



Sue Adler

KELLER WILLIAMS
PREMIER PROPERTIES



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WESTFIELD | NEW JERSEY

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team

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Built in 1923, this classic gem has been renovated with a new addition in 2005 and updated to energy efficiency in 2009. The result is a home filled with classic charm and character, while modern amenities and energy efficiency have been seamlessly incorporated.

You can't help but notice this exceptional colonial. Tall trees and foundation shrubbery artfully frame the exterior, as a broad front porch with mahogany floor extends a warm welcome. Porch swing, comfy chairs and tables create an environment made for lively conversation and cool beverages. Step inside and you are greeted by a convenient entry vestibule that leads into a spacious living room. This is your introduction to polished hardwood floors, deep moldings, and wide trim. The coffered ceiling draws your attention, while built-in shelves are positioned adjacent to the fireplace. Adjoining the living room is a

den with side bay window. Beyond the living room, the formal dining room includes a side window with built-in window seat and French doors opening to the breakfast room and kitchen.

Artfully updated and renovated, the kitchen is spacious, interesting and highly efficient. Custom cabinets are topped with granite counters, as quality appliances are positioned for easy access. The breakfast area sits beneath a deep bay window, while a French door leads the way out to the deck and backyard.





Four bedrooms and a full bath are found on the second level, while the master suite occupies the entire third level. A luxurious master bath is a virtual work of art, featuring a corner spa tub, two vanities and walk-in shower.

Additional finished space is found on the lower level, where a recreation room and two offices ensure your complete comfort. Laundry facilities and another full bath complete this lower level.

Outside, the deck and patio overlook a private, fully fenced backyard. The free-form in-ground swimming pool adds a vacation

atmosphere and the paver patio surround encourages poolside dining. Gardening, entertaining and active play are equally accommodated.

Located in a quiet neighborhood, residents of this tree-lined street have easy access to major highways, while shopping, recreation, top rated schools and NYC commuter trains are just minutes from your front door.

This charming period home brings responsible energy consumption, immaculate up-to-date interior spaces, a lovely setting and prime location, together in one remarkable package.



Inside and Outside...

FIRST LEVEL

- Entry vestibule
- Living room with hardwood floor, recessed lights, coffered ceiling, wood-burning fireplace and built-ins
- Dining room with hardwood floor, chair rail, crown molding, closet and French doors to the kitchen
- Kitchen with hardwood floor, ceiling fan, recessed lights, custom cabinets, granite counters, tile backsplash, center island, breakfast area, doors to deck, Marvel wine cooler, Sub-Zero refrigerator, Fisher & Paykel dishwasher and Jenn-Air gas cook top
- Den with hardwood floor, crown molding and ceiling fan
- Mudroom with tile floor and door to the deck
- Powder room with tile floor, tile wainscoting and pedestal sink

SECOND LEVEL

- Bedroom 2 with wall-to-wall carpet, recessed ceiling and closet
- Bedroom 3 with hardwood floor, crown molding and closet
- Bedroom 4 with hardwood floor and closet
- Bedroom 5 with wall-to-wall carpet, recessed ceiling and closet
- Bath with tile floor, tile tub, tile shower, double vanity with marble counter top and recessed lights
- Hallway with two linen closets

THIRD LEVEL

- Master bedroom with wall-to-wall carpet, ceiling fan and double-width closet
- Master bath with marble tile floor and decorative tile inlay, spa with marble surround, marble tile shower, vanity with marble counter top and walk-in closet with built-ins

LOWER LEVEL

- Recreation room with wall-to-wall carpet and recessed lights

- Office with wall-to-wall carpet, recessed lights and closet
- Office 2 with wall-to-wall carpet, recessed lights and closet
- Bath with tile floor, vanity with sink and tile shower
- Laundry, storage and utility rooms

ADDITIONAL FEATURES

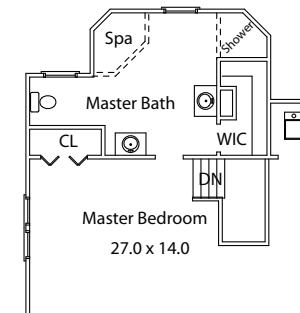
- Renovated with addition 2005
- 2 units forced air gas heating system
- Central air conditioning
- Covered front porch
- Detached 2-car garage with automatic opener and loft storage
- Paved driveway with additional parking
- Underground lawn sprinkler system
- Patio overlooking a fenced backyard
- Mahogany deck
- In-ground pool
- Professionally landscaped property includes mature trees, foundation shrubbery and established lawns
- Quiet neighborhood offers easy access to major highways, top schools, recreation and NYC commuter trains

2009 ENERGY CONSUMPTION IMPROVEMENTS

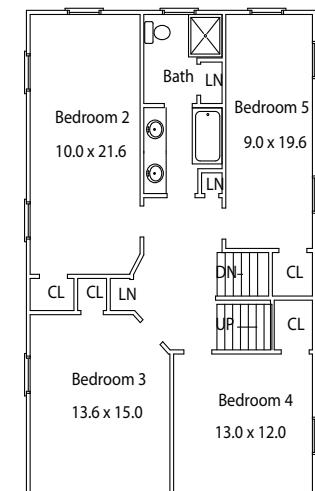
- Completed the Home Performance with Energy Star program reducing overall energy consumption by 30%
- Boiler replaced with 98% efficiency unit
- New hydronic radiant heater installed at first floors and basement
- New indirect water heater added to the system
- Entire house re-insulated with cellulose insulation and air sealed
- Leaks in foundation and duct work were sealed
- New LED lighting added to the basement

PROPERTY PARTICULARS

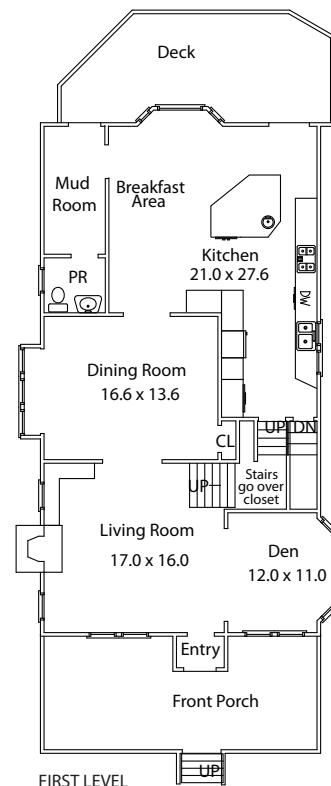
- Built: 1923 / Updated: 2005 & 2009
- Lot Size: 50 X 235 (.27/Acres)
- 2010 Taxes: \$17,452



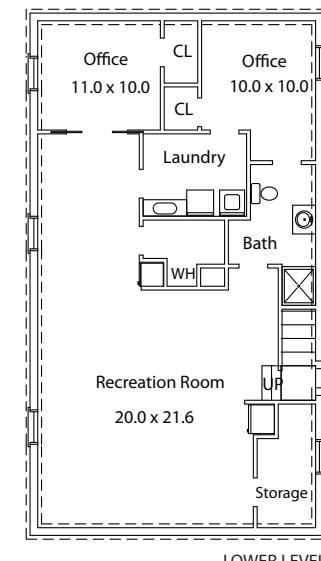
THIRD LEVEL



SECOND LEVEL



FIRST LEVEL



LOWER LEVEL

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