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THE #1 KELLER WILLIAMS TEAM IN NEW JERSEY

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35 Wardell Road
Livingston, New Jersey



Welcome to 35 Wardell Road, a charming 3 bedroom and 1.1 bath home nestled in a tranquil, tree-lined neighborhood. With its close proximity to NYC transportation, highly-rated schools (Collins Elementary School and Livingston HS), and sought-after Northfield Avenue shopping and dining district, this property offers an unbeatable location coupled with an open floor plan perfect for entertaining and everyday living.



As you arrive, come inside the welcome front door, adorned by large decorative glass panels, to find the sun-drenched entry foyer featuring a generous coat closet. Down the hall, a well-appointed mudroom with ample closet space, access to the back patio, and a laundry/powder room are the best in form and function. Up the stairs, light pours into the living room through an oversized bay window highlighting the gleaming hardwood floors.

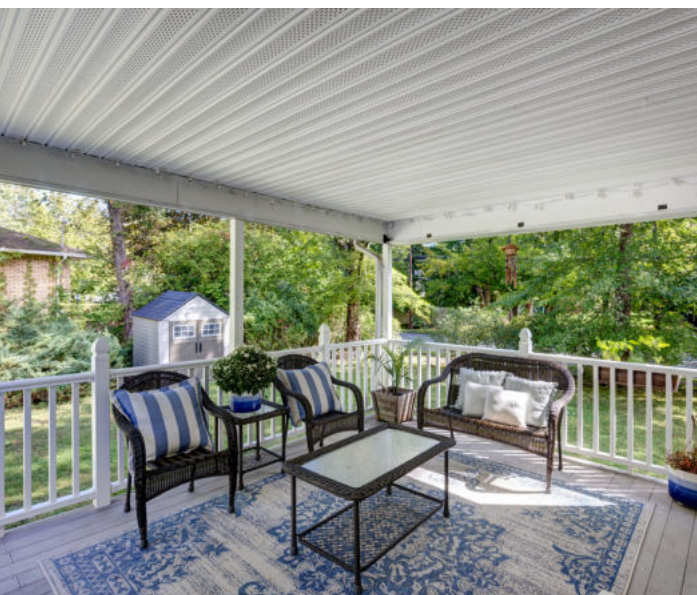




Flow easily into the dining room which offers easy access to the kitchen and sliding doors to the covered deck, perfect for indoor-outdoor entertaining. Move effortlessly into the Kitchen which is sure to be your favorite spot in the home. With its stainless steel appliances, ample cabinetry/storage space, and window overlooking the dining room- this kitchen is sure to impress even the fussiest chefs.



Ready to retire for the evening? Make your way to the second level where you will find 2 generously sized bedrooms boasting ample closet space and sunlight from multiple exposures. But that's not all, the third-level Primary Bedroom perfectly situated to balance privacy with easy access to the other bedrooms, is an ideal end-of-day escape. Hardwood floors and a vaulted ceiling make the large room feel warm and cozy, while the two, equally sized walk-in closets allow for separate but equal storage options, one closet can even be plumbed for a bathroom.



And there's more! The lower level adds even more functionality and living space in the Recreation Room which provides versatile space for TV watching, gaming, and playing or even working from home. The large storage/utility rooms offer additional space for your belongings and round out the lower level.

Outside, the quiet side street eases into a quaint path with a bridge crossing Canoe Brook, and the private backyard boasts multiple places to unwind or entertain. Whether relaxing around the fire pit, enjoying the sounds of nature on the back patio, or entertaining guests on the covered deck – the backyard offers a perfect spot for all your desires.

With its fantastic floorplan, outdoor spaces, and close-to-everything but still away-from-it-all location, 35 Wardell Road is one you don't want to miss!



