

91 TILLOTSON ROAD FANWOOD, NJ





Welcome to 91 Tillotson Road! This absolutely darling 4 Bedroom, 2 and ½ Bath charmer in coveted Fanwood has it all! With sunny and bright rooms, the open and airy floorplan every buyer desires, the perfect mix of vintage charm and modern amenities and a super family-friendly block, 91 Tillotson is an absolute dream.



Stroll up and take in the home's beautiful curb appeal with a paver front walkway and a covered front entry. Enter the welcoming Entry Foyer with gleaming hardwood floors and a charming staircase to the Second Level. Cuddle up or enjoy family gatherings in the sun-drenched and spacious Living Room with a bay window where the sun glimmers through. Dinner parties are easy as the Living Room opens up to the gracious Dining Room where you will find a chic linear modern light fixture and windows overlooking the backyard oasis. The Gourmet Chef's Kitchen aims to please with hardwood floors, crisp white cabinetry, granite countertops and high-end stainless steel appliances. A dreamy Breakfast Room leads out to the Deck so that indoor/outdoor entertaining is laid back and stress free. Any homeowner will love the warm and welcoming Family Room featuring a floor to ceiling brick fireplace and soaring ceilings with wood beams. A renovated Powder Room, with on trend tile choices, rounds out the outstanding First Level.





Ready to retire for the evening? Enjoy immense privacy, your own custom Walk In Closet and a well-appointed Bath in the open and airy Master Suite. All other bedrooms boast hardwood floors and generous closets (2 Walk In). A tasteful Full Bath, with an oversized double vanity with a granite countertop, rounds out this level.

The real show stopper of this home is the incredibly private and meticulously landscaped backyard with a huge Deck and a free form Pool for outdoor entertaining. Whether it's swim parties, al fresco dining or roasting marshmallows friends, the backyard is unrivaled in its class!

And that's not all! The staircase to the Lower Level leads to a HUGE Recreation Room with a fabulous Custom Built In Bar. Whether it's a super bowl party, playdates or arts and crafts projects, the Recreation Room offers plenty of space for it all. In addition, tons of storage closets ensure nothing will be out of place. A Laundry/Utility Room rounds out the Lower Level.

With its lovely neighborhood, close proximity to Fanwood's shopping and restaurants, top-notch schools and convenience to NYC transportation, 91 Tillotson is a tremendous value and cannot be missed!



I N S I D E & O U T

FIRST LEVEL

- Entry Foyer featuring hardwood floors, lantern, baseboard molding, staircase to Second Level, Coat Closet, door to Lower Level
- Living Room featuring hardwood floors, bay window, open shelving, recessed lighting, baseboard molding
- Dining Room featuring hardwood floors, chair rail, modern linear light fixture with globe shades, double window overlooking backyard
- Gourmet Chef's Kitchen featuring chic gray floor tile, crisp white custom cabinetry including glass door cabinetry, bead board accents, granite countertops, mosaic tile backsplash, recessed lighting, high end stainless appliances including dishwasher, cooktop, refrigerator/freezer, built in microwave and wall oven, Breakfast Area with sliding doors to Deck and brick accent wall
- Family Room featuring carpeting, fireplace with floor to ceiling brick surround, vaulted ceiling with skylight and beams, recessed lighting, baseboard molding, bay window, window seat
- Powder Room featuring hexagonal marble floor tile, subway tile wainscoting, pedestal sink, recessed lighting
- 2 car garage with electric doors

SECOND LEVEL

- Master Bedroom Suite featuring hardwood floors, ceiling fan/light fixture, triple windows with custom Roman shades, baseboard molding, Walk In Closet with custom storage, Bath featuring floor tile, wood vanity with Corian countertop, built in upper cabinet, glass door shower, recessed lighting, baseboard molding, crown molding
- Bedroom #2 featuring hardwood floors, ceiling fan/light fixture, baseboard molding, Closet
- Bedroom #3 featuring hardwood floors, ceiling fan/light fixture, baseboard molding, Walk In Closet
- Bedroom #4 featuring hardwood floors, ceiling fan/light fixture, baseboard molding, Walk In Closet
- Full Hall Bathroom featuring tile flooring, oversized vanity with granite countertop, shower over tub with tile surround, 4 light sconce, flush mount light fixture, built in upper cabinet

