

Residential Agent Complete Report	MLS#:		Section:	Pines Lake /Sunny Ridge	LP:	\$
	Status:	1	ZN:		OLP:	\$
	Rms:	10	GRS:	PINES LAKE	SP:	
	Bdrm:	4	MSJR:	SCH-COLFAX	LD:	
	FB:	2	HS:	WAYNE HILLS	XD:	01/06/2026
	HB:	1	Acres:	0.35*	FSD:	
	ZIP:	07470-6123*	LtSz:	.351 AC*	UCD:	
	RZIP:	07470	SqFt:		ACD:	
	Block:	4408*	CLR:		CD:	
	Lot:	3*	CL:	Yes	ADM:	
	Unit #:		GSMLS.com:	Yes	DOM:	
	Floor #:		YB/Desc/Ren:	1952 / Approximate, Renovated / 2024	Terms:	
	Bldg #:		PSubType:	Single Family	SDA:	Yes
	AgeRestricted:	No	Style:	Split Level		
	Pets:	Yes				

Directions: Pines Lake Drive West to Sunnyridge to Green Knolls OR Hamburg Turnpike to Terhune to Sunnyridge to Green Knolls Drive

Remarks: Welcome to 97 Green Knolls Dr - you are going to love it here- comfort, space, & lake lifestyle come together in one of Wayne's most desirable neighborhoods! This 4-bed, 2.5-bath home sits on a quiet street with winter views of Pines Lake and access to both Pines Lake Association and Sunnyridge Beach Club. The flexible layout includes a private primary suite on its own level featuring 2 custom closets with a renovated bathroom with heated floors, plus 3 additional bedrooms one with its own half bath. Bright eat-in kitchen flows into spacious formal dining, living, and family rooms perfect for entertaining. Lower level den/office with built-ins adds even more versatility. You'll love the hardwood floors, gas fireplace (as-is-no known issues), and abundance of natural light throughout. Major updates include: roof (2013), shaker siding (2021),2 gorgeous renovated bathrooms with energy-efficient windows (2023), HVAC & HWH (3.5 years), 200 amp electric, & a whole-house humidifier. The backyard is made for all-season enjoyment with a synthetic deck, paver patio, & covered outdoor space. Includes washer, dryer, fridge, Culligan water filtration, & sprinkler system. Convenient to top-rated Wayne schools, New Community Center, PAL, Boys & Girls Club, Trader Joe's, Whole Foods, Ice Vault, Laurelwood Arboretum, & major highways(287, 80, 23,+). Enjoy beach days, kayaking, sports courts-including pickleball, community events, & peaceful lakefront moments just minutes from your door.

Agent Remarks: Please Use Showing Time. Shoes Off, or Booties On. Questions to Lou at 201.696.5077. Lake Life: Pines Lake Association: \$1,070/year. Sunnyridge Beach Club: \$395/year. Enjoy beach days, kayaking, sport courts-including pickle ball, community events, & peaceful lakefront moments just steps away.

INTERIOR

Applncs: Dishwasher, Dryer, Jennaire Type, Microwave Oven, Refrigerator, Range/Oven-Gas, See Remarks, Washer	Handicap Modified:
Bsmnt: Yes / Crawl Space, Finished-Partially, Walkout	IntFeat: Walk-In Closet
Dine: Formal Dining Room	Kitch: Eat-In Kitchen
Exclu: Includes Washer, dryer, fridge, 200-amp electric service.	Primary Bedroom: Full Bath
FirePl: 1 / Gas Fireplace, Living Room	Primary Bathroom: Stall Shower
Floor: Tile, Wood	P-Use:
	In-law Suite: /

EXTERIOR / OTHER FEATURES

Amnt: Jogging/Biking Path, Lake Privileges, Multi-Use Sports Court, Tennis Courts	Garage: 1 / Built-In Garage, Garage Door Opener
Drive: 5 / 2 Car Width, Blacktop	LotDesc: Level Lot, Lake/Water View, Mountain View
Exterior: Stone, Vinyl Siding	Pool: /
ExtFeat: Deck, Open Porch(es), Patio, Underground Lawn Sprinkler, Tennis Courts	Roof: Asphalt Shingle

ROOM DIMENSIONS

LivRm: / First	DinRm: / First	Kitch: / First	Den: / Ground	FamRm: / First
Primary Bedroom: / Third	Bed2: / Second	Bed3: / Second	Bed4: / Second	
Foyer: /First	: /	: /	: /	
LevelB:				
LevelG: Den, Garage Entrance, Laundry Room, Utility Room, Walkout				
Level1: Dining Room, Family Room, Foyer, Kitchen, Living Room, Walkout				
Level2: 3 Bedrooms, Bath Main, Powder Room				
Level3: 1 Bedroom, Bath Main, Storage Room				
OthLev:				
Attic: Pull Down Stairs				

UTILITIES

Heat: 1 Unit, Forced Hot Air, Humidifier on Furnace	Sewer: Public Sewer
Cool: 1 Unit, Central Air, Wall A/C Unit(s)	Utilities: Electric, Gas-Natural
Fuel: Gas-Natural	Water: Public Water
Service:	WtrHt: See Remarks

FINANCIAL INFORMATION / TAX INFORMATION

Taxes: \$14,502* / 2024*	TaxRt: 5.946* / 2024	BldAsmt: \$107,700*	LndAsmt: \$136,200*	TotAsmt: \$243,900*
Fee: \$1,070 / Annually	AppFee: \$	FarmAsmt:	HmWrnty:	OTP: Fee Simple
Other: \$395 / Annually	Easement: Unknown /	Seller's Lender Approval Required (for example, Short Sale): No		
FeelncI: Maintenance-Common Area, See Remarks				

SHOWING INFORMATION

MgmtNm: Pines Lake Association/Sunnyridge Beach	MgmtPh:
Owner: Repped by Messercola Real Estate Group	OwnerPh:
Possess: TBD	Sign Yes
Instr: Showing Time. Shoes Off. ? to Lou at 201.696.5077. Pines Lake: \$1,070/year. Sunnyridge: \$395/year. Enjoy beach days, kayaking, sport courts, community events, & peaceful lakefront moments nearby.	
Show: See Showing Instructions	

LISTING OFFICE INFORMATION

ListOff: KELLER WILLIAMS PROSPERITY REALTY (5371)	Ph: 973-696-0077	Email:
ListAg1: FRANCESCA MESSERCOLA (272863)	Ph: 201-286-0796	Fax:
LType: Exclusive Right to Sell	BREL: Disclosed Dual Agent	Seller May Consider Concessions: Yes