

Passaic* Wayne Twp.* (2514)

9 Allison Ct*

List Price: \$875,000

Residential Client Full Report



MLS#: **3999727**
 Status: **Active**
 Rms: **9**
 Bdrm: **4**
 FB: **2**
 HB: **1**
 ZIP: **07470-4131***
 RZIP: **07470**
 Block: **2401***
 Lot: **14***
 Unit #:
 Floor #:
 Bldg #:
 AgeRestricted: **No**
 Pets:

Section:
 ZN:
 GRS: **THEUNIS DEY**
 MSJR: **SCH-COLFAX**
 HS: **WAYNE HILLS**
 Acres: **0.46***
 LtSz: **.458 AC***
 SqFt:
 CLR:
 CL: **No**
 GSMLS.com: **Yes**
 YB/Desc/Ren: **1963 / Approximate / 2012**
 PSubType: **Single Family**
 Style: **Split Level**

LP: **\$875,000**
 OLP: **\$875,000**
 SP:
 LD: **12/01/2025**
 FSD:
 UCD:
 CD:
 ADM:
 DOM: **0**
 SDA: **Yes**

Directions: **Ratzer Road to Kiwanis Dr to Clove Pl to Right on Coventry Road to left to Allison Ct**

Remarks: **Welcome to this well-maintained & expanded custom home with a front porch set on a quiet cul-de-sac, just a short walk to Michael Kilroy Memorial Park. Offering approx. 2,774 sq ft, this home features 4 bedrooms, 2.5 baths, a 2-car garage, great room & a private, park-like backyard. The updated kitchen (2012) includes granite countertops, SS appliances, HW floors, & access to the paver patio. The dining room features high ceilings, HW floors, & large windows, connecting to both the kitchen & living room. The living room offers a bay window & HW floors. The spacious 2001 great room addition includes skylights, high ceilings, HW floors, a gas FP & sliders to the patio. A nearby laundry/mud room provides easy access to the garage, 2nd patio/backyard & great room. All four bedrooms feature HW floors. The primary bedroom includes a renovated bath (approx. 7 yrs) & WIC with California Closet built-ins. The flat, fenced yard offers multiple paver patios, a mechanical awning, firepit area, shed, garden space, and in-ground sprinklers. Key updates include a whole-house generator (2016), 200-amp service, HVAC approx. 4 years (2 zones), hot water heater approx. 8 years, attic fan, whole house fan, French drains, and sump pump (2023). Sidewalks throughout the neighborhood are great for long walks & lead to the park & lake. Wayne offers: community center, Boys & Girls Club, PAL, shopping, dining, major highways, and highly regarded public schools including Wayne Hills High School.**

INTERIOR

Applncs: **Dryer, Refrigerator, Washer**
 Bsmnt: **Yes / Crawl Space, French Drain, Partial, Unfinished**
 Dine: **Formal Dining Room**
 FirePl: **1 / Gas Fireplace, Great Room**
 Floor: **Tile, Wood**

IntFeat: **High Ceilings, Skylight, Walk-In Closet**
 Kitch: **Breakfast Bar**
 Primary Bedroom: **Full Bath, Walk-In Closet**
 Primary Bath: **Stall Shower**

EXTERIOR / OTHER FEATURES

Amnt: **Lake Privileges**
 Drive: **8 / 2 Car Width, Additional Parking, Blacktop**
 Exterior: **Vinyl Siding**
 ExtFeat: **Barbeque, Deck, Privacy Fence, Vinyl Fence, Open Porch(es), Patio, Sidewalk, Underground Lawn Sprinkler, Storage Shed**

Garage: **2 / Attached Garage, Inside Entrance**
 LotDesc: **Cul-De-Sac, Level Lot**
 Pool: **No/**
 Roof: **Asphalt Shingle**

ROOM DIMENSIONS

LivRm: **/ Ground** DinRm: **/ Ground** Kitch: **/ Ground** FamRm: **/ Ground**
 Primary Bedroom: **/ Second** Bed2: **/ Second** Bed3: **/ Second** Bed4: **/ Second**
 Great Room: **/Ground** Laundry Room: **/Ground** Powder Room: **/Ground**
 LevelB: **Storage Room, Utility Room**
 LevelG: **Dining Room, Foyer, Garage Entrance, Great Room, Kitchen, Laundry Room, Living Room, Powder Room**
 Level1: **Living Room**
 Level2: **4 Or More Bedrooms, Bath Main, Bath(s) Other**
 Attic: **Pop Up, Pull Down Stairs**

UTILITIES

Heat: **2 Units, Forced Hot Air** Sewer: **Public Sewer**
 Cool: **2 Units, Central Air** Utilities: **Gas-Natural**
 Fuel: **Gas-Natural** Water: **Public Water**
 WtrHt: **See Remarks**

FINANCIAL INFORMATION / TAX INFORMATION

Taxes: **\$21,512* / 2024*** TaxRt: **5.946* / 2025** BldAsmt: **\$211,700*** LndAsmt: **\$150,100*** TotAsmt: **\$361,800***
 Fee: **\$ /** AppFee: **\$** FarmAsm: HmWrnty: OTP: **Fee Simple**
 Other: **\$ /** Easement: **Unknown /**