

723 GLEN AVENUE
WESTFIELD, NJ



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THE #1 KELLER WILLIAMS TEAM IN NEW JERSEY

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Absolute charm at every turn! This nearly new, picture perfect 4 Bedroom, 2½ Bath Colonial on one of Westfield's most desirable northside streets has it all. With fabulous open floor plan and top-notch upgrades and amenities throughout, 723 Glen Avenue is an absolute dream.

Stroll up the handsome cobblestone driveway to the bluestone walkway and take in the home's beautiful curb appeal with a welcoming front porch, classic shutters and meticulous landscaping. Enter through the warm, wood front door and become transfixed by all this house has to offer. The welcoming Entry opens to the sun-drenched Living Room with stunning wainscoting and elongated windows.



Get ready to host family gatherings and dinner parties in the elegant Formal Dining Room with wainscoting and a statement tray ceiling. Entertaining family and friends is delightful in the dazzling Family Room with its gracious fireplace and views of the meticulously landscaped backyard oasis beyond. The Family Room opens to the Gourmet Chef's Kitchen which is every cook's dream with crisp white Homecrest custom cabinetry, large island, granite countertops, high-end stainless steel appliances and a dreamy Breakfast Room. A chic Powder Room rounds out the outstanding 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 2 enormous Walk In Closets fitted with custom shelving and drawers. Enjoy the spa-like Master Bathroom complete with built in Jacuzzi tub, oversized shower and custom double vanity with marble countertop. Three additional bedrooms are steeped in sunlight and include generous closets and large windows. A large tastefully renovated Full Hall Bathroom 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!

Another showstopper of 723 Glen Avenue is the luxurious and extremely private backyard oasis. The large fenced-in yard with massive patio, custom fireplace, lush landscaping, top of the line outdoor kitchen and outdoor TV will provide endless opportunities for barbecues, roasting marshmallows or enjoying time with family and friends. And that's not all. The staircase to the Lower Level leads to a spacious Recreation Room/Exercise Room with plenty of room for movie watching and children's art studio. Don't miss the incredible Wine Cellar, with additional Bonus Room, with tons of potential, including a possible future full bathroom (rough in plumbing already exists).

With its prestigious neighborhood, minutes to fabulous downtown Westfield, New York City train and top-notch schools, 723 Glen Avenue is a fantastic value and cannot be missed!



INSIDE + OUT

FIRST LEVEL

- Front Porch featuring bluestone flooring and maintenance free railing, sprinklers for hanging baskets
- Living Room featuring hardwood floors, wainscoting, coffered ceiling, in-wall speakers, stairway to 2nd level, semi-flush mount light fixture, door to Garage
- Dining Room featuring hardwood floors, wainscoting, tray ceiling, recessed lighting, sconces, picture window, deep crown and baseboard moldings
- Family Room featuring hardwood floors, fireplace with tile surround and custom millwork mantle, recessed lighting, deep crown and baseboard moldings
- Gourmet Chef's Kitchen featuring hardwood floors, crisp white wood Homecrest custom cabinetry, granite countertops, subway tile backsplash, mosaic tile backsplash behind oven, wood blinds, pendant light fixtures, recessed lighting, island with seating for 4 with granite countertop and bead board detail, stainless Sub Zero refrigerator, Bosch stainless dishwasher, GE Profile stainless built in microwave/convection oven, Wolf stainless oven/range, Zephyr stainless hood, Sub Zero beverage refrigerator
- Breakfast Room featuring hardwood floors, bay of windows, wainscoting, sliding French doors, chandelier, recessed lighting, custom window treatments
- Rear Hallway with double door Coat Closet
- Powder Room featuring tile flooring, wallpaper, custom designer wood vanity with marble countertop, Toto toilet, custom window treatment, flush mount light fixture, deep crown and baseboard moldings, fan

