid dishwasher, GE gas wall oven, Thermador 4-burner cooktop, GE Profile built-in microwave, ceramic sink with disposal; sliding doors to rear deck, doorway to main hallway
- Master Bedroom Suite featuring hardwood floors, crown molding, 2 large windows, walk-in closet plus additional double door closet with sliding mirrored doors, recessed lighting, en suite bath with ceramic tile floor, pedestal sink with full mirrored wall above, recessed lighting, tiled walls with decorative border, storage/display niche with glass shelves, stall shower with glass door, tiled floor and walls, 2 built-in corner shelves, window and exhaust fan
- Bedroom #2 with hardwood floors, display ledge, double door closet with shelving and sliding mirrored doors, 3 large windows
- Bedroom #3 with carpet, 2 large windows, built-in storage cabinet with louvered door, closet
- Hallway Bath with porcelain tiled floors, ceramic tiled walls, vanity with marble top, mirrored medicine cabinet above and storage below, recessed lighting, shower over tub with tiled walls, window, exhaust fan, large linen/storage closet with shelving

Ground Level

- Landing with hardwood floors
- Mud Room with closet and access to Laundry Room and Garage
- Family Room with broad entry, carpet, painted paneled walls, chair rail with display ledge, 2 large triple window bays with custom valences, ceiling fixture; French door to covered backyard patio, doorway to Powder Room
- Powder Room with ceramic tile floor, display ledge, light fixture, vanity with mirrored medicine chest above, window
- Bedroom #4 with carpet, 3 windows with treatments, light fixture, double door closet with mirrored sliding doors
- Laundry/Utility Room with parquet floor, fluorescent lighting, window, Whirlpool Duet front loading washer and dryer, storage cabinets, utility sink, access to utilities



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 and Upgrades

- 2-car oversized garage with electric doors and storage alcove
- 1-Zone Heat/AC (new Furnace 2013/ AC 2009)
- Lushly landscaped property with flat backyard, mature trees and shrubs, concrete patio with basketball hoop, raised wood deck (painted 2016) with benches and table
- Pella doors upstairs, Anderson door downstairs throughout home
- Anderson new construction windows throughout home
- New furnace installed (2013)
- Kitchen cabinets resurfaced (2017)



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