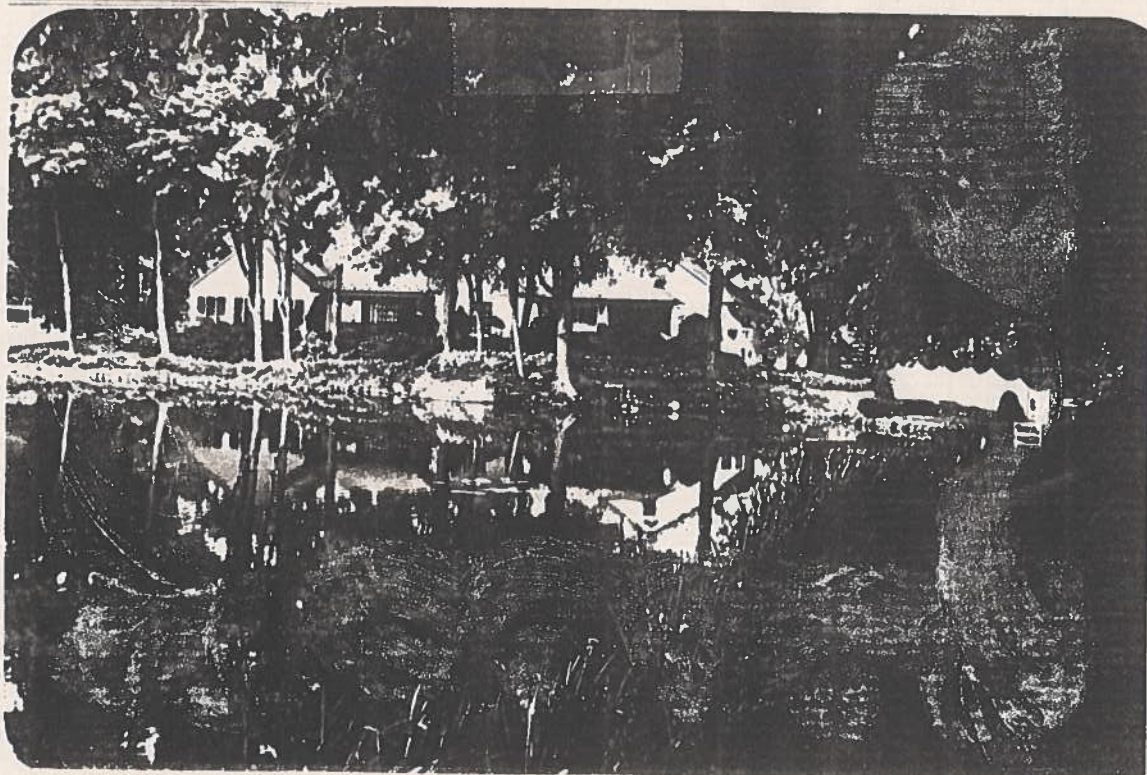




Friedman Associates



"20 ACRE WONDERLAND" IN FRANKLIN LAKES, NEW JERSEY

\$3,200,000

Friedman Associates Realty, Inc.

82 East Allendale Road

Saddle River, New Jersey 07458

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ESTATES CLUB
THE ART OF MARKETING PROPERTY.

FACT SHEET

LOCATION: 930 OLD MILL ROAD
FRANKLIN LAKES, NEW JERSEY 07417

PROPERTY: 20.8 ACRES

MAGNIFICENTLY LANDSCAPED PROPERTY OVERLOOKING FRANKLIN LAKES MOST BEAUTIFUL BODY OF WATER. PAVED WALKS TO CLAY TENNIS COURT AND POOL.

THIS PROPERTY CONTAINS MANY RARE SPECIMEN PLANTINGS, SEATING AREAS, BRICK PATIO WITH BUILT-IN BARBECUE GRILLS. THIS SERENE BEAUTY PROVIDES THE IDEAL SETTING FOR ONE WHO LOVES NATURE.

