

# 546 Boulevard

Westfield, New Jersey



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

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Welcome to 546 Boulevard, a truly spectacular 7+ bedroom, 4 ½ bathroom elegant and grand Victorian, which boasts a totally flexible floorplan to suit any need and has been graciously updated and maintained throughout.

This classic meets updated home is brimming with old world charm and superb architectural features with gorgeous updated mahogany wrap-around lemonade porch, gleaming hardwood floors, high ceilings, original period millwork, crown and picture moldings, leaded glass windows, patio, large living spaces including a grand Foyer, stunning decorative fireplaces throughout, Living Room with French doors, Dining Room with stunning beamed ceiling, Eat-In Kitchen, Office, Master Bedroom suite and more! The 3rd floor Family Room is home to a convenient wet bar, perfect for informal entertaining and day to day living.

With convenient access to NYC and top notch schools, this impressive home is an absolute must see!





# Inside and Out...

## First Level

- Entry door with leaded glass and sidelights
- Foyer with fireplace with granite surround and slate hearth, hardwood flooring, windowed alcove, chandelier, picture and crown molding
- Living Room with hardwood flooring, fireplace with decorative wood mantel, brick surround, stone hearth, French doors to porch, picture and crown molding, French doors to Dining Room, French doors to Foyer, paneled 1/3 wall
- Den with hardwood flooring, fireplace with wood decorative mantel, brick surround and hearth, built-in desk and shelves, paneled 1/2 wall, picture molding, 2 windows and upper accent lighting
- Dining Room with hardwood flooring, triple window with leaded glass sidelights, picture and crown molding, beamed ceiling, windowed alcove with leaded glass sidelights, fireplace with wood mantel, brick surround and stone hearth
- Kitchen with pocket door to Dining Room, vinyl floor, breakfast area, built-in desk, ceiling fan, wood cabinetry and island, LG stainless steel fridge, built-in GE microwave, wall oven, bay window, recessed lighting and access to rear staircase to upper levels and basement
- Laundry Room with tile floor, closet, light fixture
- Powder Room with tile floor, sink with storage, light fixture

