



## 56 Magnolia Ave Tenaflly, NJ

**56magnoliaavetenaflly.com**

**LOT SQ. FT:** 15,631  
**DIMENSIONS:** 77X203 IRR  
**INTERIOR SQ. FT APPROX:** 3,420  
First Floor: 1,808 sq ft  
Second Floor: 1,612 sq ft  
Lower Level Basement: 434 sq ft  
**VIEWS/EXPOSURE:** North-West  
**YEAR BUILT:** 1911  
**TAXES:** \$26,833.26

**ROOMS:** 11  
**BEDROOMS:** 5  
**FULL BATHS:** 3  
**HALF BATHS:** 1

**LOCATION:**  
.3 Miles to Maugham Elementary  
1.3 Miles to Stillman Elementary  
.9 Miles to Mackay Elementary  
1.2 Miles to Smith Elementary  
1.0 Miles to Tenaflly Middle School  
1.1 Miles to Tenaflly High School  
8.5 Miles to GWB  
Close to NJ Transit  
Close to Houses of Worship

**FASCIA:**  
Cedar Shingles

**MECHANICS:**  
Baseboard Heating, Gas, Radiant  
Peerless Partner WaterHeater 2023:  
46 Gallon  
PB Gas Boiler  
1 Zone-AC  
5 Zone-Heat

### HOME FEATURES:

Recessed Lighting  
Wood Floors Throughout  
Two Car Garage

### ENTRY FOYER:

Coat Closet  
Chandelier  
Newly Painted

### LIVING ROOM:

Wood Beam Ceiling  
Wood Floors-Newly Refinished  
Inglenook Fireplace w/Surround Stone  
Blue Slate Hearth  
Over-Sized Doorway into Office

### DINING ROOM:

Formal Dining Room  
Wood Floors-Newly Refinished  
Chandelier  
Crown Molding  
Large Doorway to Living Room  
Large *Swing* Doorway to Kitchen  
Large Bay Window

### KITCHEN:

Tile Floor  
Radiant Heat  
Center Island w/Bar Seating  
Expansive Eat-In-Kitchen  
Oversized Windows looking to Back Patio  
Custom built cabinets  
Built-In Desk w/Shelving  
Built-In Wine Rack  
DCS 4-Burner Oven (Grill not functional)  
Recessed Lighting  
Newly Painted

### HALLWAY from Kitchen:

Door to Garage  
Laundry Room Closet  
Storage Closet  
2nd Staircase  
French Glass Door to Back Patio



82 N. Summit Street | Tenaflly, NJ 07670 | O: 201.894.8004 | F: 201.399.7669 | [segrealty.com](http://segrealty.com)

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**POWDER ROOM:**

Pedestal Sink  
Tile Floor  
Exposed Stone

**FAMILY ROOM:**

Wood Floors  
Recessed Lighting  
Large Doorway to Office w/Pocket Doors  
Double French Glass Paned Doors  
To Back Patio

**OFFICE:**

Wood Floor  
Recessed Lighting  
Large Bay Window  
Crown Molding  
Oversized Doorway to F.R. w/Double Glass  
Paned Pocket Doors  
Newly Painted

**SECOND FLOOR:****PRIMARY BEDROOM SUITE:**

Wood Floors  
Large WIC w/Built-in Shelving  
Ceiling Fan & Lights  
E,S&W Exposures  
Newly Painted

**PRIMARY BATHROOM:**

Radiant Heat  
Double Vanity Sink  
Tile Floor  
Recessed Lighting  
Jacuzzi Tub  
Large Glass Walk-In-Steam Shower w/built  
in bench and Floor to Ceiling Tile

**BEDROOM 2:**

Wood Floor  
Ceiling Fan w/Lights  
Newly Painted

**BEDROOM 3:**

Wood Floor  
Ceiling Fan w/Lights  
Gambrel Walls  
Newly Painted  
Two WIC

**HALLWAY:**

Linen Closet  
Newly Refinished Floors  
Newly Painted

**BATHROOM:**

Tile Floor  
Double Sink Vanity  
Bath tub & Shower  
Radiant Heat

**BEDROOM 4:**

Wood Floor  
Ceiling Fan  
Double Door Closet

**BEDROOM 5:**

Wood Floor  
Over-sized Window  
2 Large Closets

**BATHROOM:**

Newly Painted  
Tile Floor  
Bath Tub & Shower

**LOWER LEVEL:**

Unfinished Basement



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