LOCATION & ACCESSIBILITY

90 Phillips Road | Branchville, NJ

COUNTRY LIVING WITH REGIONAL ACCESS

Set in Frankford Township with a Branchville mailing address, 90 Phillips Road offers a peaceful Sussex County setting while remaining accessible to Northern New Jersey, New York City and the surrounding region.

MAJOR ROAD ACCESS

U.S. Route 206
One of Sussex County's primary north/south corridors runs directly through Frankford Township and provides access south toward Newton and connections toward Morris County.

Route 15
Accessible from the Route 206 corridor, providing a primary route south through Sparta toward Morris County and connections to Interstate 80.

Interstate 80
Provides the major east/west connection toward Morris County, Interstate 287 and the New York metropolitan area.

NYC & MANHATTAN ACCESS

By Car to Manhattan
Approximately **1½–2 hours**, depending on destination, route and traffic.

For a Manhattan buyer, I'd market this less as a daily commute and more as:

“Close enough for the weekend. Far enough to feel like you've escaped.”

NJ TRANSIT RAIL OPTIONS

There is **no direct rail service from Branchville**, so train travel requires driving to an NJ TRANSIT station.

Netcong — NJ TRANSIT commuter rail option with parking, providing access toward the NYC metropolitan area.

NJ Transit at Mount Arlington — A convenient park-and-ride option located directly off Interstate 80 with a large commuter parking lot.

Dover — A larger NJ TRANSIT station served by both the Morris & Essex and Montclair-Boonton rail corridors, offering another option for travel toward Manhattan.

REGIONAL ACCESS

Newton: Nearby for shopping, dining and everyday services
Sparta: Convenient access to additional shopping, dining and recreation
Morris County: Accessible via Route 15 / I-80 corridor
New York City: Approx. 1½–2 hours by car
Pennsylvania: Easily accessible from western Sussex County

THE RETREAT ADVANTAGE

For the buyer we're targeting, the location story is simple:

Leave Manhattan Friday afternoon. Arrive in the country. Spend the weekend surrounded by space, privacy and nature—and still be within reach of the city when Monday comes.

90 Phillips Road offers the feeling of a true country retreat without leaving New Jersey.