- INSIDE & OUT -

LOWER LEVEL

- Recreation room featuring wood paneling, mirrored wall, tile flooring, crown molding, baseboard molding, flush mount light
- Large Storage/Utility Room

GROUND LEVEL

- Entry foyer featuring tile flooring, Coat Closet, decorative-glass front door with sidelites and decorative accent molding, baseboard molding, door to garage, staircase to upper and lower levels, semi flush mount light fixture
- Mud Room featuring tile flooring, double-door storage closet, semi flush mount light fixture, door to back patio, baseboard molding
- Laundry/Half bathroom featuring tile flooring, two windows, semi flush mount light, washer/dryer, toilet, vanity with vanity lights, baseboard molding
- 1 Car Garage

FIRST LEVEL

- Living Room featuring hardwood flooring, oversized bay window, baseboard molding, staircase to second and ground levels
- Dining Room featuring hardwood flooring, baseboard molding, chandelier light, sliding door to covered deck, cutout to kitchen
- Kitchen featuring quartz countertops, stone backsplash, wood overlay cabinets, Samsung stainless dishwasher, Samsung stainless refrigerator, Samsung stainless built-in microwave, Frigidaire stainless range, semi flush mount lighting, crown molding, baseboard molding, built-in corner pantry, closet pantry

SECOND LEVEL

- Second Level Landing featuring hardwood flooring, semi flush mount light, baseboard molding, staircase to first and third levels
- Bedroom 2 featuring wall-to-wall carpet, windows at 2 exposures, 2 double-door closets, baseboard molding
- Bedroom 3 featuring wall-to-wall carpet, windows at 2 exposures, 2 double-door closets, baseboard molding
- Full Hall Bath featuring tile flooring, vanity, linen closet, toilet, two sconces, tub/shower combination, medicine cabinet

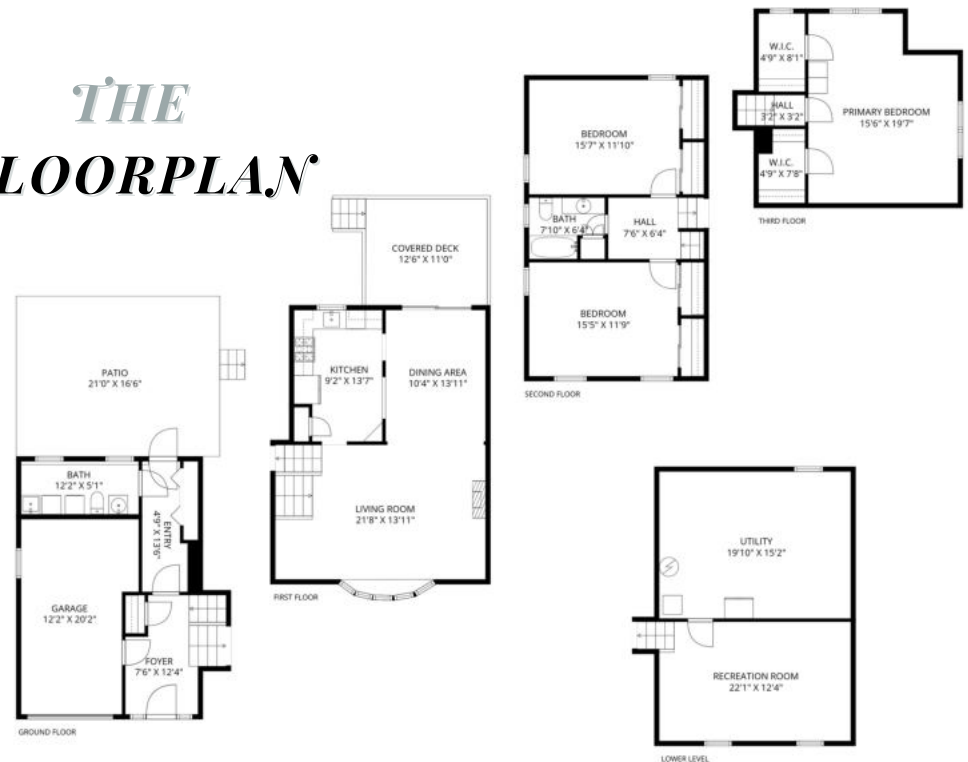
THIRD LEVEL

- Primary Bedroom featuring hardwood flooring, 2 double windows at 2 exposures, 2 walk-in closets, baseboard molding, semi flush mount light

FRONT YARD/BACKYARD

- Front walkway
- Covered composite deck
- Patio area
- Newer Hot Tub (2020)
- Level lot
- Storage shed
- Gravel firepit area

THE FLOORPLAN



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