



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



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**107 Millburn Avenue**

MILLBURN | NEW JERSEY

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Opportunity and options are the hallmarks of this expansive custom home. Residential and professional use come together harmoniously in a location that takes full advantage of all Millburn has to offer. Over one-third acre affords ample privacy, while the location allows you to maximize your potential for a successful home business.

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### THE FIRST LEVEL

- ◆ Foyer with marble tile floor, guest closet and staircase to lower level
- ◆ Living room with hardwood floor, recessed lights and bay window
- ◆ Dining room with hardwood floor, crown molding, recessed lights and bay window
- ◆ Kitchen with tile floor, tile backsplash, granite counters, ample cabinet space, built-ins, Maytag dishwasher, GE gas cook top, refrigerator and double oven, separate breakfast area
- ◆ Family room with hardwood floor, wood paneling, beamed ceiling, recessed lights, built-ins, sliders to the backyard and a wood-burning fireplace with stone surround
- ◆ Laundry room with tile floor, washer, dryer, closet and access to 2-car garage
- ◆ Hallway with closet leads to sleeping area





### ***THE FIRST LEVEL SLEEPING AREA***

- ◆ Master bedroom with hardwood floor, recessed lights, closet and walk-in closet
- ◆ Master bath with tile floor, tile wainscoting, marble vanity and tile shower/tub
- ◆ Bedroom 2 with hardwood floor, ceiling fan, recessed lights and two closets
- ◆ Bedroom 3 with hardwood floor and closet
- ◆ Bath with tile floor, tile wainscoting, vanity and tile shower tub
- ◆ Hallway with central access to sleeping area, closet and staircase to second level

### **THE SECOND LEVEL**

- ◆ Bedroom 4 with wall-to-wall carpet, walk-in closet and access to attic storage
- ◆ Bedroom 5 with wall-to-wall carpet and ceiling fan
- ◆ Bath with tile floor, recessed lights, closet, pedestal sink and tile shower
- ◆ Attic storage room with storage closet



### **THE LOWER LEVEL**

- ◆ Entry foyer with access to the waiting room and storage
- ◆ Waiting room with wall-to-wall carpet, recessed lights and wood paneling
- ◆ Reception room with wall-to-wall carpet and recessed lights
- ◆ Powder room with tile floor and wainscoting
- ◆ Office with wall-to-wall carpet, wood walls, recessed lights and built-ins
- ◆ 3 Examination rooms with linoleum floors, built-ins and wash basins
- ◆ Hallway with wash room and closet
- ◆ 2 unfinished storage areas with stairs to first level and to the garage

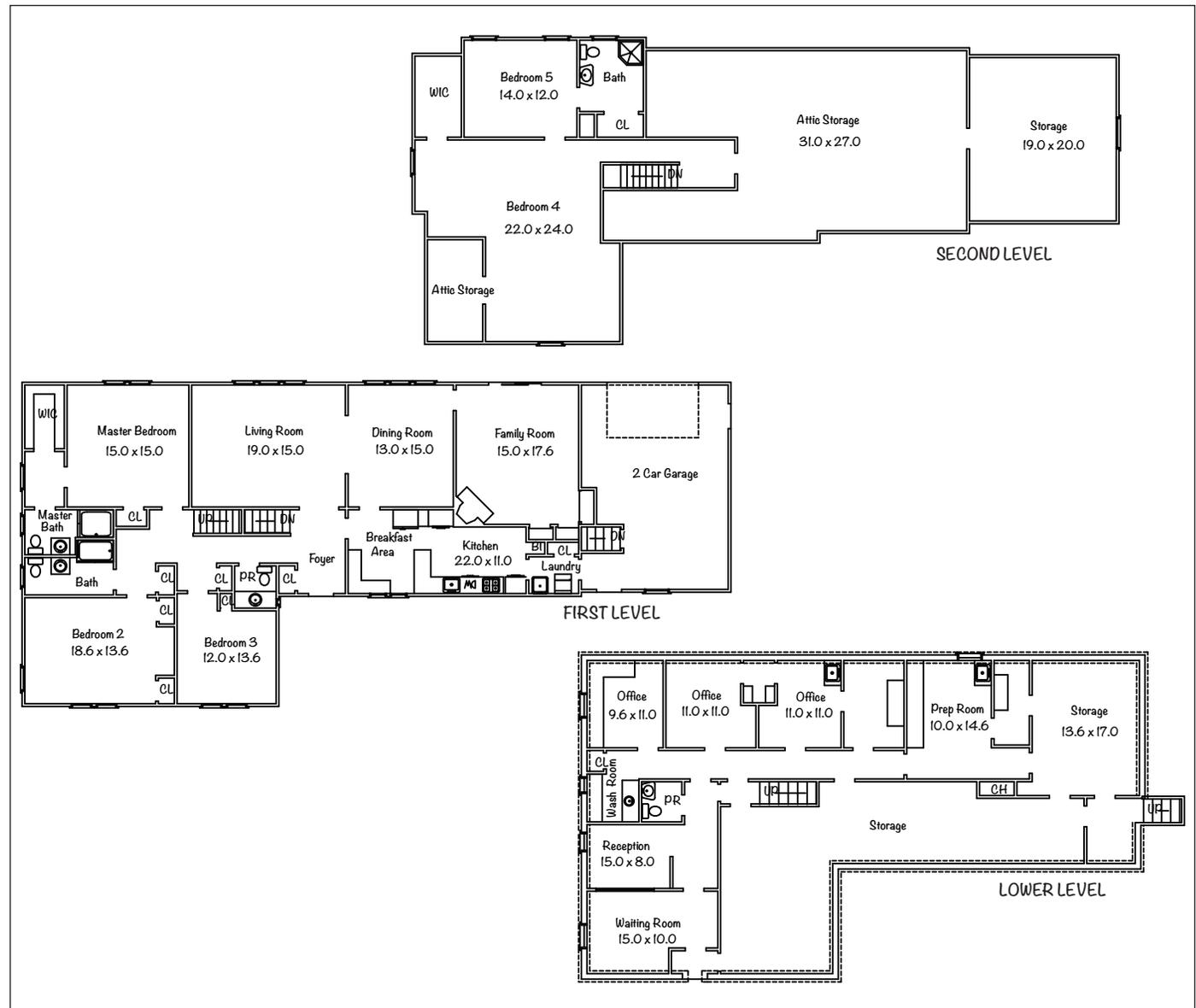


## ADDITIONAL FEATURES

- ◆ Brick and wood exterior with covered entry
- ◆ Flagstone front walkway
- ◆ Paved driveway with Belgium block
- ◆ Attached 2-car garage
- ◆ Home includes professional use portion on the lower level with a separate entrance with covered portico and flagstone front walkway
- ◆ Professionally landscaped property includes mature trees, foundation shrubbery, hydrangea and established lawns
- ◆ Prime location for both residential and professional use, includes easy access to major highways, shopping, recreation, top schools and NYC commuter trains.

## PROPERTY PARTICULARS

- ◆ Built: 1963
- ◆ Lot Size: .35 Acres
- ◆ 2010 Taxes: \$13,747



It is not often that a home with such versatility and space comes along. Warm and inviting living areas, a flexible professional home office on the lower level and a pretty setting with plenty of privacy come together beautifully in this one extraordinary package.

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