

Passaic* West Milford Twp.* (2515)

7 Willow Ln*

List Price: \$259,000

Residential Agent Complete Report



MLS#: 3693593	Section: Pinecliff Lake	LP: \$259,000
Status: S	ZN:	OLP: \$259,000
Rms: 6	GRS:	SP: \$315,000
Bdrm: 2	MSJR:	LD: 02/23/2021
FB: 1	HS:	XD: 08/31/2021
HB: 1	Acres: 0.50*	FSD:
ZIP: 07480-1334*	LtSz: .323 AC*	UCD: 03/04/2021
RZIP:	SqFt:	ACD: 04/09/2021
Block: 7517*	CLR:	CD: 04/09/2021
Lot: 3*	CL: No	ADM: 9
Unit #: No	GSMLS.com: Yes	DOM: 9
Floor #: Yes	YB/Desc/Ren: 1940 / Approximate /	Terms: Conventional
Bldg #: No	PSubType: Single Family	SDA: Yes
FHA55+: No	Style: Cape Cod	
Pets: Yes		

Directions: Union Valley Rd to Park Lane, Right onto Overlook Road left onto Willow Lane

Remarks: Great opportunity for this 2 bedroom 1.5 bath Cap Cod in Pinecliff Lake. Close to Center of Town, Shopping,Dining, Schools, Highway Access, Entertainment, and More! New Septic 2016. Home has Generac home generator. 2017 New well pump, pressure tank, Caresoft RC Elitewater filtration system, and Instasoft 1054 water softener. Come Make This Home Yours Today! All showings will follow COVID-19 procedures.

Agent Remarks: Email Hold Harmless to Sdemp9@aol.com prior to showing. Highest and Best due by 2/28/2021.

INTERIOR

Applncs: Carbon Monoxide Detector, Cooktop - Gas, Dishwasher, Dryer, Generator-Built-In, Generator-Hookup, Microwave Oven, Refrigerator, Range/Oven-Gas, Sump Pump, Washer, Water Filter, Water Softener-Own
 Bsmnt: No / Bilco-Style Door, Crawl Space
 Dine: Living/Dining Combo
 FirePl: 1 / Living Room, Wood Burning
 Floor: Tile, Wood

IntFeat: Blinds, Carbon Monoxide Detector, Smoke Detector, Tub Shower, Walk-In Closet
 Kitch: See Remarks, Separate Dining Area

EXTERIOR / OTHER FEATURES

Amnt: Club House, Lake Privileges
 Drive: 4 / 2 Car Width, Gravel, Off-Street Parking
 Exterior: Vinyl Siding
 ExtFeat: Deck, Enclosed Porch(es), Wood Fence, Metal Fence, Storage Shed

Garage: 1 / Detached Garage
 Pool: No/
 Roof: Asphalt Shingle

ROOM DIMENSIONS

LivRm: / First	DinRm: / First	Kitch: / First
Mstr: / Second	Bed2: / Second	
Laundry Room: /First	Bathroom: /First	Powder Room: /First
Level1: Bath Main, Dining Room, Kitchen, Laundry Room, Living/Dining Room, Living Room, Outside Entrance, Powder Room, Screened Patio/Porch, Toilet		
Level2: 2 Bedrooms		

UTILITIES

Heat: 1 Unit, Baseboard - Hotwater, Multi-Zone
 Cool: No Cooling, Window A/C(s)
 Fuel: Gas-Natural

Sewer: Septic
 Utilities: Electric, Gas-Natural
 Water: Well
 WtrHt: Gas

FINANCIAL INFORMATION / TAX INFORMATION

Taxes: \$6,905* / 2020*	TaxRt: 3.811* / 2020	BldAsmt: \$86,200*	LndAsmt: \$95,000*	TotAsmt: \$181,200*
Fee: \$ /	AppFee: \$	FarmAsmt:	HmWrnty:	OTP: Fee Simple
Other: \$ /	Easement: Unknown /	LenderAprvReq: No		

SHOWING INFORMATION

Owner: Rep by L/O
 Possess: TBD
 Instr: Call/Text Listing Agent (973)557-7270 for showings.
 Show: Call Listing Agent, Text Agent

