

Passaic* Wayne Twp.* (2514)

45 Holyoke Ct

List Price: \$975,000

Residential Client Full Report



MLS#:	4030323	Section:	Point View	LP:	\$975,000
Status:	Active	ZN:		OLP:	\$975,000
Rms:	11	GRS:	AP TERHUNE	SP:	
Bdrm:	5	MSJR:	SCH-COLFAX	LD:	05/27/2026
FB:	3	HS:	WAYNE HILLS	FSD:	
HB:	1	Acres:	0.24*	UCD:	
ZIP:	07470-	LtSz:	.238 AC*	CD:	
	2087*	SqFt:		ADM:	2
RZIP:	07470	CLR:		DOM:	2
Block:	4103*	CL:	Yes	SDA:	Yes
Lot:	53*	GSMLS.com:	Yes		
Unit #:		YB/Desc/Ren:	1987 / Approximate / 2011		
Floor #:		PSubType:	Single Family		
Bldg #:		Style:	Colonial		
AgeRestricted:	No				
Pets:	Yes				

Directions: **Valley Road Extension to Point View Estates, to Point View Pkwy, to corner of Holyoke Ct and Point View Pkwy**
 Remarks: **Welcome to this sprawling 5-bedroom, 3.5-bath home in Wayne NJ offering over 3,099 sq ft plus a finished basement in the desirable Point View community. Conveniently located near the center of town, this spacious home combines flexibility, comfort, and convenience. Featuring two en-suite bedrooms and a dedicated home office, the layout offers endless possibilities for today's lifestyle needs. The dramatic great room showcases cathedral ceilings, skylights, and a wet bar, creating the perfect setting for entertaining. The eat-in kitchen, approximately 15 years young, opens to a low-maintenance synthetic deck overlooking a fully fenced backyard for seamless indoor-outdoor living. The finished basement offers additional space for recreation, media, fitness, hobbies, or storage. Additional highlights include a 2-car garage and generously sized rooms throughout. Enjoy tennis courts, busing to 2 of 3 schools, and the convenience of walking to Wayne Hills High School. HOA fee of \$350 annually includes maintenance of the pond, entrance landscaping/signage, and tennis courts. Conveniently located near shopping, restaurants, parks, major highways, and NYC transportation. Wayne offers top-rated schools, the Boys & Girls Club, PAL, Wayne Community Center, James Roe Pool, Laurelwood Arboretum, and more. A rare opportunity to own a spacious home in one of Wayne NJ's most sought-after communities.**

INTERIOR

Applncs: Dishwasher, Dryer, Hot Tub, Refrigerator, Sump Pump, Washer	IntFeat: Bar-Wet, Blinds, Cathedral Ceiling, High Ceilings, Drapes, Hot Tub, Jetted Tub, Skylight, Stall Shower, Stall Shower And Tub, Tub Only, Walk-In Closet
Bsmnt: Yes / Finished, Full	Kitch: Center Island, Eat-In Kitchen, Separate Dining Area
Dine: Formal Dining Room	Primary Bedroom: Full Bath, Walk-In Closet
Exclu: Includes w/d,fridge,bar,hot tub.Excludes foyer & dining room chandelier	
FirePl: 1 / Gas Fireplace, Great Room, See Remarks	
Floor: Laminate, Tile, Wood	

EXTERIOR / OTHER FEATURES

Amnt: Tennis Courts	Garage: 2 / Attached Garage, Inside Entrance
Drive: / 2 Car Width, Paver Block	LotDesc: Corner, Cul-De-Sac, Level Lot
Exterior: Aluminum Siding, Brick, Vinyl Siding	Roof: Asphalt Shingle
ExtFeat: Deck, Vinyl Fence, Sidewalk, Tennis Courts	

ROOM DIMENSIONS

LivRm: / First	DinRm: / First	Kitch: / First	Den: / Basement	FamRm: / First
Primary Bedroom: / Second	Bed2: / Second	Bed3: / Second	Bed4: / Third	
Bedroom: /Third	Bathroom: /Third	Utility Room: /Basement		
LevelB: Game Room, Rec Room, Storage Room, Utility Room				
Level1: Dining Room, Foyer, Garage Entrance, Great Room, Kitchen, Living Room				
Level2: 3 Bedrooms, Bath Main, Bath(s) Other, Office				
Level3: 2 Bedrooms, Bath(s) Other				

UTILITIES

Heat: 2 Units, Forced Hot Air, Multi-Zone	Sewer: Public Sewer
Cool: 2 Units, Central Air, Multi-Zone Cooling	Utilities: All Underground, Gas-Natural
Fuel: Gas-Natural	Water: Public Water
	WtrHt: See Remarks

FINANCIAL INFORMATION / TAX INFORMATION

Taxes: \$20,069* / 2025*	TaxRt: 5.998* / 2025	BldAsmt: \$195,800*	LndAsmt: \$138,800*	TotAsmt: \$334,600*
Fee: \$350 / Annually	AppFee: \$00	FarmAsm:	HmWrnty:	OTP: Fee Simple
Other: \$00 /	Easement: Unknown /			
Feelnd: See Remarks				