

# 162 Myrtle Avenue

Millburn, New Jersey



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

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A unique chance to move right in to an impeccably renovated Millburn home, 162 Myrtle Avenue, which features meticulous upgrades and details. From the picture-perfect white picket fence with arbor to the front covered side porch all surrounded by English gardens, this home is packed with 21st century designer touches while maintaining its original charm.

Step right through the quaint rounded red front door to an entry foyer with a slate tile floor and coat closet, which opens to a bright and airy Living Room with recessed lighting, hardwood floors and a stone fireplace with wood mantle. An arched doorway takes you into the formal Dining Room, where crown molding and hardwood floors convey a warm mood for special family holiday dinners and every day dining alike.

The spacious eat-in kitchen easily serves as the central gathering spot for friends and family. Its expansive countertops and cabinets and updated appliances will make entertaining for either the family or a big party effortless and organized. It has a contemporary open design, yet keeps in the traditional lines of the home. Stainless steel appliances offset the earthy neutral tones of the maple cabinets, granite countertops and decorative tile backsplash. A built-in desk area will keep paperwork organized or homework help possible while preparing meals. A large slider door allows for plenty of bright light and access to the painted rear deck for summer BBQs and warm weather entertaining, while the central air conditioning will keep things cool inside. The youngsters will enjoy the open level yard during any season of the year. Opening directly to the kitchen is the Family Room with vaulted high ceiling, plantation ceiling fan and hardwood floors, this room will sure to be a favorite for the entire family. Rounding out this level is a conveniently located Powder Room with a pedestal sink, wood floor and wainscoting.





Take the decorative wrought iron railing and carpeted steps up to the home's second level, which boasts three generously sized bedrooms all with hardwood floors, excellent closet space and a designer paint palette. The shared renovated hallway bath features a black and white tile floor, shower over tub with subway tile, glass door and a vanity with ample storage. A decorative door opens into a private entry landing with a carpeted stairway, which leads up to the Third Level Master Suite. Set apart, the Master Suite allows for privacy and tranquility, with sprawling vaulted ceilings and a spacious walk in closet with built in shelving. The Master Bath features a stall shower with decorative tile, coordinating tile flooring and an inlay Victorian style vanity with storage.

A sprawling Recreation Room in the lower level, with a tile floor and recessed lighting, is the perfect space for an entertainment center, game tables and exercise equipment. A storage closet, laundry facilities and built-in modular shelving keeps things organized and tidy.



Outside, the mature garden features a variety of roses, hydrangeas, bulbs, a Japanese Maple tree, amongst other plantings. The professionally-maintained landscape is accented by automatic in-ground lighting as well as sprinklers. A low-maintenance white vinyl fence provides a great space for kids or pets to enjoy the beautiful yard and treescape. Finally, a large two-car garage with significant storage capacity adds to the already ample parking space in front - more than enough for 4+ vehicles or bikes to ride to the South Mountain School - at the end of the block, with 3 playgrounds, Taylor Park or the South Mountain Reservation all nearby.

A gem in the heart of much-desired town of Millburn, any family will feel right at home with easy walking access to public transportation into Manhattan, Blue Ribbon schools, downtown shopping and five-star dining while surrounded by the vibrant, tight-knit South Mountain community.

# Inside and Out...

## FIRST LEVEL

- Entry foyer with slate tile floor, window, coat closet
- Living room with recessed lighting, crown molding, hardwood floors, stone wood-burning fireplace with brick surround and wood mantel, opens to covered side porch
- Dining Room with arched entry way, crown molding, large windows and access to the kitchen
- Open kitchen with hardwood floors, recessed lighting, granite countertop, decorative tile backsplash, built in desk area with granite countertop, eat in kitchen area, recessed lighting, KitchenAid dishwasher, LG range oven, LG microwave, Maytag refrigerator, Broan commercial exhaust fan, Pella ThermaStar patio door access to rear deck
- Family Room/Den with high ceiling, hardwood floors, recessed lights and fan/light fixture
- Powder room with crown molding, wainscoting, pedestal sink and mirror
- Covered side porch with beadboard ceiling, ceiling light and tile floor