FUN FOR ALL SEASONS IS PROVIDED WITH LAKE FOR FISHING AND ICE SKATING....CLAY TENNIS COURT...OVERSIZED POOL

BLOCK 2502 LOT 1
BLOCK 2508 LOT 1

ONLY HALF-HOUR FROM NEW YORK AND WITHIN AN HOUR OF THREE INTERNATIONAL AIRPORTS.

RESIDENCE: THIS GRACIOUS RANCH HOUSE IS A CLASSIC. IT IS CONSTRUCTED OF WHITE BRICK AND HAS A BLACK SLATE ROOF.

THE APPROACH TO THIS HOME IS FROM A STREET OF PRESTIGIOUS HOMES ON SHADOW LAKE.

FIRST FLOOR: ENTRY HALL IS COVERED WITH WALLCOVERING OF A GARDEN OF HUNTER GREEN AND PINK BOWS. THIS SETS THE TONE FOR THE REST OF THE HOUSE. THIS AREA LEADS TO THE LIVING ROOM, DINING ROOM, SOLARIUM, KITCHEN, A BEDROOM AND BATH, DEN, BATH, CHILD'S BEDROOM, MASTER BEDROOM AND MASTER BATH.

LIVING ROOM OFF CENTER HALL HAS WALNUT FLOORING, FIREPLACE, LARGE WINDOW OVERLOOKING TERRACES AND LAKE. IT HAS BUILT-INS

FIRST FLOOR: CONTINUED.....

DINING ROOM HAS WALLCOVERING IN PINK WITH GREEN AND PURPLE FLOWERS THAT PROVIDE A WARM BACKGROUND FOR THE NEW OWNER'S FURNISHINGS. FRENCH DOORS LEAD TO PROPERTY WITH VIEW OF LAKE.

SOLARIUM/MEDIA ROOM IS VERY SPACIOUS AND SURROUNDED BY 24 LARGE WINDOWS FACING THE LAKE, THE PLAY-AREA AND THE VOLLEY-BALL COURT. THE VIEWS ARE OUTSTANDING AND THE DESIGN INCORPORATING THE HUGE GLASS AREAS TAKE ADVANTAGE OF THIS SETTING.

MASTER BEDROOM IS LARGE AND OPULENT. FRENCH DOORS LEAD TO THE SHIMMERING BODY OF WATER. THERE ARE BUILT-IN UNITS IN THIS ROOM.

MASTER BATH IS A CHARMING ROOM.

BEDROOM #2 IS A LARGE AND BRIGHT ROOM.

BEDROOM #3 IS VERY SPACIOUS.

BATH HAS A SINK BY SHERLE WAGNER. ITS DESIGN IS CHINESE ETCHED WITH GREEN AND GOLD.

BEDROOM #4 HAS DARK WOOD FLOORS AND BUILT IN CABINETS.

BATH IS DELIGHTFUL WITH ITS FABRIC WALLS.

KITCHEN HAS WONDERFUL VIEW OF THE WATER.

REAR STAIRWAY LOCATED OFF THE KITCHEN LEADS TO THE GARAGE, LAUNDRY AND STORAGE ROOMS.

ATTIC:

EXERCISE ROOM FOR THE ENTIRE FAMILY. IT ALSO INCLUDES A LARGE STORAGE AREA.

GENERAL INFORMATION:

...20.8 ACRE PROPERTY
...MAGNIFICENT WATER VIEW SETTING
...POOL PLACED IN A MARVELOUS SETTING
...CLAY TENNIS COURT
...BURGLAR ALARM AND FIRE ALARM
...DOLL HOUSE CAN ACCOMODATE CHILDREN AT PLAY..IT EVEN
HAS AIR-CONDITIONING AND HEAT.
...LIVING ROOM IS A VERY IMPORTANT ROOM WITH PLANK FLOORS,
ANTIQUE BUILT-INS AND MARVELOUS VIEWS.
...THIS HOME WAS DONE BY A DESIGNER WITH METICULOUS TASTE.

BLOCK 2502 LOT 1 AND
BLOCK 2508 LOT 1

TAXES: \$28,000 APPROXIMATELY

ALL INFORMATION SUBJECT TO ERRORS AND OMISSIONS.

CONTACT: GAIL DULBERG