Sign No

LISTING OFFICE INFORMATION

ListOff: MODERN REALTY GROUP (4943)	Ph: 201-933-3366	Email: sdemp9@aol.com
ListAgt1: SCOTT DEMPSEY (292807)	Ph: 973-557-7270	Fax: 201-933-2211
BB: 2.5%-275	SA: .	TB: .
LType: Exclusive Right to Sell	BREL: Disclosed Dual Agent	VarComm: No

SELLING OFFICE INFORMATION

SellOff: WEICHERT REALTORS (000602)	Ph: 973-377-4460	Email: JoeleneM85@gmail.com
SellAgt1: JOELENE MALARET (301938)	Ph: 201-841-5976	Fax: 973-377-5489

Passaic* West Milford Twp.* (2515)

37 Madelyn Ave*

List Price: \$320,000

Residential Agent Complete Report



MLS#:	3717188	Section:		LP:	\$320,000
Status:	S	ZN:		OLP:	\$329,000
Rms:	6	GRS:	MARSHALL HL.	SP:	\$325,000
Bdrm:	3	MSJR:	MACOPIN	LD:	06/03/2021
FB:	2	HS:	W MILFORD	XD:	12/03/2021
HB:	0	Acres:	0.44*	FSD:	
ZIP:	07480-2111*	LtSz:	.467 AC*	UCD:	07/15/2021
RZIP:	07480	SqFt:		ACD:	09/29/2021
Block:	6604*	CLR:		CD:	09/27/2021
Lot:	1*	CL:	No	ADM:	42
Unit #:		GSMLS.com:	Yes	DOM:	42
Floor #:		YB/Desc/Ren:	1935 / Approximate / 2000	Terms:	Conventional
Bldg #:		PSubType:	Single Family	SDA:	Yes
FHA55+:	No	Style:	Custom Home		
Pets:	Yes				

Directions: **Lincoln ave to John to Madelyn**Remarks: **Staycation Vacation In this Updated, Spacious Waterfront home with direct access to Greenwood Lake, Close To Winerys & Ski Slopes Too Many Updates including A New 2 BRM Septic in 2020..Being Sold As IS Den Is Currently Being Used As A 3rd Bedroom**Agent Remarks: **Lender Required Flood Insurance Aprox \$2900 A Year Seller Works From Home Please Be Curtious May be On A Zoom Call :)**

INTERIOR

Applncs: **Carbon Monoxide Detector, Dishwasher, Microwave Oven, Water Softener-Own**
 Bsmnt: **No / Crawl Space**
 FirePl: **0 /**

Handicap Modified: **No**
 IntFeat: **Carbon Monoxide Detector, Fire Extinguisher, Smoke Detector**
 Kitch: **Separate Dining Area**
 In-law Suite: **No/**

EXTERIOR / OTHER FEATURES

Amnt: **Boats - Gas Powered Allowed, Lake Privileges**
 Drive: **/ Blacktop**
 Exterior: **Vinyl Siding**
 ExtFeat: **Deck, Dock, Storage Shed, Thermal Windows/Doors**

Garage: **0 /**
 LotDesc: **Waterfront**
 Pool: **No/**
 Roof: **Asphalt Shingle**

ROOM DIMENSIONS

Attic: **Pull Down Stairs**

UTILITIES

Heat: **Baseboard - Hotwater, Multi-Zone**
 Cool: **See Remarks**
 Fuel: **Gas-Natural**
 Service: **Garbage Included**

Sewer: **Septic 2 Bedroom Town Verified**
 Utilities: **Electric, Gas-Natural**
 Water: **Well**
 WtrHt: **Gas**

FINANCIAL INFORMATION / TAX INFORMATION

Taxes: **\$7,096* / 2020***
 Fee: **\$ /**
 Other: **\$ /**

TaxRt: **3.811* / 2020**
 AppFee: **\$**
 Easement: **Unknown /**

BldAsmt: **\$116,200***
 FarmAsmt: **No**
 LenderAprvReq: **No**

LndAsmt: **\$70,000***
 HmWrnty: **No**

TotAsmt: **\$186,200***
 OTP: **Fee Simple**

SHOWING INFORMATION

Owner: **CARROLL DANIEL & ARIAS XIMENA***
 Possess: **At closing**

Sign **Yes**Instr: **DO NOT USE SHOWING TIME !! Text or Call Denise 86-849-7077 With Your Business Card To Schedule Appontment & Get The Door Code ..Seller Works From Home**Show: **Call Listing Agent, Pet Instructions, Text Agent**

