

136 MADISON AVENUE | WESTFIELD, NJ



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Welcome to 136 Madison Avenue! This utterly stunning 4 Bedroom, 3 and a Half Bath Colonial in Westfield's coveted northside Franklin school district has it all! With a fabulous open floor plan, out of this world Kitchen and calming neutral and grey hues throughout, 136 Madison Avenue is an absolute dream.

Enter through the warm, wood front door and become transfixed by all this house has to offer. The welcoming Entry Foyer envelopes you with warm grey hues and views of the stunning Dining Room, Kitchen and elegant staircase beyond. Flow easily into the sun-drenched Living Room with gleaming hardwood floors and a gorgeous bay of windows, perfect for cocktail hour or family gatherings.



Dinner parties are divine in the elegant Formal Dining Room with a charming chair rail, dentil moldings and a bay of windows bringing in the sunlight. The Dining Room opens to the outstanding eat in Gourmet Chef's Kitchen which is every cook's dream with crisp white and chic grey custom cabinetry, enormous island with dazzling marble countertop, modern industrial pendants and high-end stainless steel appliances. Entertaining family and friends is delightful in the impressive Family Room, desirably off of the Kitchen, with its gracious fireplace and views of the backyard oasis beyond. The seemingly endless yard, stone patio, custom fire pit area, and mature specimen trees will provide the perfect spot for barbeques, roasting marshmallows or enjoying time with family and friends. A chic Powder Room rounds out the wonderful First Level.



Ready to retire for the evening? Luxury abounds in the private and open Master Bedroom Suite with soothing hues, gleaming hardwood floors and tons of sunlight. The suite is functionally designed with an enormous Walk In Closet fitted with custom shelving, drawers and hanging storage. Enjoy the spa-like Master Bathroom complete with built in Jacuzzi tub, oversized shower and custom double vanity with plenty of storage. Three additional bedrooms are steeped in sunlight and include generous closets and large windows. Don't miss the highly desirable second floor Laundry Room which means you won't be carrying baskets up and down the stairs! A large Full Hall Bathroom with a huge vanity rounds out the Second Level. And there is more! Walk up to the unfinished "stand-up" Third Floor space that can easily be transitioned for you to use as Storage, Playroom, Office, Additional Bedroom(s) and/or Full Bath. The possibilities simply are endless!

And that's not all. The staircase to the Lower Level leads to a spacious L-shaped Recreation Room with an exercise area with plenty of room for movie watching and children's art studio. A tastefully renovated Full Bath and tons of closet space give additional functional space to the home.

With its prestigious neighborhood, minutes to fabulous downtown Westfield, New York City train and top-notch schools, 136 Madison is a fantastic value and cannot be missed!



# INSIDE & OUT

## FIRST LEVEL

- Entry Foyer featuring front door with stained glass and sidelites, hardwood floors, staircase with iron railings to 2<sup>nd</sup> Level, recessed lighting, baseboard molding, double door Coat Closet
- Dining Room featuring hardwood floors, chair rail, crown molding with dentil detail, baseboard molding, chandelier, bay of windows, window shades
- Powder Room featuring hardwood floors, wood vanity with granite countertop, fan, window shades, 2 sconces
- Living Room featuring hardwood floors, recessed lighting, baseboard molding, crown molding with dentil detail, bay of windows, window shades
- Gourmet Chef's Kitchen featuring hardwood floors, grey and white custom wood cabinetry to ceilings, glass door cabinetry, granite countertops, stacked stone backsplash, oversized industrial island with marble countertop and seating for 5, industrial pendant lights, recessed lighting, Elkay stainless double sink, Fisher & Paykel stainless dishwasher drawers, LG stainless oven/range, stainless hood, LG stainless French door refrigerator/freezer, Sharp stainless microwave drawer, industrial faucet, Breakfast Area featuring hardwood floors, sliding French doors, recessed lighting, custom valence, crown molding
- Family Room featuring hardwood floors, gas fireplace with stone surround and custom millwork mantle, recessed lighting, crown molding, baseboard molding, large picture window with custom valence and shades

