

Bergen* Rutherford Boro* (1156)

155 Montross Ave*

List Price: \$1,350,000

Residential Agent Complete Report



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|----------------|--------------------|--------------|------------------------------|
| MLS#: | 3940274 | Section: | LP: \$1,350,000 |
| Status: | Coming Soon | ZN: | OLP: \$1,350,000 |
| Rms: | 7 | GRS: | SP: |
| Bdrm: | 3 | MSJR: | LD: 01/07/2025 |
| FB: | 4 | HS: | XD: 06/01/2025 |
| HB: | 0 | Acres: | 0.35* |
| ZIP: | 07070-1610* | LtSz: | 75 X 206* |
| RZIP: | | SqFt: | |
| Block: | 36* | CLR: | |
| Lot: | 12* | CL: | No |
| Unit #: | | GSMLS.com: | Yes |
| Floor #: | | YB/Desc/Ren: | 1925 / Approximate / |
| Bldg #: | | PSubType: | Single Family |
| AgeRestricted: | No | Style: | Colonial, See Remarks |
| Pets: | | | |

Directions: **Union Ave to Montross Ave**

Remarks: **Welcome to this stunning renovated center hall colonial in the heart of historic Rutherford. This charming home features a welcoming front porch and rests on an expansive 75 x 206-foot lot, offering generous space for both indoor and outdoor living. Inside, the residence boasts three spacious bedrooms and four full bathrooms, including a serene primary suite with a private en-suite bath. The cozy living room and formal dining room create inviting spaces for entertaining or unwinding. Step outside to a covered patio that overlooks a large, fenced-in backyard, ideal for gatherings, play, or relaxation. The finished walkout basement adds versatility, featuring a full bathroom, a laundry area, and additional space for recreation or storage. Located in a prime area, this home offers unmatched convenience. With easy access to both train and bus transportation, commuting to New York City is seamless. Nearby, you'll find beautiful parks, a variety of restaurants, and all the charm Rutherford has to offer. Combining modern amenities with timeless elegance, this exceptional property is the perfect place to call home. Don't miss your chance to make this home yours!**

Agent Remarks: **Open House Saturday 1/11 and Sunday 1/12 from 1-3PM. Submit offers to offers@tmpatelgroup.com**

INTERIOR

| | |
|--|----------------------------------|
| Applncs: Dishwasher, Dryer, Refrigerator, Range/Oven-Gas, See Remarks, Washer | Kitch: Not Eat-In Kitchen |
| Bsmnt: Yes / Finished, Full | |
| FirePl: 0 / | |

EXTERIOR / OTHER FEATURES

| | |
|---|------------------------------|
| Drive: 2 / Gravel | Garage: 0 / |
| Exterior: Aluminum Siding, Stone | Roof: Asphalt Shingle |

ROOM DIMENSIONS

UTILITIES

| | |
|-----------------------------|---|
| Heat: Forced Hot Air | Sewer: Public Sewer |
| Cool: Central Air | Utilities: Gas-Natural |
| Fuel: Gas-Natural | Water: Public Water, See Remarks |

FINANCIAL INFORMATION / TAX INFORMATION

| | | | | |
|---------------------------------|-----------------------------|-------------------------------|----------------------------|----------------------------|
| Taxes: \$18,260* / 2024* | TaxRt: 3.121* / 2024 | BldAsmt: \$248,100* | LndAsmt: \$337,000* | TotAsmt: \$585,100* |
| Fee: \$ / | AppFee: \$ | FarmAsmt: | HmWrnty: | OTP: Fee Simple |
| Other: \$ / | Easement: Unknown / | LenderAprvReq: Call LA | | |

SHOWING INFORMATION

| | |
|---------------------------------------|-----------------|
| Owner: C/O Listing Agent | Sign Yes |
| Possess: 0-30 | |
| Instr: Use ShowingTime | |
| Show: See Showing Instructions | |

LISTING OFFICE INFORMATION

| | | |
|---|-------------------------|--------------------------------------|
| ListOff: KELLER WILLIAMS VILLAGE SQUARE (4182) | Ph: 201-445-4300 | Email: meena@tmpatelgroup.com |
| ListAgt1: MEENA R. PATEL (309687) | Ph: 917-640-7190 | Fax: 201-340-6132 |
| LType: Exclusive Right to Sell | | BREL: Disclosed Dual Agent |