



### Welcome to 28 Columbus Avenue in Montclair, NJ

Listing Price: \$750,000

This home has been loved for many years and the empty nest owners are ready to downsize.

Beautiful 3 bed, 2 full bath 1922 Dutch Colonial home in a great neighborhood. Freshly painted inside and in move-in condition. Commuter's dream with easy walk to 3 train stations and bus stop. On weekends, stroll to local restaurants, Farmers Market, Wellmont Theatre or enjoy nearby Brookdale Park for free summer concerts, playground, or dog park.

**Commuting:** Montclair has 6 train stations, 3 within walking distance to this home. Walnut Street station is an 11 min. walk and two other stations are a 15 min. walk. A bus stop is on the corner of the street (1 min walk).

**First floor:** Enclosed entry, Wood floors, Living room with wood burning fireplace, Office alcove, Formal dining room, through pocket doors to the Family room with second wood burning fireplace, French doors lead to large deck, partially covered allowing most of the year for enjoyment, Full bath with shower and soaking tub, Walk in closet, Bright kitchen with island

**Second Floor:** 3 bright bedrooms with closets, Full bath with shower and tub, and linen closet

**Attic:** Stairs lead to a large unfinished attic that would make a beautiful bedroom or office.

**Basement:** **\*IN ADDITION TO THE 2 FULL BATHROOMS**, the spacious basement has a shower, sink and toilet, Laundry room, Storage room, Separate large room with 4 windows, high ceilings and perfect for playing ping pong or watching TV, baseboard heating, Sump pump, new gas furnace and hot water heater

**Additional features:** Crown and picture molding throughout the original home, Two Zone Central Air Conditioning, Security system with smoke detectors, Garage, Fully fenced lovely backyard for sitting around a firepit, gardening or the dog. New driveway with Belgian block details, new sidewalk, and the street was newly paved in 2019 with Belgian block curbs added, two frost free outdoor faucets

**PLEASE NOTE:** Owners are interested only in qualified buyers with pre-qualification mortgage letter and cash down; able to close prior to end of May.

Lot Size: 7,279 sq. ft. House: 1,732 sq. ft. Taxes in 2019: \$19,388 Fuel: Gas – Natural Public Sewer and Water