

# 72 Fredericks Street

West Orange, New Jersey



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

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THE #1 KELLER WILLIAMS TEAM IN NEW JERSEY team

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This Delano I end unit will surely impress from the moment you walk through the front door. Soaring ceilings in the two story entry foyer coupled with the abundance of natural light and gleaming dark hardwood floors, sets the stage for the rest of this home. Enjoy hosting dinner parties in the elegant dining room with tray ceiling. The adjacent gourmet kitchen with walk-in pantry is ready to serve all your families' cooking needs from quick on the meals to holiday feasts and the additional dining area and breakfast bar provide additional spaces for guests and family alike. Steps away is the spacious yet cozy living room featuring a double-sided gas fireplace and built-ins to display all your knick-knacks and pictures. For added convenience there is a large walk-in storage closet and mudroom with access to the built-in two car garage. Completing this level are the office and powder room.





On the second level everyone will find their own personal retreat in one of three bedrooms. The Master bedroom suite allows you to unwind after a long day of work, featuring tray ceiling, double-sided gas fireplace, sitting room and two walk-in closets. The spa-like Master bathroom allows you to rejuvenate in the jetted soaking tub. Two additional bedrooms with en-suite bathrooms and full hall bathroom spacious walk in closets provide ample privacy and comfort for your family and your guests to retire to. And with the added convenience of the laundry room on the second level, doing laundry just became that much easier.

The lower level with high ceilings and rough plumbing is ready for your creativity to finish this space into a home theatre, exercise room, recreation room, game room-the possibilities are endless.

Outside, entertaining continues on the rear deck and just a few steps down the rear yard is ready for all your outdoor hobbies. Illustrating just what "move-in condition" really means, only your furnishings and personal touch is required. This is a fabulous opportunity to take full advantage of all the Bel Air community and West Orange has to offer in a home that you will be proud to showcase often.

# Inside and Out...

## First Level

- Double story entry foyer with hardwood floor and coat closet
- Dining room with hardwood floor, tray ceiling and recessed lighting
- Kitchen with tile floor, granite counter, center island with breakfast bar, gas fireplace (double-sided), butler's pantry, walk-in pantry, stainless steel appliances including gas 5-burner range, double ovens, refrigerator and dishwasher and access out to deck
- Living room with hardwood floor, gas fireplace (double-sided) with wood mantle and stone surround and built-ins
- Powder room with hardwood floor and pedestal sink
- Office with hardwood floor, French doors and recessed lighting
- Mudroom with tile floor and coat closet
- Two-car garage

## Second Level

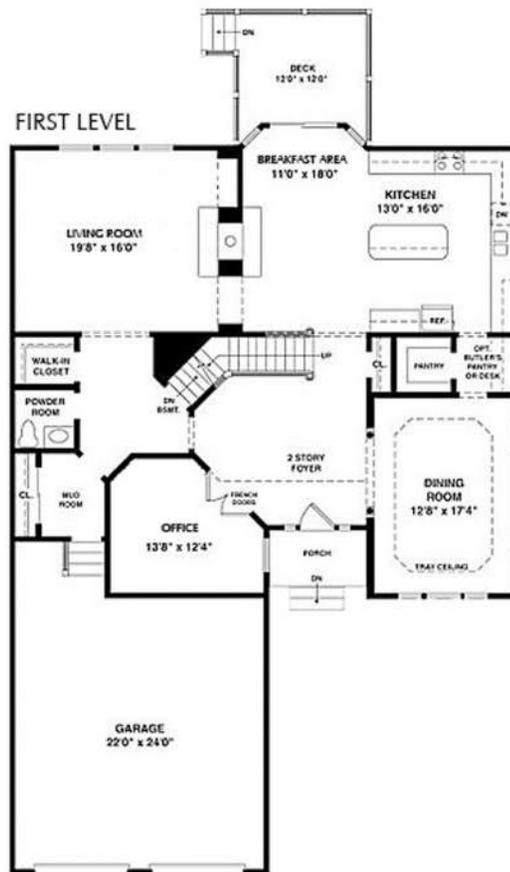
- Master bedroom suite with carpet, tray ceiling, gas fireplace (double-sided), sitting room, two walk-in closets and recessed lighting
- Master bathroom with tile floor, vanity with double sinks, jetted tub and stall shower and linen closet
- Bedroom with carpet, walk-in closet, recessed lighting and en-suite bathroom with tile floor and shower over tub
- Bedroom with carpet, walk-in closet, recessed lighting and en-suite bathroom with tile floor and shower over tub
- Laundry room
- Storage closet

## Lower Level

- Unfinished with high ceilings and rough plumbing (potential to finish)



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## THE FLOOR PLAN 72 FREDERICKS STREET



NOT TO SCALE: Floor plan is provided for illustration purposes only.  
Room positions and dimensions are approximate and should be measured independently for accuracy.

## Additional Features

- Delano I end unit
- 3 zone heat and central air
- Clubhouse with gym, billiards room, card room and kitchen
- Clubhouse features a large multi-purpose event space that can accommodate 65 guests
- Community pool
- Community tennis courts
- Train Access: Route 5 jitney to Orange and South Orange train stations. Pick-up and drop-off at the corner of Fredericks Street and Kelly Drive.



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