

**kw** PREMIER  
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THE #1 KELLER WILLIAMS TEAM IN NEW JERSEY **team**

*30 Tooker Place  
Springfield, New Jersey*



*Welcome to 30 Tooker Place, a charming colonial residence nestled in the heart of Springfield. This spacious home is ideally situated near Henshaw playground, the esteemed Jonathan Dayton High School, the local public library, and convenient access to Route 78. Standing as one of the neighborhood's larger homes, it truly captures the essence of comfortable and gracious living.*



*Step inside through the inviting cheery blue door, and you'll find yourself in the expansive Living Room, where a generously sized window perfectly frames the outdoor scenery. If you're one to host gatherings, the spacious Dining Room, graced with an elegant bay window, sets the ideal ambiance for delightful dinner parties. The Kitchen is a testament to practicality and style, offering an abundance of cabinetry and a convenient breakfast area. When relaxation beckons, the snug Family Room awaits—a perfect nook for unwinding with a captivating novel. Completing the amenities of the First Level, a Full Bath and a versatile Laundry/Utility Room stand ready to serve. This room could easily shape-shift into a Mud Room, adding even more functionality to this already thoughtfully designed space.*



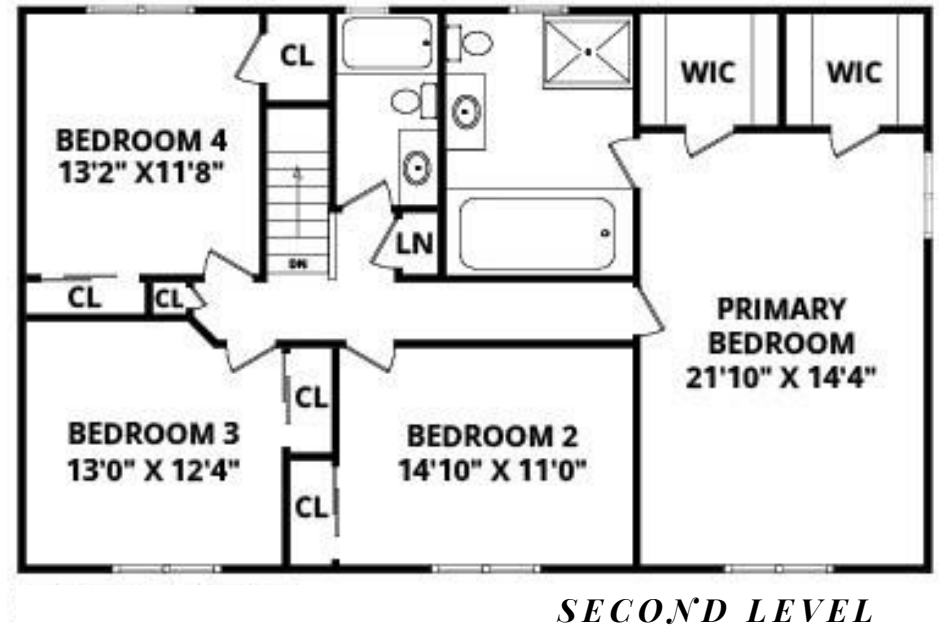
*As you prepare to retire for the evening, an exceptional highlight awaits – the luxurious Primary Suite. With its vaulted ceiling, this suite exudes grandeur and comfort. Not to be overlooked are the two spacious Walk-In Closets that offer ample storage and Full Bath, the epitome of relaxation. Among the charms of this residence, three additional bedrooms are bathed in sunlight, creating an inviting atmosphere. These bedrooms also boast remarkable closet space, ensuring organization and convenience. Completing the accommodations on the Second Level, a well-appointed Full Hall Bath and two linen closets.*





*Presenting an exceptional opportunity, this home graces a charming cul-de-sac, conveniently located near one of Springfield's finest playgrounds. With its remarkable features and close proximity to Millburn, Short Hills, Summit, and the convenience of Route 78, this home is a rare find not to be missed!*

# THE FLOORPLAN



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

# - INSIDE & OUT -

## **FIRST LEVEL**

- Living Room featuring hardwood floors, picture window, recessed lighting, baseboard molding
- Dining Room featuring hardwood floors, bay window, light, baseboard molding
- Family Room featuring hardwood floors, ceiling fan/light, windows at 2 exposures, staircase to Second Level
- Kitchen featuring hardwood floors, wood cabinets, laminate countertops, microwave nook, breakfast area, oven/range, refrigerator, dishwasher
- Full Bath featuring tile flooring, tile wainscoting, tub/shower combination, pedestal sink, glass shelf, sconce
- Laundry/Utility Room featuring washer, dryer, water heater
- 1 Car Garage

## **SECOND LEVEL**

- 2 Hallway Linen Closets
- Primary Bedroom Suite featuring carpeting, ceiling fan/light, vaulted ceiling, baseboard molding, windows at 2 exposures, 2 Large Walk-In Closets, Bath featuring tile flooring, jetted tub, vanity, vaulted ceiling with skylight, shower, tile wainscoting, sconce
- Bedroom 2 featuring hardwood floors, ceiling fan/light, double windows, Spacious Lighted Closet
- Bedroom 3 featuring hardwood floors, ceiling fan/light, windows, Spacious Lighted Closet
- Bedroom 4 featuring hardwood floors, ceiling fan/light, vaulted ceiling, 2 Closets
- Full Hall Bath featuring tile flooring, vanity, tub/shower combination with tile surround, medicine cabinet with vanity lighting, window

## **LOWER LEVEL**

- Crawl space

## **ADDITIONAL FEATURES / UPGRADES**

- Solar Panels
- Heating/ Central Air replaced 2022
- Top 6% of efficient homes in NJ due to thickness of sheetrock and heavier insulation.

## **FRONT YARD / BACKYARD**

- Flat front yard
- Paver front walkway
- Flat side yard, wooded area for privacy
- Patio area
- Shed



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