



# *Keller Williams Realty Premier Properties*

*Proudly Presents*

**40 Durand Road, Maplewood, NJ**



## *Rare village colonial on lovely property*

*A rare find, this delightful, upgraded home is situated on one of the most desirable and charming streets in Maplewood. It is only a short distance to the village and the NYC train, yet the home is set back on a tranquil and beautifully landscaped property.*

*This expansive three bedroom, three and a half bath home, with additional guest room suite, elegantly combines old world character with a modern, open addition featuring a superb granite gourmet kitchen and sun-lit breakfast area with skylights and cathedral ceiling. A special opportunity, presented at **\$885,000.***



**Armand Melograna**

*Realtor and e-Pro*

Direct: (908) 601-0459

Office: (908) 973-2991

Email: [Armand@MeloPro.com](mailto:Armand@MeloPro.com)

[www.RealEstate.MeloPro.com](http://www.RealEstate.MeloPro.com)



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*The dramatic open format of the kitchen enhances everyday living with its elegant beauty and superb design. Lovely granite countertops highlight the custom designed maple cabinets by Bertch and top-of-the-line stainless steel appliances which include a Dacor gas range, Thermador double wall-ovens, and a Bosch dishwasher.*

*Fantastic views of the yard through the large French casement windows highlight the lovely breakfast area.*

*Large skylights with electronic open / close controls and retractable shades provide ample sunlight and natural air circulation for a pleasant environment.*

*The excellent room flow facilitates gracious entertaining with easy access to the adjacent dining room as well as the spacious rear deck.*



*The beautiful Viking refrigerator with bottom freezer is built in with a lovely side pantry providing extraordinary food storage within easy reach of the chef's preparation counters, cooking range, and sinks.*

*The gleaming maple wood floors by Mirage and the extra tall cabinetry highlight the unique appeal of this gourmet kitchen.*

*It is so easy to picture yourself in this fabulous room!*





*A formal dining room with high moldings and coffered ceiling is adjacent to the kitchen.*



*A graceful piano area welcomes you to the bright and cheerful living room and family room.*



*Spacious living room with wood burning fireplace includes the piano area.*



*Beautiful oak floors throughout the living areas. Bay window highlights the family room.*



*Master bedroom includes a walk-in closet and an upgraded ceramic tile bathroom.*



*The main bathroom has a full tub with shower and has also been upgraded.*



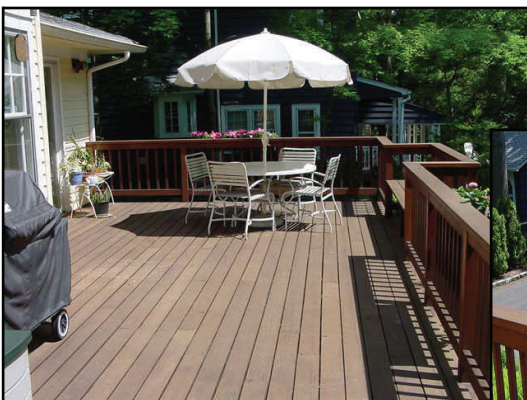
*The nicely decorated second bedroom.*



*The third bedroom as a guest room and office.*



*The additional guest room suite offers a possible fourth bedroom, a full bathroom with shower, and a large living area that can also be used as a recreation room.*



*A large cedar wood deck provides a great entertaining area with separate entrance to the house and sliding glass door entry to the kitchen.*



*The deep back yard has plenty of sun, and features an expanded 2-car garage with turn-around parking.*

## Highlights

- *This spacious colonial home is set back nicely from the street on a deep lot with professional landscaping and a tranquil rear yard.*
- *Situated close to the vibrant downtown of Maplewood village with its many shops, theatres, and top restaurants. An ideal location for NYC commuters.*
- *Three bedrooms, three full and one half bathrooms including privately set master suite, and additional private guest room suite on the finished lower level.*
  - *Sunlight abounds with many windows throughout the home.*
- *Wonderfully open floor plan in the new kitchen addition compliments the expansive room-layout from the entry foyer to the living room and family room.*
- *The custom gourmet kitchen features granite counter tops, matching granite TV stand, extra large Bertch maple cabinetry with underneath lighting, and Mirage maple wood floors. Top brand stainless steel appliances include a built-in Viking refrigerator with bottom freezer, Dacor gas cooktop, Thermador double wall ovens, GE Microwave, a Bosch dishwasher, Franke double sink s with an In-Sink-Erator disposal and Franke "Little Butler" instant hot water with filter.*
- *Velux skylights in the new breakfast area open /close electronically as well as retract the skylight shades via remote control. Exceptional air flows to the kitchen with remote control ceiling fan, large French casement windows, sliding screen doors to the deck, and skylight openings in the cathedral ceiling.*
- *A Belgian-block lined driveway leads to an expanded 2-car garage, and the paver-stone sidewalk that provides easy access to the large cedar deck.*
  - *Coffered ceiling and high moldings in the elegant dining room.*
    - *Extra storage areas in the lower level and walk-up attic.*

### Property Information

Land Assessment: \$288,700

Improvement Assessment: \$222,400

Total Assessment: \$511,100

Taxes 2005: \$19,370

Lot Size: 1/3 Acre (75 x 197)

## Layout and room sizes

1st floor: Foyer (7 x 8), Living Room (23 x 13), Family Room (12 x 17), Dining Room (13 x 13), Kitchen w/breakfast area (13 x 23), Powder room, and rear-entry mud room with two closets.

2nd floor: Master bedroom (17 x 13), upgraded master bathroom w/stall shower, walk in closet, and Jack n' Jill linen closet (also opens to hallway). 2nd bedroom (11 x 13) with closet, 3rd bedroom (9 x 13) with closet, upgraded main bathroom with tub/shower, and a large hallway with extra windows, a laundry chute to the basement, and a 2nd closet with built-in bureau.

3rd floor: Walk up attic providing lots of storage and separate off-season clothing storage.

Basement: Guest room suite includes a living area or rec room (12 x 21) with several closets, a full bathroom with stall shower, and possible fourth bedroom/office (12 x 12) with 2 closets. There is a laundry room/furnace room, and extra storage room with utility sink. Also French drains/ sump.

Exterior: Professionally landscaped lot with shade trees, expanded 2-car garage with parking turn-around, and a large cedar deck (34 x 12) with natural gas BBQ hookup.

## Improvements History

1921—Year Built

1972—Home purchased by the Marshalls

1977—Re-finished oak hardwood floors

1979—Renovated family room, converted heating system from oil to natural gas, installed new gas furnace.

1981—Sump pump and French drains

1983—Finished basement with rec-room, extra guest room, and full bath

1988—New attic insulation

1990—Alarm system and wired smoke detectors

1994—Official Oil tank abandonment

1996—New roof installed

1997—New front stoop and railings

2000— Garage expanded to 2nd bay and new garage roof installed. Major kitchen renovation and addition for breakfast area, renovated powder room and installed new 200 AMP electric service. New driveway with Belgian blocks, rear paver sidewalk, and new cedar deck.

2002— Upgraded 2nd floor bathrooms

2003—New gutters and leaders, new hot water heater