



72 Concord Avenue

Maplewood, NJ

www.72concordavenue.com



VICTORIA
CARTER
GROUP



Classic Charm

Whether you're looking to step into first-time homeownership or downsize to a simpler lifestyle, this charming colonial – with eat-in kitchen, two bedrooms, a finished lower level and freshly painted throughout – affords a wonderful opportunity to the discerning buyer.

An enclosed front porch welcomes visitors. Ahead, the living room spans the entire width of the home. A broad archway opens to the dining room, and large windows on three walls provide abundant natural light. Equipped with a built-in sideboard, contemporary chandelier and four side windows, the dining room is equally well suited for casual dining or entertaining guests. Open to the dining room, the kitchen boasts Shaker cabinets with quartz counter tops, peninsula breakfast bar with two pendant light fixtures, four-burner gas range, built-in microwave, dishwasher and refrigerator with cafe doors, freezer drawer and water and ice dispenser. A pair of windows overlook the back yard. Hardwood flooring extends throughout all three of these rooms.

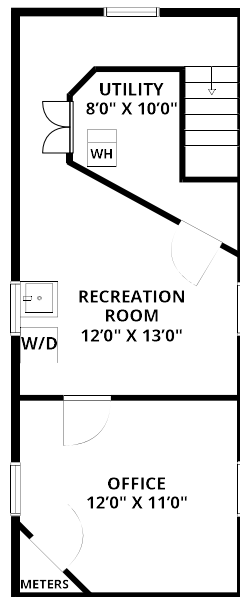
The two bedrooms are located on the second level, and each features windows on two walls for comfortable cross breezes. The full bath features a tile floor, shower-over-tub with tile surround, vanity with integrated sink, wall mirror, double light bar and overhead lighting. A center foyer completes this level.

Situated on the lower level, the recreation room is the ideal spot for both an evening of quiet relaxation or use as a children's indoor play area. The adjacent office includes a wood grain tile floor, storage closet and overhead lighting. The laundry area is equipped with a washer, dryer and utility sink.

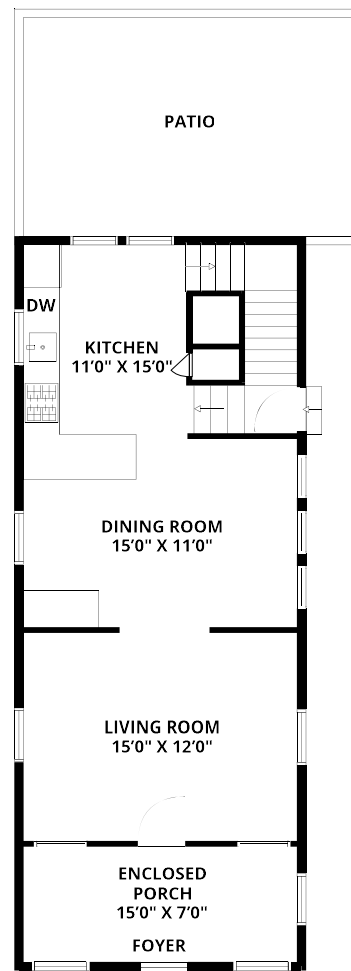




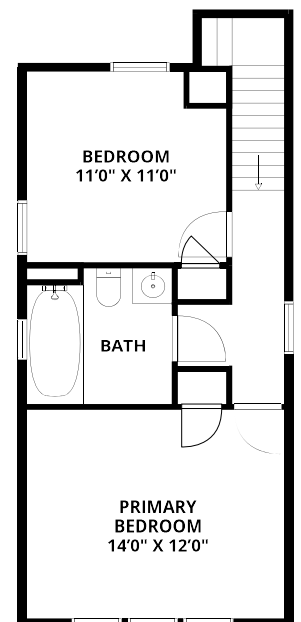
Floor Plan



Lower Level



First Level



Second Level

Highlights

GENERAL

- Seven room colonial in the Hilton Section of Maplewood
- Two bedrooms
- One full bath
- Eat-in kitchen with quartz counter tops
- All rooms freshly painted with neutral palette throughout
- Finished lower level
- Fully fenced back yard
- Excellent public school system
- Only minutes from town, parks, schools, restaurants, shopping and Midtown Direct commuter train service into Manhattan

FIRST LEVEL

- Enclosed front porch: tile floor; overhead lighting; two double-hung windows, front; double-hung window side; formal entry to living room
- Living room: hardwood floor; chair rail; overhead lighting; two double-hung windows, front; two double-hung windows, sides; archway to dining room; doorway to front porch
- Dining room: hardwood floor; built-in sideboard; contemporary chandelier; **recessed lighting**; four double-hung windows, sides; open to kitchen; archway to living room
- Kitchen: hardwood floor; Shaker cabinets with crown moulding; quartz counter tops; peninsula counter/breakfast bar; four-burner gas range; built-in microwave; dishwasher; refrigerator with cafe doors, freezer drawer and water and ice dispenser; undermounted stainless steel sink; two pendant light fixtures over peninsula counter; overhead lighting; pan-

try closet; double-hung window, side; two double-hung windows, rear; open to dining room; stairs to second level; stairs to side entrance and lower level

