

BRT

Bergen Realty Team

346 E Woodland Road
New Milford, NJ 07646

<https://lekker.hd.pics/346-E-Woodland-Rd>

LOT SQ. FT: 7501.00/0.172
INTERIOR SQ. FT: 1750
YEAR BUILT: 1952
TAXES: \$12,543.10

ROOMS: 6
BEDROOMS: 3
FULL BATHS: 2

LOCATION:

Conveniently located to:

- Bus transportation
- Houses of worship
- Public library

Close proximity to:

- Train stations
- Major highways
- Schools
- Recreational parks
- Shopping
- Restaurants

MECHANICS:

Type of Heating System: Gas Furnace
Age Hot Water Heater: Installed 2020
Sprinkler System: In-ground sprinkler system
(conveyed as-is)

HOME FEATURES:

ANY UPGRADES/PAINTING/ RENOVATIONS ETC.

Professionally landscaped property
Freshly painted throughout (April 2026)
First-floor hardwood floors professionally refinished (April 2026)
Newly installed second-floor carpeting (June 2026)
LED lighting throughout many areas
Whole-house fan
New roof front sections (2015) with Weather Watch ice shield

New roof rear section and garage (2021) with ice shield protection
Exterior powerwashing in June 2026 included deck, gutters, patio, and skylights

GARAGE / EXTERIOR:

Attached Garage
Garage Parking Spaces: 1
Driveway accommodates up to 3 vehicles

FIRST FLOOR:

ENTRY FOYER:

Floor Material: Hardwood

DINING ROOM:

Spacious dining Room
Accommodates large dining table
Fireplace: None
Built-Ins: None

KITCHEN:

Bright and spacious
Stainless steel appliances
Large eat-in area
Center Island: Space available to add one
Access to Backyard: Sliding glass doors to deck and backyard
Skylights: 2
Built-Ins: Ample cabinetry

LIVING ROOM:

Bay window
Bright and inviting

BEDROOM:

Ceiling fan
Bright, with a large window

HALLWAY BATHROOM:

Tub/shower

SECOND FLOOR:

PRIMARY BEDROOM:

High ceilings
Built-in closet
Private en-suite bath
New Carpet

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PRIMARY BATHROOM:

Shower/Tub Combination

ADDITIONAL BEDROOMS:

Second bedroom features a custom-built wall unit with bookcases and drawers

LOWER LEVEL/BASEMENT:

Partially finished basement with LED lighting
Recently painted

Flexible space ideal for:

- o Recreation room
- o Media room
- o Home office
- o Exercise area
- o Additional storage

Laundry area with adjacent sink

Washer and dryer included in "as-is" condition

Two storage closets with shelving

Separate utilities room

LAUNDRY ROOM:

Laundry area with adjacent sink

Washer and dryer included (as-is)

EXTERIOR AND CURB APPEAL:

Professionally landscaped property
Private, partially enclosed backyard with mature landscaping

Japanese maple tree, hostas, lilac bush, and established planting beds

Large wooden deck accessed through sliding glass doors from the kitchen

Deck professionally power-washed on June 2026

Gas grill included on deck - as-is

An additional patio area provides extra outdoor living and entertaining space

In-ground sprinkler system in "as-is" condition

Pool: None

Jacuzzi: None

DISCLOSURES & REMARKS

Known Disclosures / Defects

- Crack in 2nd-floor window
- The small electric heater in the kitchen is not working
- Sprinkler System: Unknown Condition
- Garage door opener

SCHOOLS

Located within the highly regarded New Milford School District, which is considered a strong and desirable school system in Bergen County.

WELCOME HOME

This beautifully maintained, move-in-ready home offers a wonderful combination of updates, space, convenience, and comfort. We invite you to experience everything this exceptional property has to offer.

Presented by Kelly Weber & The Bergen Realty Team.