

120 Magnolia Avenue

120magnoliaavetenafly.com

LOT SQ. FT: 8,997

DIMENSIONS: 60 x 150

INTERIOR SQ. FT APPROX: 3,763 w/o

Basement

Total Sqft: 5,254

First Floor: 1,967

Second Floor: 1,796

Lower Level: 1,491

Garage: 425

VIEWS/EXPOSURE: North West

YEAR BUILT: 2025

TAXES: TBD

ROOMS: 10

BEDROOMS: 6

FULL BATHS: 5

HALF BATHS: 0

LOCATION:

124.7 Feet to Maugham Elementary

1.5 Miles to Stillman Elementary

.9 Miles to Mackay Elementary

1.5 Miles to Smith Elementary

1.0 Miles to Tenafly Middle School

.9 Miles to Tenafly High School

6.3 Miles to GWB

Close to NJ Transit

Close to Houses of Worship

FASCIA:

Hardie Paneling

Wood Composite w/ Painted Board and Batten

2 Car Attached Garage (prepped for Heat at additional cost)

Anderson 400 Series, black

Thermally insulated 9 x 4 wide pivot lock front door (to be installed)

Roof- Tamko Titan XT rustic black premium architectural roofing shingles with limited lifetime warranty

Driveway- Asphalt w Belgium bock curb

Paver Patio in Rear

Fully sodded yard and generous landscaping

Underground Sprinkler System

Hose bibs- 2 (front and rear)

Exterior Gas line for Grill

MECHANICS:

3 Forced Air Zones

75 Gallon Hot Water Heater

200 AMP Electrical Service

Cat6 cord in each bedroom, first-floor living space and basement

HOME FEATURES:

7.5 Inch Wide Wire Brushed European

White Oak Engineered Flooring

throughout the first and second floor

Modern Interior trim and moldings

throughout

Black Finish Hinges

10' Ceilings on the First Floor

9" Ceilings on the Second Floor

9" Ceilings in Basement

Electric Linear Fireplace in the Family Room

Nest Wifi Thermostat

Nest Video Doorbell connects to phones

Speakers throughout interior

Exterior Gas Line

Central Vac

10- Year home builders warranty insured by StrucSure home

Paint- Benjamin Moore interior latex matte

finish with eggshell trim all painted in

Alabaster

ENTRY FOYER:

Hardwood Floors

Chandelier

Coat Closet with custom shelving

DINING ROOM:

Open Floor Plan

Hardwood Floor

Chandelier

Recessed Lighting

KITCHEN:

Hardwood Floor

Recessed Lighting

Shaker Style Cabinets with white Uppers

and white rift oak lowers
Soft Close
Under Cabinet Light
Large Waterfall Island with Quartz
Countertops
Stainless Steel Sink
Garbage Disposal
Large Walk-In Pantry with custom
shelving and wood countertop
Appliances:
48 in **Thermador** Classic Side by Side
Refrigerator/Freezer w/ Internal Dispenser
w/4 Sliding Refrigerator Drawers
36 in **Thermador** Range Top w/ 6 Burners
30 in **Thermador** Double Electric Wall
Oven
36 in **Thermador** Chimney Range Hood
24 in **Thermador** Dual Dishwasher
Stainless Steel Microwave Warming Drawer

FAMILY ROOM:

Open Floor Plan
Hardwood Floor
Recessed Lighting
Expansive Windows & Sliding Glass
Doors to backyard
Electric Linear Fireplace

WET BAR:

Quartz Countertops
Sink
Custom Wood Cabinetry
Wine Refrigerator

MUDROOM:

Custom Built Cabinetry w/Alcove Cubbie
& Hardware
Storage Cabinets
Door to Garage

FIRST FLOOR BEDROOM/OFFICE:

Hardwood Floors
Recessed Lighting
Closet with Custom Shelving

BATHROOM:

Floating Vanity
Walk-In Shower with Glass Sliding Doors
Tile Back Splash
Blended Material Design: Stone & Tile
Floors and Shower

SECOND FLOOR

Staircase with floor-to-ceiling windows

PRIMARY BEDROOM EN-SUITE:

Hardwood Floors
Recessed Lighting
Spacious room with large windows
overlooking the backyard.
His & Her Walk-In Closets w/Custom Built
Cabinetry

PRIMARY BATH:

Soaking Tub w/Floor Mounted Tub Filler
Walk-In Open Shower with Blended
Material integration (Stone & Tile)
Bench and Rain Shower
Water Closet
Double Sink Vanity
Radiant Heat

BEDROOM EN-SUITE:

Hardwood Floor
Recessed Lighting
Walk-In Closet w/Custom Built Cabinetry
Large Windows w/a view of the side yard.

EN-SUITE BATHROOM:

Walk-In Shower w/Glass Doors,
Mosaic Tile Floor

BEDROOM 3:

Hardwood Floor
Recessed Lighting
Walk-In Closet w/Custom Built Cabinetry
Large Windows w/View of side yard.

JACK AND JILL BATHROOM:

Two Separate Vanities
Tile Floor & Shower
Mixed Material w/layered textures

BEDROOM 4 EN SUITE:

Hardwood Floor
Recessed Lighting
Walk-In Closet w/Custom Built Cabinetry
Large Window

LAUNDRY ROOM:

Tile Floor
Custom Cabinetry w/sink
New Washer & Dryer

HALL LINEN CLOSET**LOWER LEVEL:**

9' Ceilings
Rec Area
Movie Theater
Gym with Glass Doors and Walls
Large Walk-In Closet with Custom Built-In
Shelving

BEDROOM:

Plank Floors
Recessed Lighting
Double French Door Closet -
w/Custom Shelving

BATHROOM:

Walk-In Shower w/Sliding Glass Doors &
Mosaic Tile Shower Floor
Tile Floors

BACKYARD:

Private White Fencing
Stone Wall w/Planters
Pavered Patio