LISTING OFFICE INFORMATION

ListOff: **RE/MAX COUNTRY REALTY (285601)**
 ListAgt1: **DENISE ALEXANDER (243974)**
 BB: **2.5%-250**
 LType: **Exclusive Right to Sell**

Ph: **973-657-1000**
 Ph: **862-849-7077**

Email: **DALEXANDER67@HOTMAIL.COM**
 Fax:

SA: **0**
 BREL: **Disclosed Dual Agent**

TB: **2.5%-250**
 VarComm: **No**

SELLING OFFICE INFORMATION

SellOff: **COLDWELL BANKER REALTY (002495)**
 SellAgt1: **ANNE KEANE (306463)**

Ph: **973-729-6111**
 Ph: **862-241-8154**

Email: **Anne.keane@cbmoves.com**
 Fax: **973-293-0085**

Passaic* West Milford Twp.* (2515)

19 Sylvan Way*

List Price: \$349,900

Residential Agent Complete Report



MLS#: 3725570	Section: Pinecliff Lake	LP: \$349,900
Status: S	ZN: Res	OLP: \$349,900
Rms: 6	GRS: WESTBROOK	SP: \$339,000
Bdrm: 3	MSJR: MACOPIN	LD: 07/07/2021
FB: 1	HS: W MILFORD	XD: 12/22/2021
HB: 0	Acres: 0.15*	FSD:
ZIP: 07480-1328*	LtSz: .130 AC*	UCD: 08/13/2021
RZIP: 07480	SqFt: 1244	ACD: 10/15/2021
Block: 7615*	CLR: 	CD: 10/15/2021
Lot: 1*	CL: No	ADM: 37
Unit #: 	GSMLS.com: Yes	DOM: 37
Floor #: 	YB/Desc/Ren: 1942 / Approximate, Renovated / 2020	Terms: FHA
Bldg #: 	PSubType: Single Family	SDA: Yes
FHA55+: No	Style: Lakestyle, Log Cabin	
Pets: Yes		

Directions: Union Valley to Vista Rd, Sharp right on Sylvan

Remarks: Restored loghome with Lakeviews, vaulted ceiling, stone fireplace, 2 bed 1 full bath. 2nd fl master bed, deck, lake views. Updated and restored log home with beautiful views of Pinecliff Lake. First floor features a spacious foyer with room for an office, family room with stone fireplace and vaulted ceiling, dining area, updated kitchen with laundry, 3 bedrooms and 1 full bath. Second floor has a great master bedroom with sitting room/dressing area and a private deck with endless lake views. One car detached garage and private outdoor rear patio area. Lake membership is optional with a membership fee.

Agent Remarks: - LA Lisa with any questions (201) 951-6963 OPEN HOUSE CANCELED for 7/25

INTERIOR

Applncs: Carbon Monoxide Detector, Dishwasher, Refrigerator, Range/Oven-Gas, Stackable Washer/Dryer, Water Softener-Rnt	Handicap Modified: No
Bsmnt: No / Slab	IntFeat: Fire Alarm Sys, Beam Ceilings, Cathedral Ceiling, High Ceilings, Smoke Detector, Walk-In Closet
Dine: Dining L	Kitch: Galley Type
Exclu: personal items	MastBr: Sitting Room
FirePl: 1 / Wood Burning	In-law Suite: No/
Floor: Laminate, Tile, Wood	

EXTERIOR / OTHER FEATURES

Amnt: Club House, Lake Privileges, Playground, Tennis Courts	Garage: 1 / Detached Garage, Loft Storage, Oversize Garage
Drive: 8 / 2 Car Width, Blacktop, Driveway-Exclusive	LotDesc: Corner, Lake/Water View
Exterior: Log	Pool: No/
ExtFeat: Deck, Outbuilding(s), Storage Shed, Storm Window(s), Workshop	Roof: Asphalt Shingle

ROOM DIMENSIONS

LivRm: 24x12 / First	DinRm: 9x10 / First	Kitch: / First	Den: / First	FamRm: / First
Mstr: 26x17 / Second	Bed2: 9x10 /	Bed3: 10x9 /		
Workshop: /	Sunroom: 9x17/First			
Level1: 1 Bedroom, Bath Main, Dining Room, Family Room, Foyer, Kitchen, Laundry Room, Living Room, Office, Sunroom				
Level2: 1 Bedroom				