## SECOND LEVEL

- Bedroom #2 with hardwood floors, crown molding and large updated walk-in closet
- Bedroom #3 with hardwood floors and closet
- Bedroom #4 with hardwood floors, crown molding and closet
- Hall w/carpet runner over hardwood and stairs, linen closet and cedar closet
- Hall Bathroom with tile floor, modular linen closet and shower over tub with subway tile/decorative inlay and glass shower door, marble topped vanity with storage and mirror

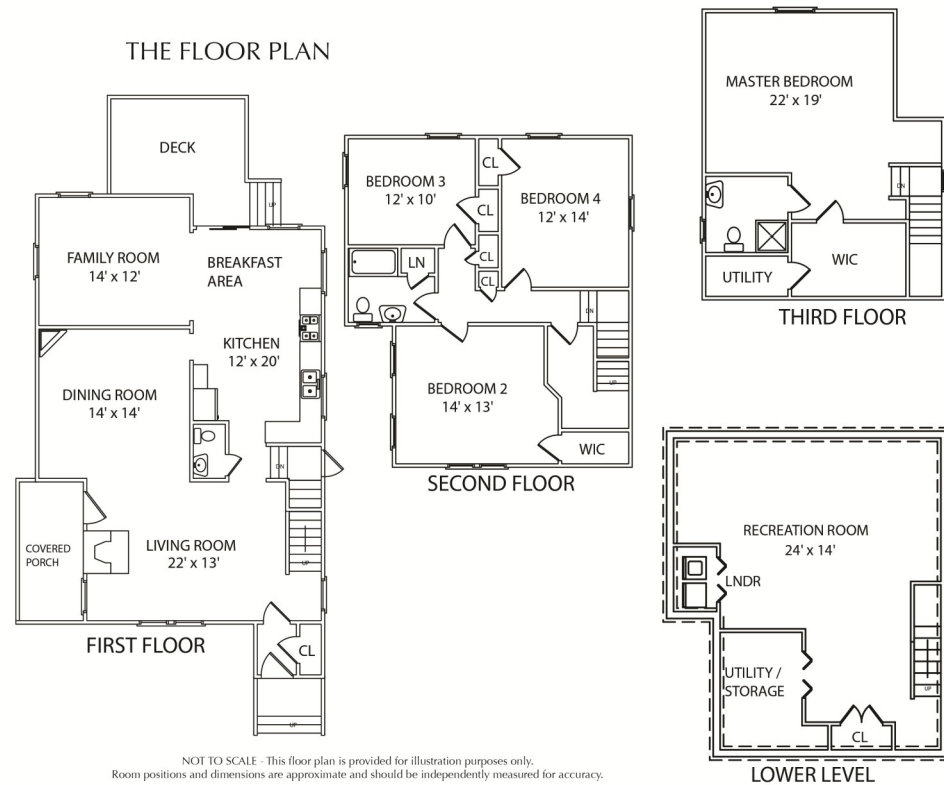
## THIRD LEVEL

- Decorative door into entry landing with carpeted stairs, to Master Bedroom with vaulted ceiling and walk in closet with built in shelving
- Master Bathroom with tiled shower stall, tile floor with decorative inlay, marble topped vanity with storage and mirror

## LOWER LEVEL

- Recreation room with tile floor, recessed lighting, Maytag Bravos-line washer and steam dryer area with utility sink, Elfa storage shelving, storage closet and utility room

## THE FLOOR PLAN



## ADDITIONAL FEATURES AND UPGRADES

- Insinkerator garbage disposal (2014)
- Broan Commercial 440cfm kitchen hood, externally vented (2013)
- Elfa modular closets: 2<sup>nd</sup> Floor Master Bedroom, 2<sup>nd</sup> Floor Bathroom closet, Basement (2013)
- Elfa modular garage shelving (2013)
- KitchenAid Dishwasher (2013)
- Sump pump with water-powered backup (2012)
- Laundry/utility sink (2012)
- Exterior French drain (2011)
- Navien Tankless water heater (2010)
- Hague water softener (2010)
- Maytag Bravos Steam Dryer and High Capacity Washer (2010)
- Weil-McLain steam boiler (2010)
- Complete interior renovation (2008)
- Roof replacement (2008)
- Rear Deck
- Central A/C
- Humidex integrated basement dehumidifier
- Covered side porch with beadboard ceiling and tiled floor
- English Gardens
- Vinyl-fenced rear yard with dual gate access
- In-ground sprinkler system

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