



Sue Adler
KELLER WILLIAMS
PREMIER PROPERTIES

Cell: (973) 975-0197
Office: (973) 376-0033 x101
Sue@sueadler.com
www.sueadler.com/13garfield

13 Garfield Avenue
Madison

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THE #1 KELLER WILLIAMS TEAM IN NEW JERSEY team



Situated on a picturesque tree-lined street in a prime location across from the Madison Golf Club, a short drive to county parks, recreation and downtown, 13 Garfield Avenue is a true gem and boasts perfection both inside and out. The quality craftsmanship and attention to detail are evident in every aspect of this newer built Colonial by McCann Builders. Rich hardwood floors extend throughout the home, as architectural detailing and abundant windows distinguish each room. This fine home features three levels of superior living and entertaining space that extend to a gorgeous bluestone patio overlooking the professionally landscaped rear yard.

The front bluestone walkway guides you to the front door and into the double story entrance foyer that leads to the open and airy floor plan of well planned living and entertaining spaces. The formal living and dining rooms are ready to host your next dinner party in complete style. The centrally located gourmet eat-in kitchen is any cook's dream. With top-of-the line appliances- Viking 6 burner range and oven, Bosch dishwasher, refrigerator- and abundant counter space with granite top and center island with breakfast bar, cooking in this kitchen is a complete joy. Steps away is the family room perfect for gatherings of any size or enjoying a good read in front of the wood fireplace with granite hearth and wood mantle. Completing this level is a powder room, laundry room and access to the two-car garage.



An extended second floor landing provides easy access to four bedrooms each with custom built closets. The Master Suite offers a romantic setting with tray ceiling and two custom walk-in closets. The spa-like Master Bath with soaking tub and separate shower is any couple's dream.

The walkout finished lower level has a Recreation Room with recessed lighting, custom built-in and plenty of room for your pool, foosball or hockey table. A large storage area and powder room with pedestal sink are conveniently located on this level.

This one-of-a-kind home is ready to move in with the added benefit to become part of a community with a blue ribbon school district, access to NYC, superb restaurants, parks and recreation and first class shopping.

Inside and Out...

Main Level

- The two-story entry foyer with hardwood floors and guest coat closet
- The living room opens to the dining room and features hardwood floors and crown molding
- The formal dining room, with hardwood floors, features decorative wood panel wainscoting, chandelier, and crown molding
- The gourmet eat-in kitchen features hardwood floors, crown molding, custom wood cabinets with granite counters, tumbled marble tile backsplash and recessed lights. The center island/ breakfast bar features custom wood cabinets and granite counter top beneath dual pendant lights. Appliances are all stainless steel, including a Viking 6-burner gas range and oven, an exhaust fan, refrigerator, and Bosch dishwasher. Other features pantry and large breakfast or dining area with door leading to a backyard bluestone patio.
- The spacious and open family room has hardwood floors, gas fireplace with granite hearth and wood mantle surround, crown molding, and recessed lights.
- The laundry room, located off the entry foyer, has slate tile floors, decorative wood panel detailing, vanity with bowl sink and upper cabinets
- The powder room, features hardwood floors and pedestal sink
- An additional coat closet and access to the two car garage complete the first level

Second Level

- The master bedroom features hardwood floors, tray ceiling, and crown molding
- The master bath features tile floor, crown molding, vanity with Carrere marble counter top, soaking tub, walk-in shower with marble basket weave pattern floor and subway tile, and two walk-in closets with custom shelving
- Bedroom 2 has hardwood floors, crown molding, recessed lights, and two double deep closets
- Bedroom 3 features hardwood floors, crown molding, and closet with custom shelving
- Bedroom 4 has hardwood floors, crown molding, ceiling fan, recessed lights, and closet with custom shelving
- Bonus room with hardwood floors and crown molding-ideal for second laundry room or office
- The hall bath features a tile floor, vanity with double sinks, crown molding, linen closet and shower over tub with a subway tile backsplash.

Lower Level

- The walk out lower level features a recreation room with laminate floors and built-in entertainment center with shelving
- The powder room features a slate tile floor and pedestal sink
- Additional areas are the storage room, and utility/mechanical

THE FLOOR PLAN



NOT TO SCALE - This floor plan is provided for illustration purposes only.
Room positions and dimensions are approximate and should be independently measured for accuracy.



Additional Features and Updates

- High ceilings
- Two-zone central air conditioning
- Two-zone forced air heating
- Bluestone front walk way
- Attached 2-car garage with carriage doors
- Bluestone patio with gas line for grill, overlooking the level, private backyard
- Underground sprinkler system
- Landscape lighting
- Professionally landscaped property includes mature trees, foundation shrubbery and established lawns