UTILITIES

Heat: 1 Unit, Forced Hot Air	Sewer: Septic 3 Bedroom Town Verified
Cool: Wall A/C Unit(s)	Utilities: Gas-Natural
Fuel: Gas-Natural	Water: Well
Service: Cable TV	WtrHt: Electric

FINANCIAL INFORMATION / TAX INFORMATION

Taxes: \$6,352* / 2020*	TaxRt: 3.811* / 2020	BldAsmt: \$87,700*	LndAsmt: \$79,000*	TotAsmt: \$166,700*
Fee: \$ / Annually	AppFee: \$	FarmAsmt: 	HmWrnty: 	OTP: Fee Simple
Other: \$ /	Easement: Unknown /	LenderAprvReq: No		

SHOWING INFORMATION

Owner: CO Werner Realty	OwnerPh: 9736579222
Possess: 30/60/90	Sign: Yes
Instr: -Please Use ShowingTime 1-800-746-9464, preferred 2-hour notice, Owner occupied. or text LA Lisa 201.951.6963	
Show: See Showing Instructions, Text Agent	

LISTING OFFICE INFORMATION

ListOff: WERNER REALTY (2362)	Ph: 973-657-9222	Email: markwerner@topproducer.com
ListAgt1: MARK WERNER (237719)	Ph: 973-657-9222	Fax: 973-728-7225
ListAgt2: LISA TAORMINA (293996)	Ph: 201-951-6963	Email: lisataormina8285@gmail.com
BB: 2.5%-\$250	SA: N/A	TB: 2.5%-\$250
LType: Exclusive Right to Sell	BREL: Disclosed Dual Agent	VarComm: Yes

SELLING OFFICE INFORMATION

SellOff: REALTY EXECUTIVES EXCEPTIONAL (198715)	Ph: 973-838-6990	Email: amytromboni@gmail.com
SellAgt1: AMY L. TROMBONI (300435)	Ph: 201-572-3122	Fax: 888-212-1413

Passaic* West Milford Twp.* (2515)

9 Sylvan Way*

List Price: \$329,500

Residential Agent Complete Report



MLS#: 3739254	Section: Pinecliff Lake	LP: \$329,500
Status: S	ZN: Residential	OLP: \$330,000
Rms: 6	GRS: WESTBROOK	SP: \$342,000
Bdrm: 3	MSJR: MACOPIN	LD: 09/08/2021
FB: 1	HS: W MILFORD	XD: 09/08/2022
HB: 0	Acres: 0.23*	FSD: 09/13/2021
ZIP: 07480-1328*	LtSz: .230 AC*	UCD: 10/20/2021
RZIP: 07480	SqFt:	ACD: 12/17/2021
Block: 7615*	CLR: Beige	CD: 11/29/2021
Lot: 5*	CL: No	ADM: 23
Unit #:	GSMLS.com: Yes	DOM: 42
Floor #:	YB/Desc/Ren: 1965 / Approximate / 2019	Terms: FHA
Bldg #:	PSubType: Single Family	SDA: Yes
FHA55+: No	Style: Ranch	
Pets: Yes		

Directions: Union Valley to Winetka to Overlook, right onto Sylvan house on left

Remarks: This 3 bedroom well kept Ranch is located in desirable Pinecliff Lake. Hard wood floors, paver walk way, Lg breakfast bar in kitchen. Lg fenced in level back yard off deck. Full basement with outdoor and indoor access. Wonderful landscaping. Stainless steel appliances. Newer bathroom w/ tile floor. Lg closets in 2 of the bedrooms with custom shelving. Swing set and shed in back yard. Nothing to do but unpack. There are electric heaters in the BR as supplement heating but not in use. Firewood covered shelter included. House features a Cloud EMS smart thermostat. Lake membership is optional, but required to use the lake and community owned property.