SECOND LEVEL

- Second Floor Landing featuring hardwood floors, wainscoting, recessed lighting, custom moldings, Linen Closet, door to 3rd Floor staircase
- 2nd Floor Laundry Closet featuring double doors, front loader Electrolux washer, front loader LG dryer
- Full Hall Bathroom featuring tile flooring, deep crown molding, high ceiling, custom wood vanity with bead board detail, granite countertops, custom cut mirror, Toto toilet, storage cabinet, shower over tub with tile surround, flush mount light fixture, 4 light sconce, fan, window with ample light
- Master Bedroom featuring hardwood floors, windows overlooking lush backyard, deep crown and baseboard moldings, shades
- Master Bathroom featuring tile flooring, custom double wood vanity with marble countertops, custom medicine cabinets with storage, built in cabinetry, built in Jacuzzi tub with tile surround, frameless glass door shower with tile surround and rain showerhead with thermostatic control valves, Toto toilet
- 2 Master Walk In Closets with custom cabinetry and storage, sconces, flush mount light fixtures
- Bedroom #2 featuring hardwood floors, chandelier, built in shelving, double door Closet, deep crown and baseboard moldings, shades
- Bedroom #3 featuring hardwood floors, double door Closet, deep crown and baseboard moldings, shades
- Bedroom #4 featuring hardwood floors, deep double door Closet, deep crown and baseboard moldings, wood blinds

LOWER LEVEL

- Staircase to Lower Level featuring open shelving
- Recreation Room/Exercise Room featuring Monster Tile Rubber floating floor, custom mirror with ballet bar, full ceiling Roxul sound insulation, recessed lighting
- Wine Cellar and storage
- Plumbing rough in for Full Bathroom and steam shower
- Humidex wave - dehumidifier
- Q mark baseboard heat with thermostat control
- LED lighting controlled by local and 3 -way dimmer rocker switches
- Wired for surround sound theater
- Potential Future Bar – possible tie in to existing drain and water lines

FRONT/BACK YARD

- Walpole front post
- Cobblestone driveway
- Bluestone front steps with stone risers
- Front yard meticulously landscaped
- Enormous Bluestone Patio
- Custom stone fireplace and stone walls/seating
- Outdoor Kitchen featuring built in Viking BBQ with sear, rotisserie and warming drawer, custom stainless cabinetry, 2 U-Line refrigerators, outdoor stainless Elkay sink
- SunBrite Outdoor TV
- Rear yard meticulously landscaped with blooming perennials and privacy trees, landscape and path lighting
- Fully fenced in yard
- Irrigation system

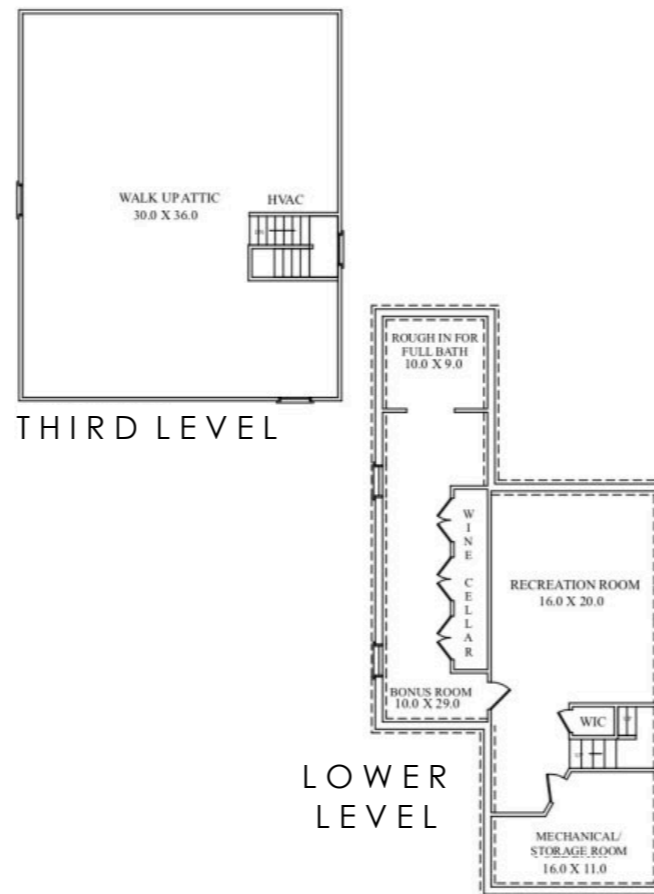
THIRD LEVEL

- Unfinished with vaulted ceilings and tons of potential for Recreation/Playroom, additional bedroom(s), etc.

ADDITIONAL FEATURES + UPGRADES

- Andersen windows throughout
- Garage featuring electric doors, utility sink
- Heat/AC, 2 zones
- Security/Comprehensive system from exterior and interior from basement to attic
- Wired for smart home capabilities, including hardwired and wireless networking along with multiple areas of audio

THE FLOORPLAN



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