

# 46 Hillside Avenue

Livingston, New Jersey



*Sue Adler*  
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Set back and overlooking Hillside Avenue, this unique home is reminiscent of times past, but renovations create a model for today's contemporary living. Situated on a little under a half of acre of land with Cortland apple trees and greenery, the picturesque property and setting is reflective of the rich history of Livingston.

The circular driveway leads you up to the front door and over the threshold into the entry foyer with tile floor. Step into the Living room with original beamed ceiling and wood fireplace with brick surround-perfect for enjoying a good read on a colder night. The Family room with plush carpeting, wood fireplace and bay window is ready for family and guests to gather and the adjacent dining room with hardwood floor and access to the rear deck will aptly serve all your dinner guests in complete comfort and style.

Central to the first level is the updated eat-in kitchen with original beamed ceiling, offering the busy cook loads of storage and workspace. Quality appliances are arranged for easy access, while lighting effectively illuminates the work area and the additional dining area and built-in pantry make cooking both gratifying and delightful.





On the second level everyone will find their own personal retreat in one of three bedrooms all with ample closet space, including the Master bedroom with two closets, one walk-in. The master bathroom is complete with tile floor, vanity with granite counter and stall shower.

And there's more...the lower level is home to the dedicated laundry area, storage room, workshop and access to the one and half car garage with shelving.

Outside, the rear deck overlooks the private landscaped grounds, providing plenty of space for active play, gardening and entertaining.

Effortless and unique, this home maintains its distinctive character with today's modern enhancements and updates. This is the perfect chance for the family who appreciates the beauty of vintage homes to be part of the wonderful community of Livingston.

# Inside and Out...

## First Level

- Entry with mudroom and tile floor
- Living room with hardwood floor, original beamed ceiling, fireplace with brick surround and built-ins
- Family room with carpet, bay window and fireplace with brick surround
- Kitchen with vinyl tile floor, original beamed ceiling, Cherry cabinets, Corian counter tops, tile backsplash, exposed brick wall, 4-burner gas range and oven, dishwasher, Sub-zero refrigerator, and separate dining area
- Dining room with hardwood floor and French doors to deck

## Second Level

- Bedroom with carpet, walk-in closet and built-ins
- Bedroom with carpet and walk-in closet
- Bathroom with hardwood floor, claw foot tub and wainscoting
- Master bedroom with carpet, closet and walk-in closet with custom shelving and recessed lighting
- Master bathroom with tile floor, vanity with granite counter, stall shower

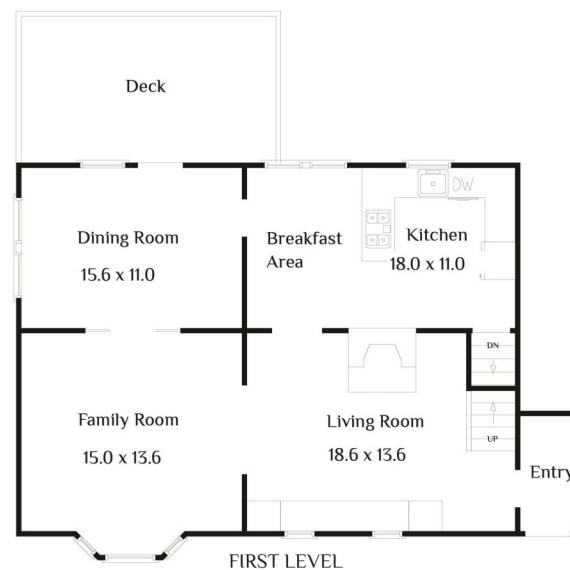
## Lower Level

- Laundry room with laminate floor
- Storage room
- Utility room/Workshop
- Access to one and a half car garage with shelving

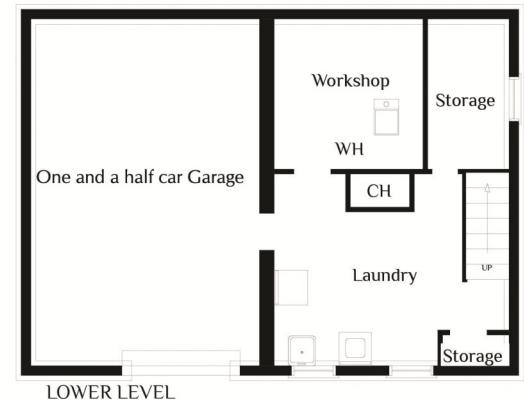
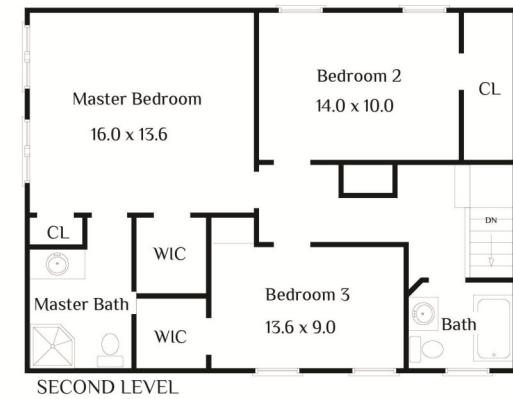
## Additional Features

- Whole house gutted
- New windows in the dining room and kitchen (2013)
- Circular driveway
- Double paned windows (except kitchen)
- 1 zone central air and heat
- Professionally landscaped

## THE FLOOR PLAN



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



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