

45 Parkview Drive

Millburn, New Jersey



Sue Adler
KELLER WILLIAMS
PREMIER PROPERTIES

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Welcome to 45 Parkview Drive, a charming colonial conveniently located on a winding tree-lined street just steps from Taylor Park and within easy walking distance to the center of Millburn. This home boasts a truly prime location.

The charm of the home is instantly apparent upon entering. Proceed through the elegant dark wood front door with rippled glass panes and you'll be greeted by an airy open Living Room where light streams through the windows onto the beautifully maintained hardwood floors with a contrasting border. Relax in front of the large wood-burning fireplace with its wooden mantel, brick surround and decorative stained glass panels that flank custom cabinetry, or cozy up with a book in the adjacent Den with its many windows and attractive hardwood floors. Continue on into the formal Dining Room where entertaining family and friends is a delight. A step through the doorway will reveal an updated Kitchen set-up equipped with top-of-the-line stainless steel appliances, custom cabinetry with attractive glass accents and rich looking granite countertops. It's an ideal place to prepare all your favorite meals, and the adjoining Breakfast Nook with its outdoor views and sliders to the deck is the perfect place to enjoy your morning coffee.





At the end of the day, you can gather in the lower level finished Rec Room that has plenty of flexibility and storage space as well easy access to the laundry room. And when it's time to retire for the night, you'll proceed up the staircase to the 2nd level where the Master Bedroom and two additional bedrooms - each with hardwood floors and windows that allow plenty of light to cascade through - provide comfortable space for family and guests alike. A Hall Bath with Corian topped vanity and a tiled shower/tub combo along with a large hallway storage closet complete the second level. Take the carpeted staircase to the third level where you'll find a spacious fourth Bedroom showcasing a dormer ceiling, built-in shelves, plenty of closet space, access to an attic storage area and a convenient en-suite Powder Room. It's the perfect private set-up for growing teens or guests alike.

With its Blue Ribbon schools and access to world class shopping and restaurants as well public transportation into nearby Manhattan, 45 Parkview Drive is the perfect place to call home.

Inside and Out...

First Level

- Living Room with hardwood floors, crown moldings, fireplace with wood mantel and brick surround, decorative stained glass windows flank fireplace, built-in bookcases/cabinetry, access to Kitchen and archway to Den and Dining Room, staircase with decorative iron railings to second level
- Den with hardwood floors, crown moldings, windows on 3 walls and window treatments
- Dining Room with hardwood floors, crown moldings and chair rail, grass cloth Roman shades and access to Kitchen breakfast nook
- Remodeled Kitchen with ceramic tile, floor, stainless steel appliances including Bosch 4 burner range/oven, Bosch dishwasher, Bosch refrigerator/freezer, Bosch microwave, custom cabinetry with glass pane accents, granite counter tops with tile backsplash and recessed lighting
- Breakfast Nook with ceramic tile floor, sliders to wood deck, recessed lights
- Powder room with pedestal sink, ceramic tile floor, built-in shelves
- Storage/coat closet

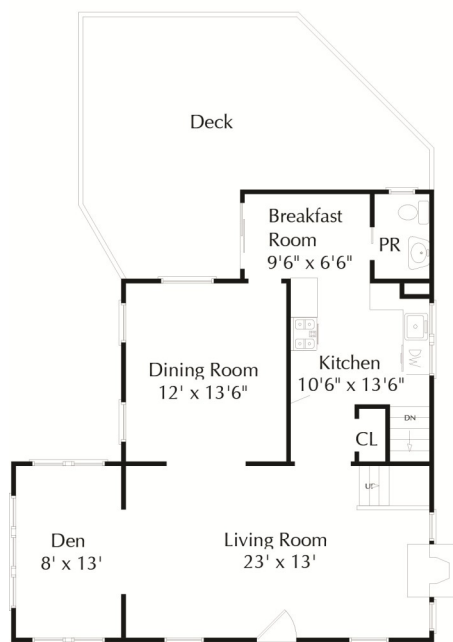
Second Level

- Master Bedroom with hardwood floors, crown moldings, ceiling fan/light, closet with shelving
- Bedroom #2 with hardwood floors, crown molding, decorative window moldings and fixture
- Bedroom #3 with hardwood floors, crown moldings, and closet
- Full Bathroom with Corian topped vanity, shower over tub with travertine tile backsplash with decorative accents and tile floor, linen closet, blinds
- Storage Closet in hallway
- Staircase to Third Level

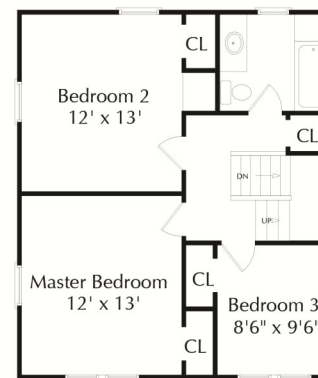
Third Level

- Bedroom #4 with dormer ceiling, double closet with mirrored bi-fold doors, carpet, built-in shelves and access to attic storage
- Powder Room with pedestal sink, ceramic tile floors, built-in medicine cabinet

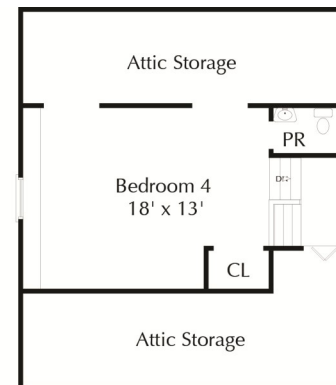
THE FLOOR PLAN



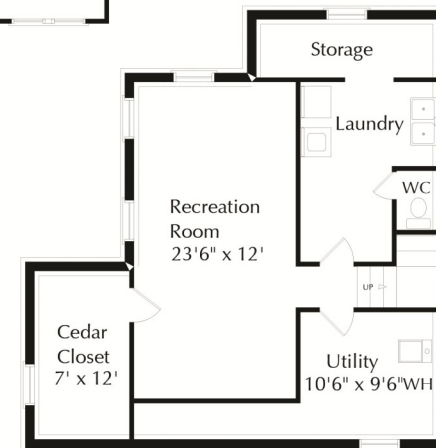
First Floor



Second Floor



Third Floor



Lower Level

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.

Lower Level

- Built-in shelves on staircase leading to lower level
- Recreation Room with carpet, crown molding, baseboard heat, recessed lighting,
- Large cedar closet with ceramic tile floor
- Laundry Room with washer/dryer
- Powder Room with toilet
- Utility Room
- Work Space
- Storage area

Updates and Additional Features

- Driveway Repaved (2012)
- Garage door (2011)
- Kitchen, breakfast nook and first-level powder room renovation (2011)
- Brick and bluestone front steps (2011)
- Exterior of house and garage sanded and painted (2011)
- Windows and front and side entry doors (2011)
- Detached 2 car garage with electric garage door opener
- Boiler (2010)
- Central A/C (2010)

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