## Second Level

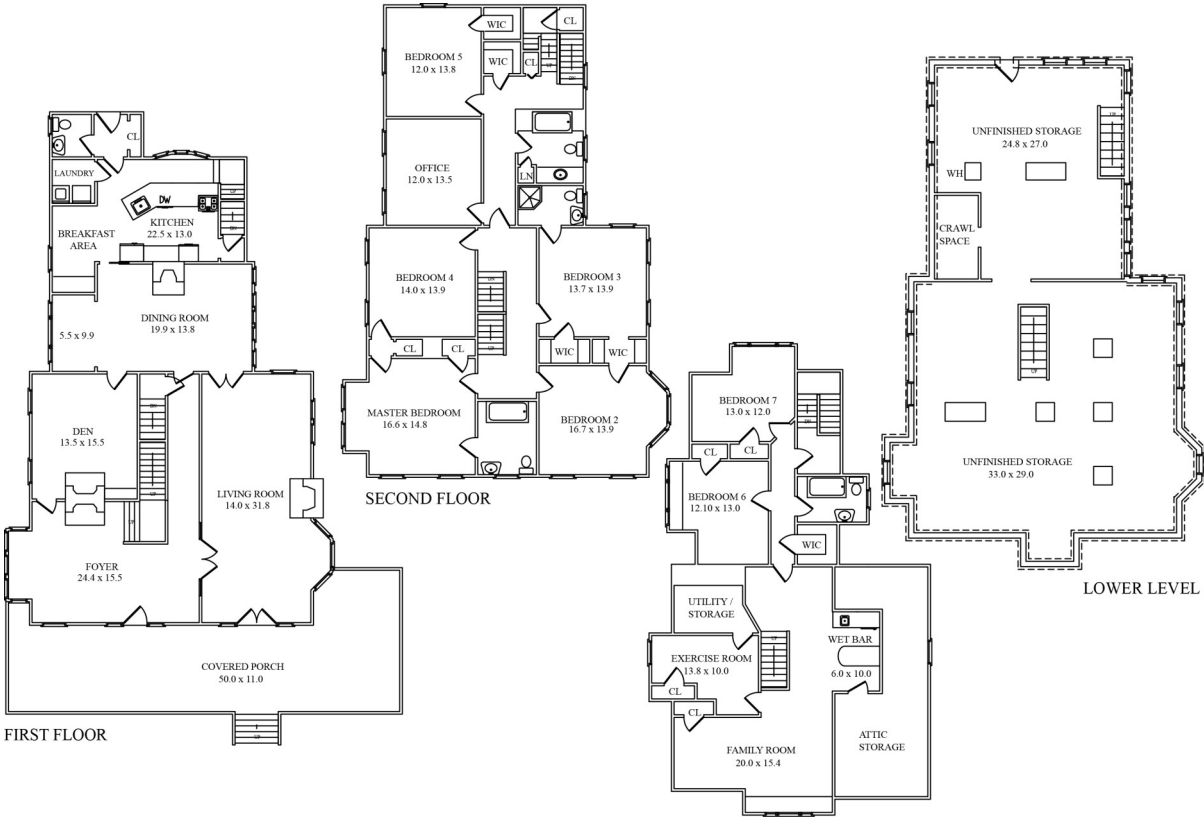
- Master Bedroom with hardwood flooring, chair rail, light fixture, 4 windows, closet, alcove with recessed lighting
- Master Bath with tile floor mosaic, pedestal sink, claw foot tub with rainfall shower and glass enclosure, subway tile half wall, 1 window, light with fan, vanity, mirror with light, corner shelving
- Office with hardwood flooring, chair rail, recessed lights
- Bedroom #2 with hardwood flooring, chair rail, windowed alcove open to Bedroom #3 with shared closet
- Bedroom #3 with hardwood flooring, chair rail, walk-in closet, 3 windows, shoe shelving with en-suite bathroom with corner pedestal sink, light fixture, mosaic tile floor, glass enclosed stall shower, window, mirror and open closet to Bedroom #2
- Bedroom #4 with hardwood flooring, chair rail, closet, light fixture, two windows, shared closet with Master Bedroom
- Bedroom #5 with hardwood flooring, chair rail, light fixture, 2 windows, walk-in closet
- Hall with walk-in closet
- Hall Bath with tile floor mosaic, shower over tub with subway tile, linen closet, built-in vanity with sink, mirror and over-light vanity

## Third Level

- Bedroom #6 with hardwood flooring, recessed lighting, window seat with 3 windows, closet, angled ceiling
- Bedroom #7 with hardwood flooring, recessed lighting, closet, 3 windows, built-in shelving, angled ceiling
- Family Room with hardwood flooring, skylight, wet bar with sink, granite counters, vinyl floor, built-in island, wine fridge, window seat, recessed lighting, angled ceiling, closet, access to attic storage area
- Exercise Room with window, recessed lighting, hardwood flooring, utility closet access, angled ceiling, closet
- Full Bath with tile floor, claw foot tub, pedestal sink, mirror vanity, one window
- Walk-in hall closet and additional skylight
- Rear staircase to Kitchen with closet on level between 2<sup>nd</sup> and 3<sup>rd</sup> floors

## Lower Level

- Unfinished basement, storage, utility, walkout



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

- Detached garage with 2<sup>nd</sup> level loft area and ample rear parking
- Fence installed (2007)
- Security system (2007)
- Basement lighting installed (2007)
- Major tree removal (2007)
- Marvin windows throughout entire home (2007)
- French doors to porch in Living Room (2007)
- Central Heat/AC (2007)
- Hardwood floors refinished throughout (2007)
- Dining Room and Kitchen sound system (2007)
- Landscaping and irrigation system (2008 and maintained seasonally)
- Custom blinds throughout (2007)
- French drains and sump pump (2008)
- Bathroom upgrades (2008)
- Top floor skylight glass blocks installed (2008) and cleaned (2016)
- Garbage disposal (2008)
- 3rd level kitchenette (2009)
- Washing Machine (2010)
- Bedroom #3 shoe closet (2013)
- Replaced side porch steps (2014)
- Repaired vinyl siding (2014)
- Garage floor repaired (2014)
- Mahogany porch floor refinished (2015)
- Garage, exterior crown molding and porch repainted (2015)
- Garage threshold replaced (2015)
- Dishwasher (2015)
- Rear storm door replaced (2016)
- Painted throughout (2016)

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