SECOND LEVEL

- Primary bedroom: hardwood floor; closet; overhead lighting; three double-hung windows, front; double-hung window, side
- Bedroom two: hardwood floor; closet; overhead lighting; double-hung window, side; double-hung window, rear
- Full bath: tile floor; shower-over-tub with tile surround; vanity with integrated sink; wall mirror; double light bar; overhead lighting; double-hung window, side
- Center foyer: hardwood floor; overhead lighting; double-hung window, side

LOWER LEVEL

- Recreation room: concrete floor; overhead lighting; casement window, side
- Office: wood grain tile floor; closet; overhead lighting; two casement windows, sides
- Laundry area: washer and dryer; utility sink
- Utility/storage room

EXTERIOR

- Vinyl siding
- Concrete rear patio
- Storage shed
- Deep and level property
- Professionally landscaped: established lawn; mature shade trees; decorative shrubbery

IMPROVEMENTS

- Painted entire house – 2025

- Installed new basement flooring – 2024
- Erected storage shed – 2023
- Installed new air-conditioners – 2023
- Installed new bathroom vanity – 2022
- Installed new washer and dryer – 2022

2024 ASSESSMENTS/TAXES

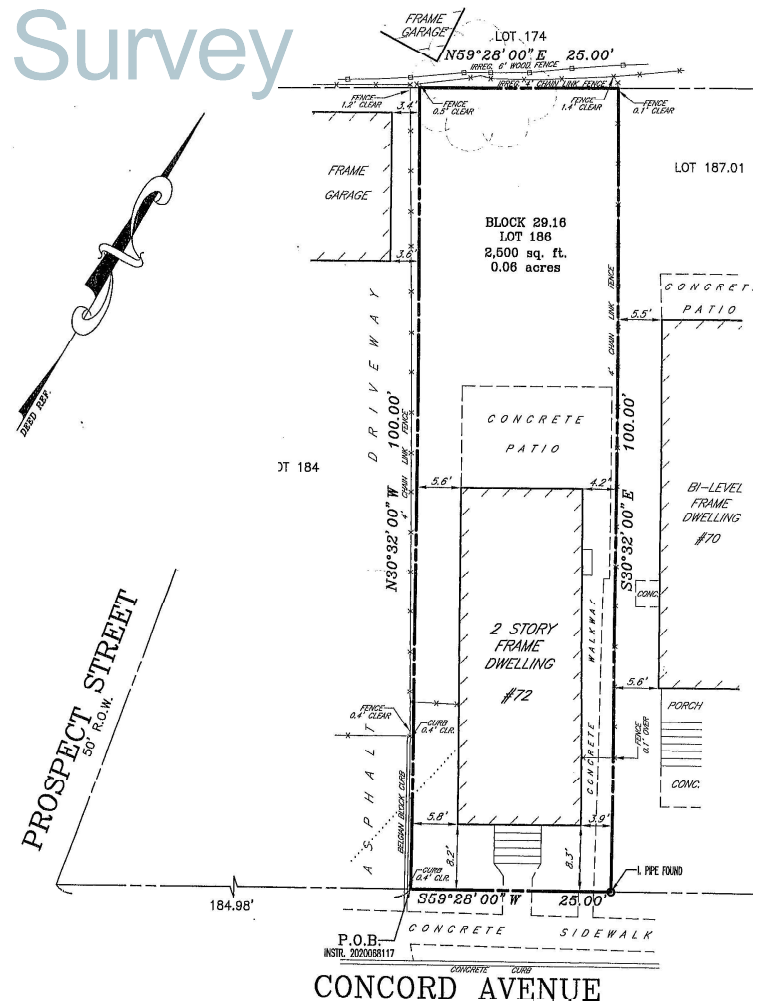
- Land: \$195,000
- Improvements: \$195,200
- Total: \$390,200
- 2024 taxes: \$9,025

AN IDEAL LOCATION

Renowned for its Village, a

collection of quaint shops and restaurants, Maplewood is a thriving community where residents enjoy fine dining, local shopping and exceptional recreational and cultural facilities. Named by New York Magazine as one of the “Top Ten Affordable Suburbs in the New York Metro Area,” Maplewood combines a small-town life-style with city conveniences, and yet is only a short commute via Midtown Direct trains into New York City and fifteen miles from Newark Liberty International Airport.

Survey



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