LOWER LEVEL

- Recreation Room featuring cork flooring, recessed lighting, built in Bar Area with seating for 3 and custom cabinetry/storage, Storage Closets, baseboard molding
- Laundry Room/Utility Room

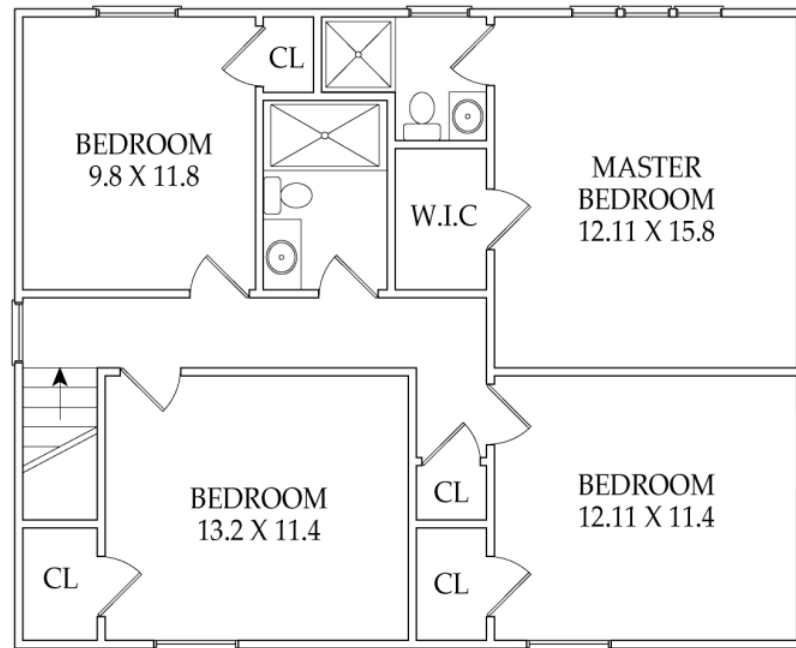
FRONT/BACKYARD

- Over ½ Acre
- Covered front porch area
- 2 car wide driveway
- Paver front walkway
- Professional landscaping and flat, level yard
- Deck with areas for Dining and Lounging
- Inground, free-form Pool, diving board
- Patio Area surrounding Pool
- Play Set
- Storage shed

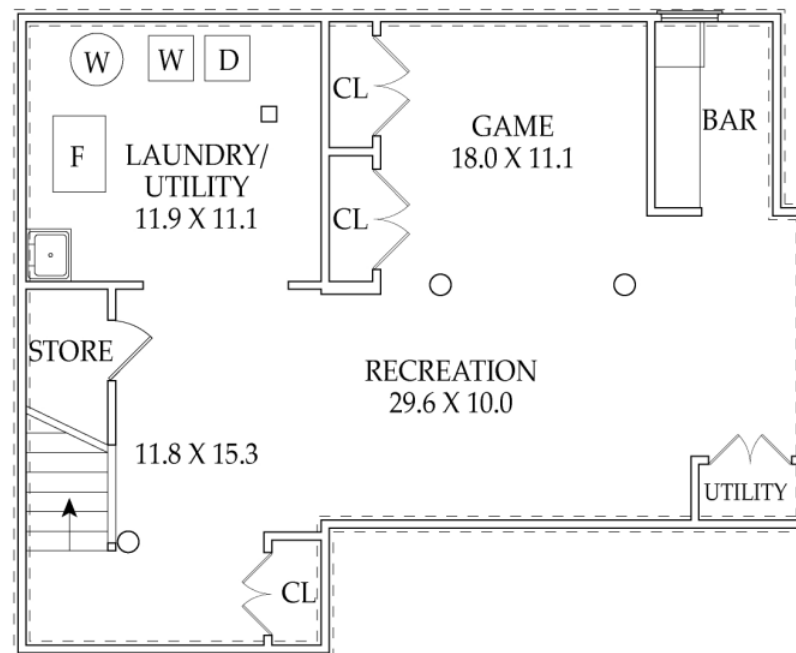
ADDITIONAL FEATURES

- Freshly painted soothing hues throughout
- Exterior of house painted/some wood soffits replaced (2016)
- Garage doors replaced (2016)
- Grade raised in backyard/sod added (2016)
- Pool fence added (also some additional concrete pad around the pool as well) (2016)
- Basement refresh (new cork flooring, new ceiling, new recessed lighting) (2016)
- Kitchen renovation (all new appliances, new floor/granite countertops/painted cabinets/new backsplash) (2018)
- Powder room renovation (2018)
- New pool liner (2017)
- New pool heater (2017)
- Backyard landscaping added (2017)
- New hot water heater (2019)
- Installation of secondary sub electric panel to upgrade garage power for woodworking and 30amp service (2018)