Agent Remarks: septic passed everything went well on the inspection PLEASE SHOW

INTERIOR

Applncs: Carbon Monoxide Detector, Dishwasher, Refrigerator, Range/Oven-Gas, Stackable Washer/Dryer, Water Filter, Water Softener-Own	Handicap Modified: No
Bsmnt: Yes / Bilco-Style Door, Full, Unfinished	IntFeat: Carbon Monoxide Detector, Fire Extinguisher, Smoke Detector, Tub Shower
Exclu: Microwave, refrigerator in basement	Kitch: Breakfast Bar, Eat-In Kitchen
FirePl: 1 / Living Room, Wood Burning	MastBr: 1st Floor
Floor: Carpeting, Tile, Wood	In-law Suite: No/

EXTERIOR / OTHER FEATURES

Amnt: Club House, Lake Privileges, Playground, Tennis Courts	Garage: 0 /
Drive: 5 / 1 Car Width, Blacktop, Driveway-Exclusive	LotDesc: Level Lot
Exterior: Vinyl Siding	Pool: No/
ExtFeat: Deck, Storage Shed, Storm Door(s), Thermal Windows/Doors	Roof: Asphalt Shingle

ROOM DIMENSIONS

LivRm: 16x14 / First	Kitch: 19x9 / First	Bed3: 12x8 / First
Mstr: 13x10 / First	Bed2: 10x9 / First	
LevelB: Storage Room, Utility Room		
Level1: 3 Bedrooms, Bath Main, Kitchen, Living Room		
Attic: Pull Down Stairs		

UTILITIES

Heat: 1 Unit, Forced Hot Air, See Remarks	Sewer: Septic 3 Bedroom Town Verified
Cool: Ceiling Fan, Central Air	Utilities: Electric, Gas In Street
Fuel: Gas-Natural	Water: Well
Service: Cable TV Available, Garbage Included	WtrHt: From Furnace, Gas

FINANCIAL INFORMATION / TAX INFORMATION

Taxes: \$6,817* / 2020*	TaxRt: 3.811* / 2020	BldAsmt: \$84,300*	LndAsmt: \$94,600*	TotAsmt: \$178,900*
Fee: \$430 / Annually	AppFee: \$	FarmAsm: No	HmWrnty: No	OTP: Fee Simple
Other: \$100 / One Time	Easement: Unknown /	LenderAprvReq: No		
Feelncd: Maintenance-Common Area				

SHOWING INFORMATION

MgmtNm: Pinecliff Lake Community Club	Sign: Yes
Owner: Care of Listing Agent	
Possess: Upon Closing	
Instr: Call Showing Time 1-800-746-9464 Limited access due to dogs and children in the home. Mon-Fri 4:30pm to 7 pm, Sat/Sun- 9am to 6:30pm	
Show: See Showing Instructions	

LISTING OFFICE INFORMATION

ListOff: RE/MAX COUNTRY REALTY (285601)	Ph: 973-657-1000	Email: KarenW@Remax.net
ListAgt1: KAREN B. WIEDMANN (239851)	Ph: 973-222-7684	Fax: 973-657-0500
BB: 2.5%-\$250	SA: 2.5%-\$250	TB: 2.5%-\$250
LType: Exclusive Right to Sell	BREL: Disclosed Dual Agent	VarComm: No

SELLING OFFICE INFORMATION

SellOff: RE/MAX COUNTRY REALTY (285601)	Ph: 973-657-1000	Email: KarenW@Remax.net
SellAgt1: KAREN B. WIEDMANN (239851)	Ph: 973-222-7684	Fax: 973-657-0500

3693593 • 7 Willow Ln*, West Milford Twp.* • (2515)



Front



Backyard



Driveway



Back



Garage&Shed



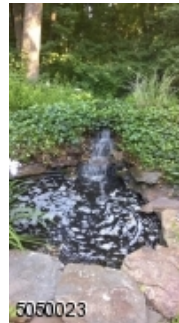
Backyard



Backyard/Driveway



Side Yard



Garden Pond



Living/Dining Room



Living/Dining Room



Living/Dining Room



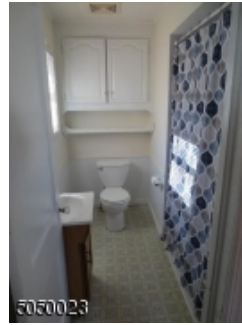
5050023

Kitchen



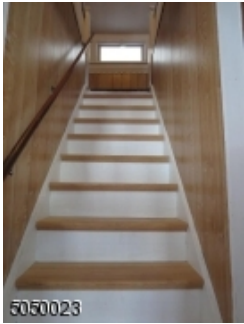
5050023

Kitchen



5050023

Bathroom



5050023

Stairway



5050023

Bedroom



5050023

Bedroom



5050023

Bedroom



5050023

Bedroom



5050023

Laundry/Powder Room



5050023

Enclosed Porch/Patio



5050023

Enclosed Porch/Patio

3717188 • 37 Madelyn Ave*, West Milford Twp.* • (2515)



