

DISTINCTIVE HOMES

BY THE ROBERT NORTHFIELD TEAM



46 PHYLLIS ROAD
WEST ORANGE
WWW.46PHYLLISRD.COM



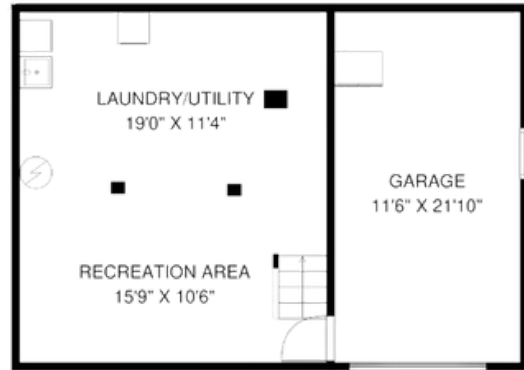
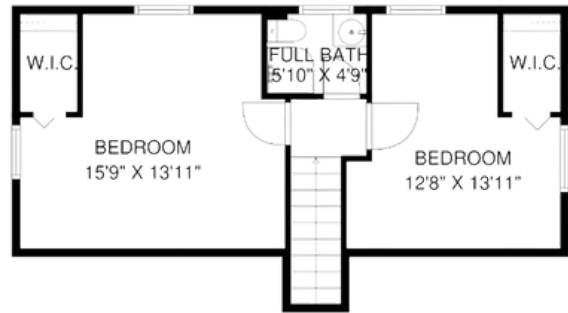
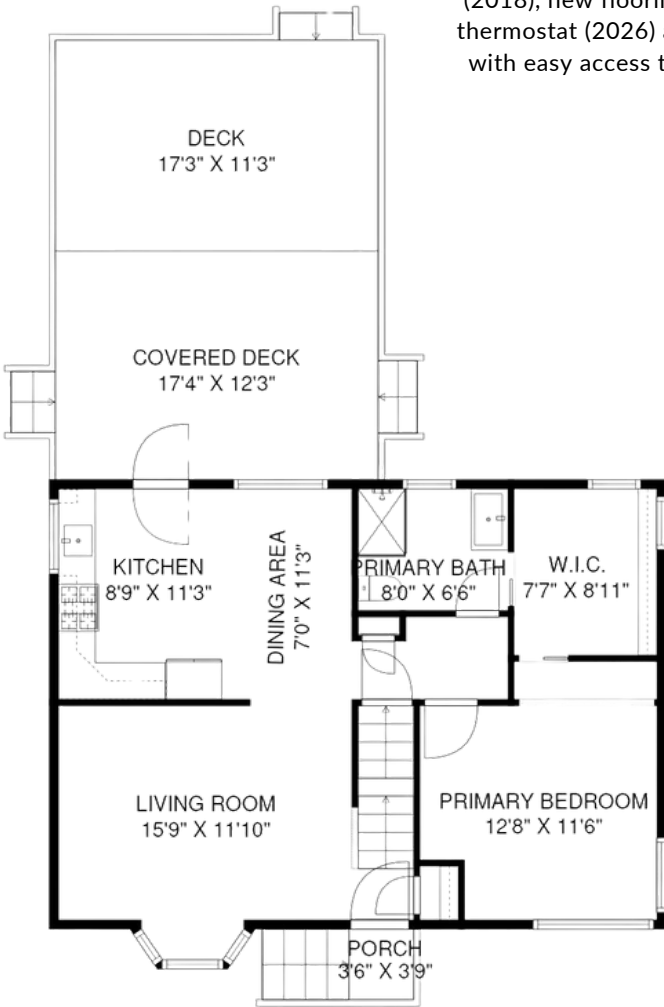




HIGHLIGHTS

Built circa 1954, 3 Bedrooms / 2 Bathrooms

Set on a quiet road in the heart of vibrant West Orange with schools, local businesses, and restaurants within easy reach, this move-in ready home offers a versatile floorplan with well-appointed spaces to enjoy inside and out. Gleaming hardwood floors and a neutral paint palette set the stage as soon as you walk in the door. The living room features a large bay window and a convenient coat closet. The kitchen has been updated and offers granite counters, ample wood cabinetry, stainless steel appliances, pantry closet and open dining room. Access to the covered deck can be found here making indoor/outdoor living a breeze. A 1st floor bedroom and walk in closet dressing room(that could be converted to a guest room or office), are well served by a 1st floor full bath with shower. Upstairs find freshly painted and spacious bedrooms and a 2nd full bath. The lower level is partially finished to offer additional leisure space as well as laundry, storage and access to the built-in garage. Outside, a composite deck overlooks a sprawling and private backyard. Ductless HVAC (1st floor bedroom), updated modern kitchen and stylish baths (2018), a custom walk-in closet (2018), new flooring on the 2nd level (2018), new garage door (2023) and a new boiler and thermostat (2026) are just a few of the property highlights you'll enjoy. Convenient location with easy access to business centers, local highways including Rt 280 and access to NYC!



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