## SECOND LEVEL

- 2<sup>nd</sup> Floor Landing featuring hardwood floors, recessed lighting, Linen Closet with floor to ceiling shelving, door to 3<sup>rd</sup> Level
- Master Bedroom Suite featuring hardwood floors, recessed lighting, ceiling fan/light, 2 oversized windows, baseboard molding, Walk In Closet with custom adjustable shelving, drawers and hanging storage, curtain panels, Master Bathroom featuring large wood vanity with corian countertop, tile flooring, tile wainscoting with accent tile, built in Jacuzzi tub with tile surround, frameless glass door shower with tile surround, recessed lighting, two 4-light sconces over sink, fan
- Laundry Room featuring tile flooring, upper cabinetry for storage, Whirlpool Duet front loader washer and dryer, utility sink, baseboard molding, flush mount light fixture, window shades
- Full Hall Bathroom featuring oversized vanity with corian countertop, tile flooring, tile wainscoting with decorative accent tile, tub/shower combination with tile surround, window shades, 3-light sconce, fan
- Bedroom 2 featuring hardwood floors, ceiling fan/light, Closet with built in multi-level shelving and hanging storage, baseboard molding, window shades
- Bedroom 3 featuring hardwood floors, ceiling fan, baseboard molding, curtain panels, Closet with built in multi-level shelving and hanging storage
- Bedroom 4 featuring hardwood floors, ceiling fan/light, Closet, custom valence, window shades, baseboard molding

## THIRD LEVEL

- Unfinished 3<sup>rd</sup> Level with tons of potential for Recreation Room, Guest Room, Nanny Suite

## LOWER LEVEL

- Carpeted staircase to Lower Level, nautical sconce
- L-shaped Recreation/Exercise Room featuring carpeting, recessed lighting, baseboard molding, double door Closet, 2<sup>nd</sup> Closet
- 2 Car garage with electric doors
- Full Bath featuring tile flooring, vanity with storage, shower with tile surround, 3 light sconce over vanity, glass shelf over sink
- Utility Room

## FRONT & BACKYARD

- Tranquil and serene yard with paver patio, custom retaining walls and stone fire pit
- Mature specimen trees, privacy plantings and meticulous landscaping

## ADDITIONAL FEATURES & UPGRADES

- Taxes being reduced in 2019 to \$19,989
- "Smart Home" Alarm system
- Nest thermostats
- 9' ceilings
- Painted neutral and grey hues throughout



CELL: 973.936.9129

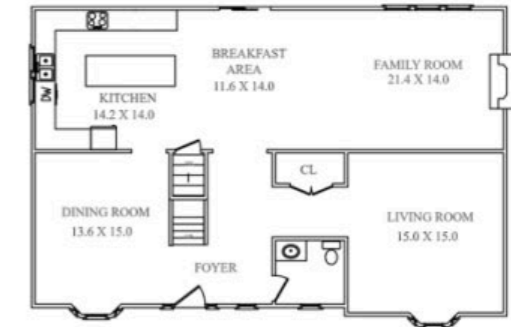
OFFICE: 973.376.0033 x101

EMAIL: info@sueadler.com

sueadler.com/136madison

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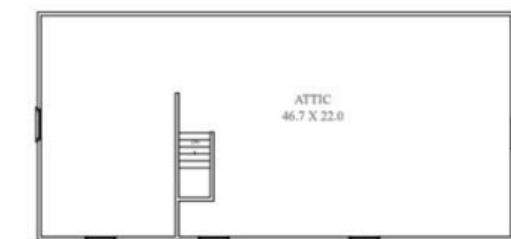
# THE FLOORPLAN



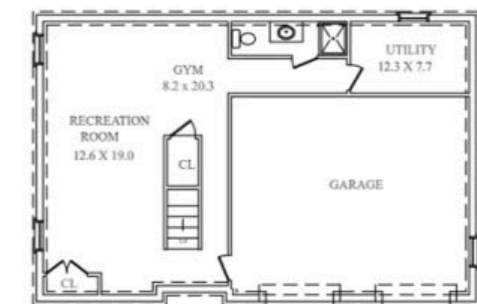
FIRST LEVEL



SECOND LEVEL



THIRD LEVEL



LOWER LEVEL