

Passaic* Wayne Twp.* (2514)

22 Woodlot Rd*

List Price: \$625,000

Residential Client Full Report



MLS#: **4007731**
 Status: **Active**
 Rms: **7**
 Bdrm: **3**
 FB: **2**
 HB: **0**
 ZIP: **07470-2746***
 RZIP: **07470**
 Block: **1910***
 Lot: **6***
 Unit #:
 Floor #:
 Bldg #:
 AgeRestricted: **No**
 Pets:

Section:
 ZN:
 GRS: **LAFAYETTE**
 MSJR: **ANTHONY WAYNE**
 HS: **WAYNE VALLEY**
 Acres: **0.27***
 LtSz: **.269 AC***
 SqFt:
 CLR:
 CL: **No**
 GSMLS.com: **Yes**
 YB/Desc/Ren: **1951 / Approximate, Renovated / 2016**
 PSubType: **Single Family**
 Style: **Colonial**

LP: **\$625,000**
 OLP: **\$625,000**
 SP:
 LD: **02/02/2026**
 FSD:
 UCD:
 CD:
 ADM:
 DOM: **0**
 SDA: **Yes**

Directions: **Preakness Ave to Laauwe Ave To Woodlot OR Ratzer to Greenrale (becomes Laauwe) then turn on Woodlot**

Remarks: **Welcome home to this charming Colonial located in a highly walkable Wayne neighborhood close to all three schools, shopping, dining, parks, and nearby creeks great for fishing. Wayne offers strong schools, Boys & Girls Club, PAL programs, Trader Joe's, Whole Foods, Wayne Community Center, town pool, lake, and a vibrant community atmosphere. This turn-key home features hardwood floors on the first level, a spacious living room, and a dining room with closet, previously used as a bedroom, offering flexible living options. First-floor laundry is conveniently tucked into a closet. The kitchen is approximately 10 years young and includes granite countertops, stainless steel appliances, and ample counter space. Adjacent den/dinette features sliding doors to a flat, fully fenced backyard with two paver patios, gazebo, and firepit area, ideal for entertaining. First-floor bedroom comfortably fits a queen bed and gaming area and is located near a full bath, offering potential in-law or guest suite. Upstairs primary bedroom includes its own bath and additional space suitable for lounging or home office use. Additional features include radiant and baseboard heating, hardwood & vinyl plank flooring, tile in dining room, 200-amp electric service, hot water heater replaced in 2023, attic fan, & shed to remain if permitted by CO. Roof approximately half 5 years young and half 15+ years. Excellent location, flexible layout, and strong lifestyle appeal.**

INTERIOR

Applncs: **Dishwasher, Dryer, Refrigerator, Range/Oven-Gas, Washer**
 Bsmnt: **No / Slab**
 Dine: **Formal Dining Room**
 Exclu: **Includes gazebo, w/d, kit fridge & garage fridge. Excludes all tvs**
 FirePl: **0 /**
 Floor: **Laminate, Tile, Vinyl-Linoleum, Wood**

IntFeat: **Skylight, Stall Shower, Walk-In Closet**
 Kitch: **Not Eat-In Kitchen**
 Primary Bedroom: **Full Bath, Sitting Room, Walk-In Closet**
 Primary Bath: **Stall Shower**
 In-law Suite: **Yes/Bedroom 1, Full Bath**

EXTERIOR / OTHER FEATURES

Drive: **4 / 2 Car Width**
 Exterior: **Aluminum Siding**
 ExtFeat: **Privacy Fence, Vinyl Fence, Gazebo, Metal Fence, Patio, Pergola, Storage Shed**

Garage: **1 / Attached Garage, Garage Door Opener**
 LotDesc: **Level Lot**
 Pool: **No/**
 Roof: **Asphalt Shingle**

ROOM DIMENSIONS

LivRm: **/ First**
 Primary Bedroom: **/ Second**
 Laundry Room: **/First**
 Level1: **1 Bedroom, Bath Main, Den, Dining Room, Garage Entrance, Kitchen, Laundry Room, Living Room, Utility Room**
 Level2: **2 Bedrooms, Bath(s) Other**

DinRm: **/ First**
 Bed2: **/ Second**
 Den: **/First**
 Kitch: **/ First**
 Bed3: **/ First**
 Den: **/ First**

UTILITIES

Heat: **2 Units, Baseboard - Hotwater, Multi-Zone, Radiant - Hot Water**
 Cool: **Multi-Zone Cooling, Wall A/C Unit(s), Window A/C(s)**
 Fuel: **Gas-Natural**

Sewer: **Public Sewer**
 Utilities: **See Remarks**
 Water: **Public Water**
 WtrHt: **See Remarks**

FINANCIAL INFORMATION / TAX INFORMATION

Taxes: **\$8,710* / 2024***
 Fee: **\$/**
 Other: **\$/**
 TaxRt: **5.946* / 2025**
 AppFee: **\$**
 Easement: **Unknown /**
 BldAsmt: **\$55,900***
 FarmAsm:
 LndAsmt: **\$90,600***
 HmWrnty:
 TotAsmt: **\$146,500***
 OTP: **Fee Simple**