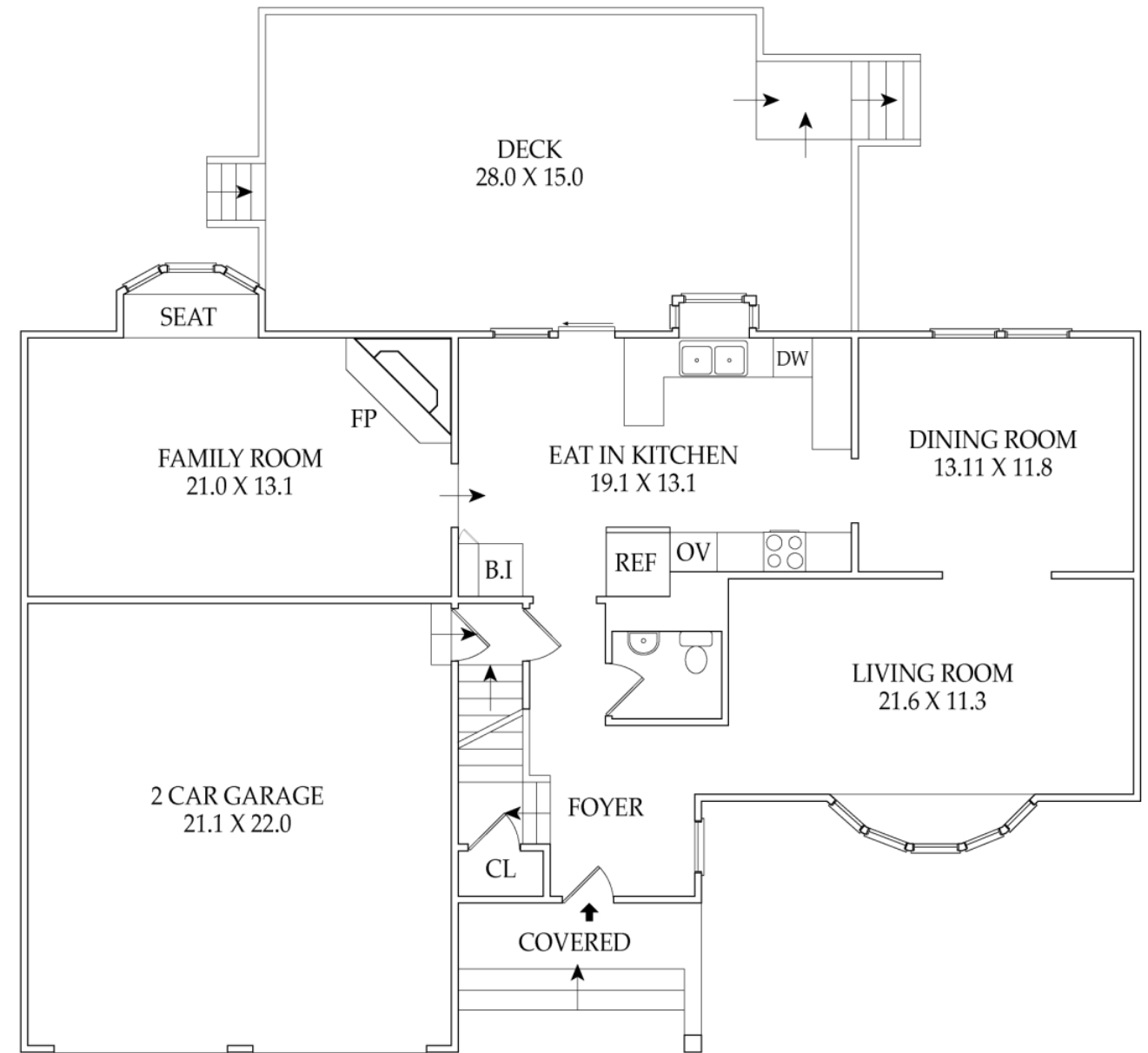
THE FLOOR PLAN



SECOND LEVEL



LOWER LEVEL



FIRST 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

