

Things you'll love about 285 Linden Avenue, Glen Ridge



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Love Where You Live

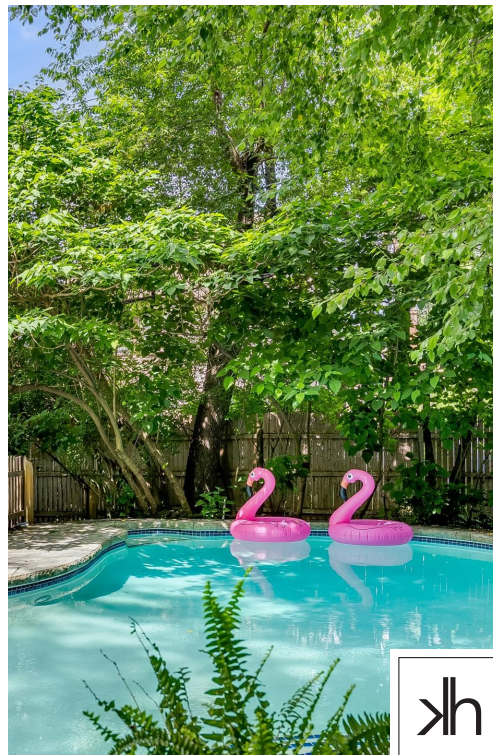
Welcome to your own hidden sanctuary. Nestled quietly away from the street, this enchanting French country cottage is an oasis of tranquility that feels worlds away.

Location & Community

- **Top Education:** Ranked among the best in New Jersey, Glen Ridge boasts an overall A rating and a 12:1 student-to-teacher ratio, only 0.3 mi to Linden Ave School
- **Commuters Dream:** Only 0.2 mi to the Jitney stop and 1 mi to the Midtown Direct train.
- **Quick Connections:** Garden State Parkway access is just 1.4 miles and Newark Airport is only 14 miles.
- **Local Favorites:** Minutes to Carteret Park, Canterbury Park, Linden Playground, Freeman Gardens, and 23 Skidoo Cafe.

Fairytale Outdoor Oasis

- **Heated In-Ground Pool:** Beautifully maintained gunite pool (new safety fence 2024).
- **Indoor-Outdoor Flow:** Custom back patio and hardscaping paired with new 8-foot Andersen French doors (2023–2024).
- **Seasonal Magic:** Framed by a weeping cherry tree and giant peonies in the spring, and transforms into a picturesque snow globe view in the winter.



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Interior Highlights & Layout

- **Sun-Drenched Rooms:** Large, southern-facing windows flood the living room with stunning natural light.
- **Cozy Living Room:** Features a timeless wood-burning fireplace for chilly days.
- **Serene Sunroom:** Includes marble flooring, multi-sided sunshine, and a second dedicated fireplace.
- **Kitchen:** Freshly painted (2026), a center island, granite counters, a Viking stove, and a sun-soaked breakfast room.
- **Dining:** Refreshed with brand-new light fixtures and coordinating wall sconces.
- **Refined Detail:** Gorgeous hardwood floors, traditional picture moulding, and charming architectural built-ins throughout.
- **Bonus Space:** Clean basement equipped with dual sump pumps, and a French drain system - primed for a future renovation.

Capital Updates & Mechanical Infrastructure

- **Heating:** Furnace replaced (2021).
- **Hot Water Heater:** Hot water heater replaced (2021).
- **Cooling:** Multi-zone upper-level ductless split A/C units (installed 2022) and two first-floor wall units.
- **Sewer Line:** New main sewer line installed (2026).
- **Electrical:** 200-amp copper service.
- **Water Security:** French drains and dual sump pumps installed within the last 10 years.
- **Water Filtration:** Whole-house water filtration system.
- **Fresh Paint:** Entire interior and kitchen cabinets freshly repainted (2026).
- **Windows:** New Provia windows in the second-floor side room (2024).
- **Exterior Improvements:** Front bluestone walkway replaced (2025) and new street-side fencing installed (2024).
- **Roof Maintenance:** Character-rich slate roof regularly inspected and maintained with routine repairs.

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