Front



Front /Side View



Deck/Dock on Waterfront



Huge Backyard



Open Concept Living Room



Living Room



Dining With A View



Living Room



Living Room/Front Entryway



Dining Area



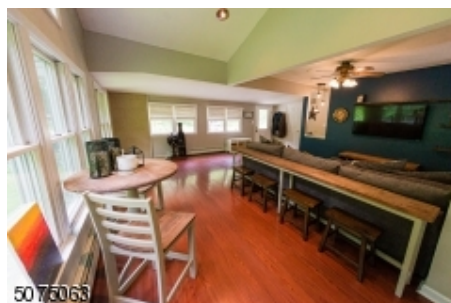
Updated Kitchen



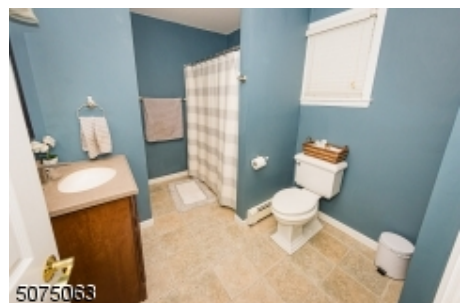
Kitchen



Kitchen



Living Room/Dinette Area



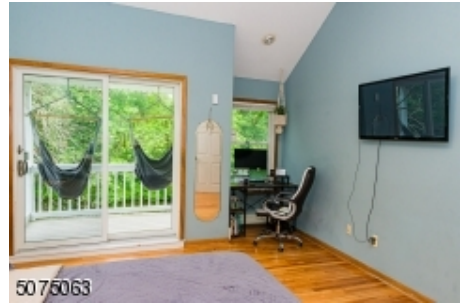
Full Bath



Den used as Bedroom



Another View Of The Den



Master Brm With Deck



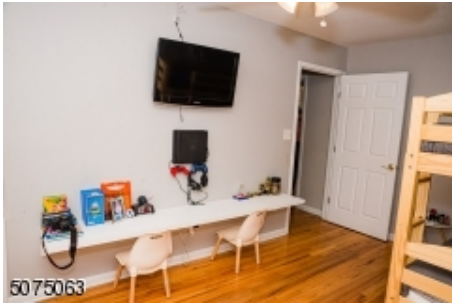
Large Master Brm



Master Brm



2nd Brm



2nd Brm



2nd Full Bath

3725570 • 19 Sylvan Way*, West Milford Twp.* • (2515)



Aerial View



Aerial View



Aerial View



Lake View



Bedroom 2



Kitchen



Kitchen



Dining Room



Living Room



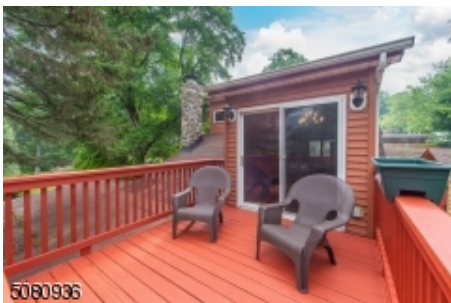
Sunroom



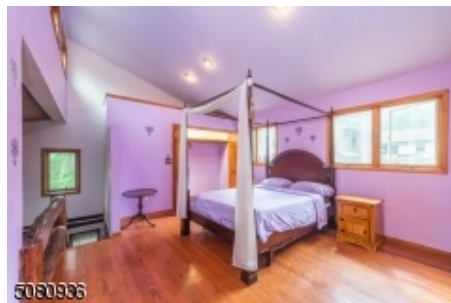
Living Room



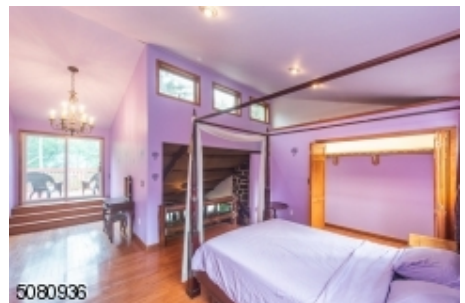
Living Room



Master Balcony



Master



Master



Patio



Side Yard



Patio



Side View



Front View

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Info. deemed RELIABLE but not GUARANTEED - ALL Room Sizes are Approx.

