



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



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**44 Highland Avenue**  
MADISON | NEW JERSEY

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FOR OVER 110 YEARS, THIS EXQUISITE VICTORIAN HAS GRACED THIS CHARMING NEIGHBORHOOD! Successfully mixing classic and modern, you can step back in time without leaving any of today's indispensable amenities behind.

Pausing at the wraparound front porch, you take a moment to envision lazy days, rocking chairs, cool beverages and the company of friends and loved ones. Inside, you are greeted by a center-hall foyer where gleaming wood floors continue into the adjoining rooms. The living room includes a wood-burning fireplace flanked by built-in shelves, while across the foyer, the family room has space for comfy sofas and chairs. Both room include French doors opening to the porch, creating seamless transitions to outdoor living.

The centerpiece of this fine home is the kitchen. Beautifully updated with the busy home cook in mind, this kitchen includes sparkling white cabinets, durable Corian counters and quality stainless steel appliances, all arranged for maximum efficiency. Open to the adjoining dining room, these two spaces form a social hub that will enhance entertaining. French doors in the kitchen lead the way out to a sun porch and sprawling backyard.



ENTERTAIN, RELAX AND ENJOY ALL NATURE HAS TO OFFER FROM THIS FABULOUS SUN PORCH. Floor-to-ceiling screens welcome gentle cross-breezes, and you are free to take in this tranquil setting in complete comfort. From early spring through late fall, dining, entertaining or quiet relaxation are equally accommodated.

A paver patio overlooks the deep backyard, and you have all you need to host your next warm weather celebration, garden or enjoy active play.

Four finished levels include 6-8 bedrooms and 2 full baths on the second and third levels. The master bedroom has the added benefit of an updated en suite full bath, while the updated hall bath effectively guides everyone through the morning rush. Closet storage is in ample supply and there's attic access on the third level. Should your needs require, you have up to 8 bedrooms, while any one of these bedrooms could easily serve as an office or den.

The lower level has been finished to include a large recreation room. Comfortably finished, this recreation room features wall-to-wall carpet, recessed lights and built-in storage. A powder room, laundry room, pantry closet with built-ins, storage rooms and access to utilities complete this lower level.



Centrally located in one of Madison's premier pocket neighborhoods, this remarkable home enjoys easy access to major highways, while downtown shopping and restaurants, parks, top rated schools and NYC commuter trains are only blocks from your front door.



# Inside and Outside...

## FIRST LEVEL

- Center-hall foyer with crown molding, stairs to the upper and lower levels, wood floor and open entry to the adjoining rooms
- Living Room with wood floor, dentil molding, wood-burning fireplace, built-in shelves and French doors to the front porch
- Family Room with wood floor, crown molding and French door to the front porch
- Kitchen with wood floor, custom cabinetry, Corian counters, tile backsplash, farmhouse sink, center island breakfast bar with Corian counter, pendant lighting above and Theramdor gas cook top, KitchenAid oven and microwave, Bosch refrigerator and built-in espresso machine, recessed lights and a French door to sun porch
- Dining Room with wood floor, crown molding and open to the adjoining kitchen
- Sun porch with floor-to-ceiling screens on three walls, wood floor, ceiling fan, beadboard cathedral ceiling, outside railing and door to the paver patio
- Powder Room with tile floor, beadboard wainscoting and pedestal sink

## SECOND LEVEL

- Master Bedroom with crown molding, built-in cabinets with shelves, wall-to-wall carpet and extra-large walk-in closet with built-ins
- Master Bath with tile floor, tile wainscoting, crown molding, recessed lights, tile shower, vanity with Corian counter top, linen closet and built-in storage
- Bedroom 2 with wall-to-wall carpet, crown molding and closet
- Bedroom 3 with wall-to-wall carpet, crown molding and closet
- Bedroom 4 with wall-to-wall carpet, crown molding, ceiling fan and closet
- Hall Bath with tile floor, tile wainscoting, vanity with Corian counter top, soaking tub and tile shower

## THIRD LEVEL

- Bedroom 5- wall-to-wall carpet, beadboard ceiling and access to attic storage
- Den / bedroom with wall-to-wall carpet, beadboard ceiling, built-ins and storage
- Bedroom 6 with wall-to-wall carpet, closet and access to attic storage
- Office / bedroom with wall-to-wall carpet and closet
- Hallway with two closets

## LOWER LEVEL

- Recreation room with wall-to-wall carpet, recessed lights, built-in shelves, built-in seating, unfinished storage and pantry storage with built-ins
- Laundry with tile floor, Miele Touchtronic washer and dryer and folding table
- Storage room with built-ins
- Powder Room with tile floor and vanity with sinks

## ADDITIONAL FEATURES

- Security system
- Updated kitchen and baths
- Thermal windows and doors
- Wraparound front porch
- Concrete front walkway
- Stone driveway with additional parking
- Detached 2-car garage
- Paver patio and fenced backyard
- Storage shed
- Professionally landscaped property includes mature trees, foundation shrubbery, a variety of specimen plantings and established lawns
- Prime location just blocks from downtown shopping, parks and recreation, top schools and NYC commuter trains
- Easy access to major highways, business centers and Newark/Liberty International Airport

## PROPERTY PARTICULARS

- Built: 1900
- Lot Size: 100 x 167 (.38 Acre)
- 2010 Taxes: \$11,387

