

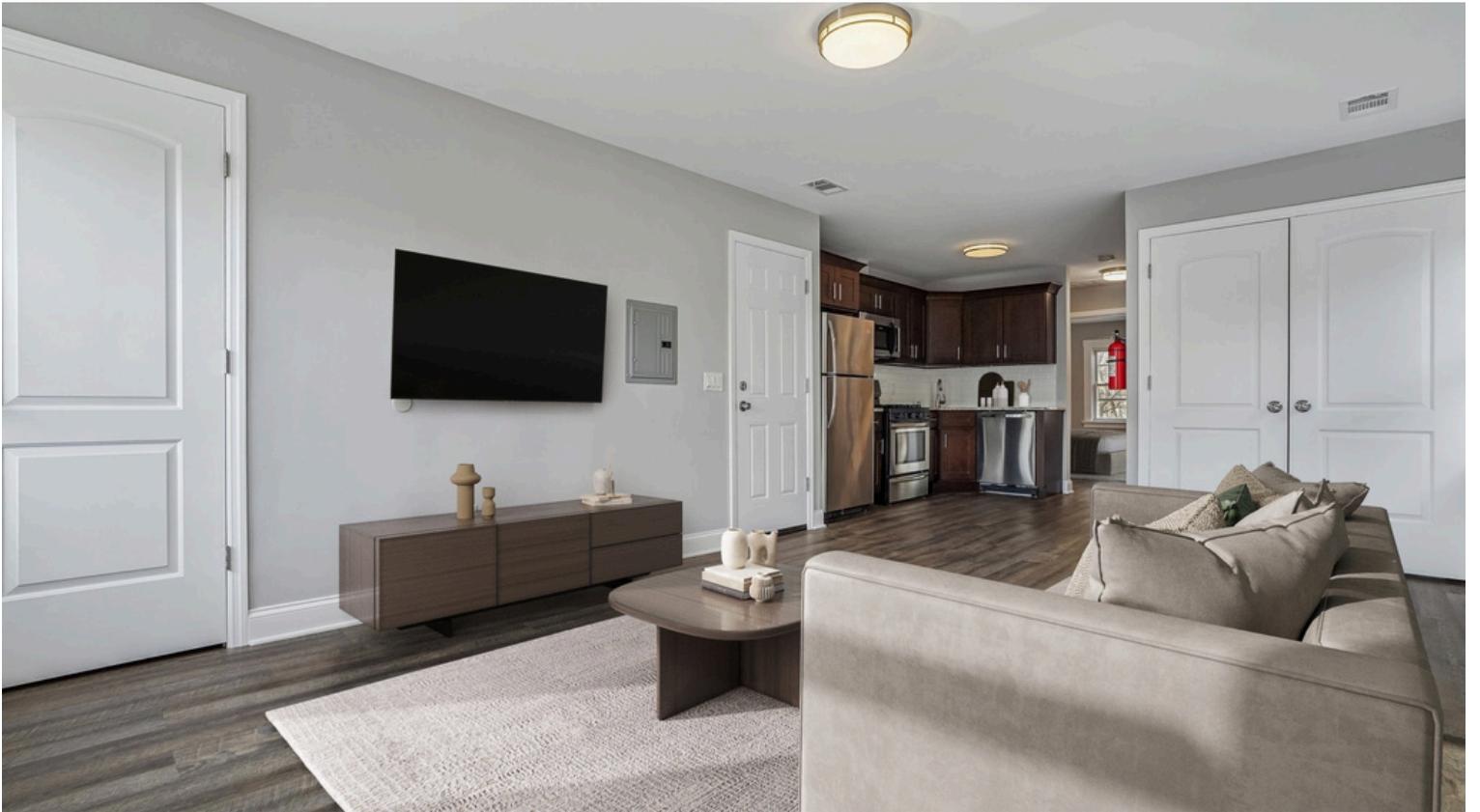
# DISTINCTIVE HOMES

BY THE ROBERT NORTHFIELD TEAM



116 MAPLE AVENUE, MONTCLAIR  
[www.116mapleave.com](http://www.116mapleave.com)







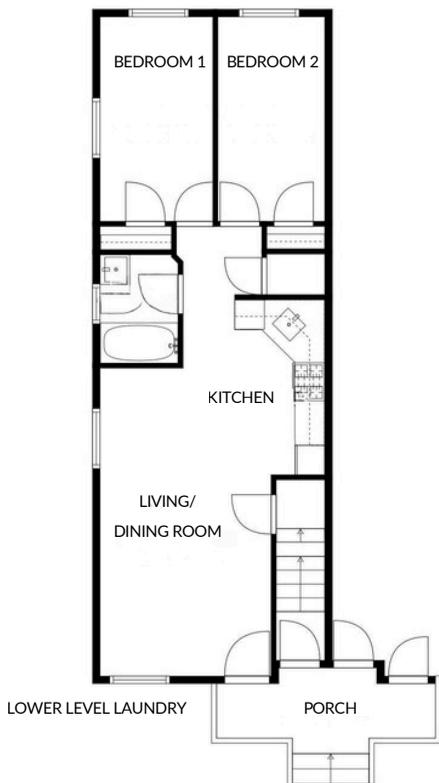
# HIGHLIGHTS

Built circa 1914, Lot: 38x125', approx. / 4 Units: 2 Bedrooms - 1 Bathroom, each

Located in desirable Montclair close to NYC trains and the beautiful Essex County community center and sports fields. Ideal investment opportunity with great financial upside possible - live in one unit, rent the others. Units feature engineered flooring, updated forced hot air/ductwork, modern kitchens and bathrooms with stainless steel appliances (2019), new windows and doors (2019), vinyl siding, new flat roof (2020) and freshly painted interiors (2026). Each unit has it's own utilities and washer/dryers (upper levels in unit, lower levels in basement), Large backyard. Montclair is a community of choice known for it's excellent schools, quick commute to NYC and it's exciting downtown area with top rated dining and shopping. You will not want to miss this opportunity!

UNIT 1:

1ST FLOOR + BASEMENT (LAUNDRY)



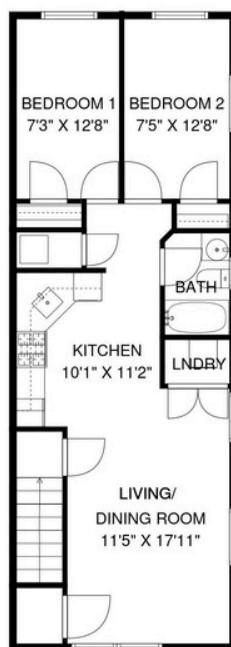
UNIT 2:

2ND FLOOR



UNIT 3:

2ND FLOOR



UNIT 4:

1ST FLOOR + BASEMENT (LAUNDRY)



Floorplan for illustration purposes only. Dimensions and room characteristics are subject to errors, omissions and inadvertent misrepresentations.



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