DANIEL SCHOENBAECHLER

3739254 • 9 Sylvan Way*, West Milford Twp.* • (2515)



Front View



Living Room



Living Room



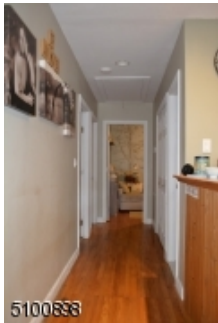
Kitchen



Kitchen



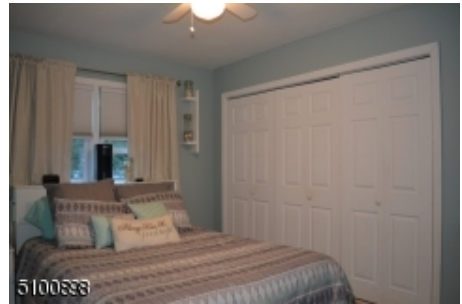
Sitting Area



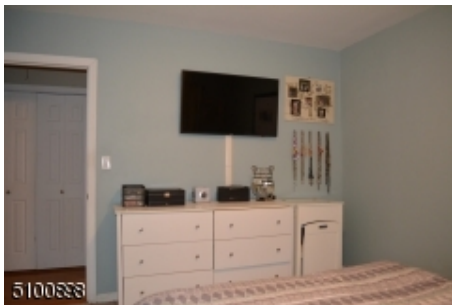
Hallway



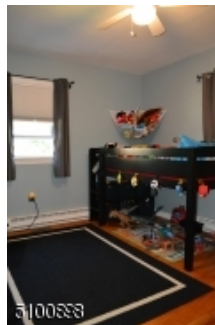
Master Bedroom



Master Bedroom



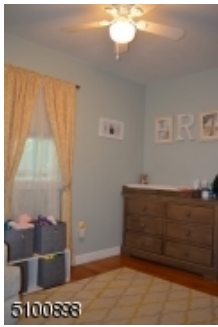
Master



Bedroom 2



Bedroom 2



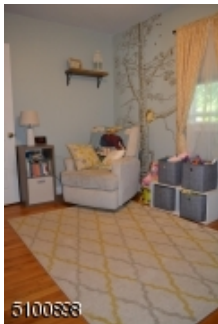
Bedroom 3



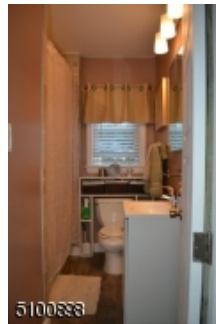
Bedroom 3



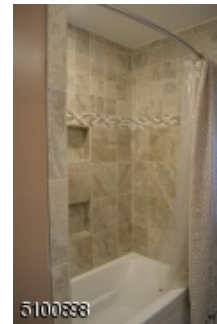
Bedroom 3



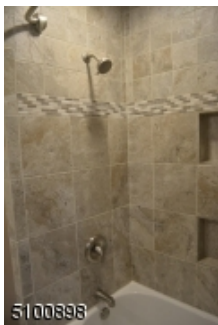
Bedroom 3



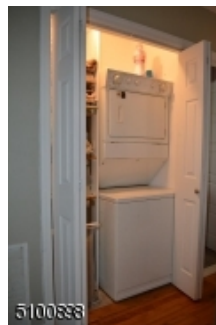
Bathroom



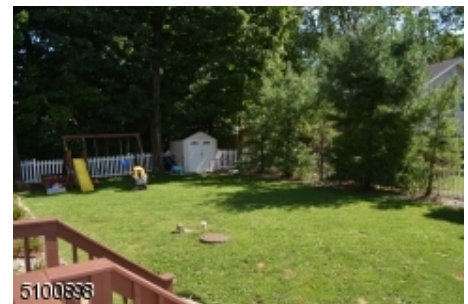
Shower/tub



Custom tile work



Laundry Area



Back Yard



View the yard from the deck



Large deck



Driveway



Back Yard



Back Yard



Side View



PINECLIFF lake
Amazing Community Club!



Beach
Buying in Pinecliff Lake is a lifestyle!



Bearfort Mountains
Swimming, diving, fishing, boating, hiking, and Quading on the trails!