

90 Phillips Road | Signature Elements

Interior Features:

Custom expanded ranch originally built in 1986
Approx. 3,560 sq. ft. main/upper level
3 bedrooms + lower-level bonus/guest room
3 full bathrooms + 1 powder room
Recently renovated and reimagined main level
Dramatic foyer with soaring vaulted ceilings
Floor-to-ceiling stone fireplace wall wrapping into living room
Abundant natural light and skylights throughout
New Twelve Oaks engineered hardwood flooring throughout first floor
Open-concept living and dining spaces
Completely renovated and repositioned kitchen
Oversized center island with generous seating and workspace
Dekton by Cosentino countertops
New kitchen cabinetry, windows, lighting and hardware

Stainless steel appliance package:

Samsung electric range, LG dishwasher, Sharp microwave drawer & GE wall hood
Spacious primary suite with walk-in closet

Primary bath featuring:

Dual vanities, jetted soaking tub & separate stall shower
Fully renovated secondary main-level bathroom
Four-season sunroom with abundant natural light
Convenient main-level laundry/mudroom with garage access
Finished walkout lower level with ground-level exterior access
Lower-level bonus/guest room with full bathroom
Expansive recreation/living area ideal for gym, media room, office or guests
Freestanding wood stove in lower-level living area
Additional lower-level storage and utility rooms
Multi-zone hot-water baseboard heating
Central Air + ductless cooling
Nest smart thermostats
Central vacuum system

Exterior Features:

Private country-retreat setting
Long paved driveway and picturesque approach
3-car attached oversized garage with interior access
Multiple decks and outdoor living areas
Pond and stream features within the property setting
Wooded surroundings and natural privacy
Outdoor fire pit area
Rear-yard storage shed
Approximately 2,320 sq. ft. detached outbuilding
Insulated outbuilding with electric service
Clear-span outbuilding interior with 8 skylights
Ideal space for car collection, boats, workshop, gym or recreational storage

Location Benefits:

Branchville mailing address within Frankford Township
Located in scenic Sussex County, New Jersey
Peaceful country setting surrounded by outdoor recreation
Convenient access to Route 206
Access toward Route 15 and Interstate 80
Nearby Newton and Sparta for shopping, dining and conveniences
Accessible to Northern New Jersey and the NYC metropolitan area
Ideal setting for a full-time residence or weekend retreat
Perfect alternative for Manhattan buyers seeking space and privacy
Country living while remaining within reach of New York City