

## 613 Sunnyhill Terrace | Signature Elements

### Interior Features:

Ranch-style layout with 1,384 sq. ft. above grade  
Full finished basement with 7-ft ceilings and ground-level access  
Vaulted-ceiling great room with large windows and stone gas fireplace  
Formal living room and formal dining room  
Hardwood flooring throughout main level  
Crown moldings and neutral wall colors  
Welcoming foyer with radiant heat and custom railings  
Kitchen with 36" center island, black granite counters,  
and cream granite island countertop  
*Jenn-Air stainless steel appliances:*  
refrigerator, oven (gold-accented), microwave, and dishwasher  
Under-cabinet lighting and high hat recessed lighting  
Open pass-through from kitchen to dining room for a spacious, connected feel  
*Two updated full bathrooms:*  
Bath 1: Off-white tub, tiled surround, grey vanity  
Bath 2: White glass-enclosed shower, white vanity, partial wainscoting  
Full finished basement perfect for gym, rec room, office, or guest suite  
Central Air & 3-zone gas Baseboard heating  
Wired for Alarm System (previously ADT-monitored)

### Exterior Features:

Oversized .70-acre lot (30,801 sq. ft.)  
Charming brick exterior and covered front entry  
2-car attached garage with carriage-style doors  
Paver walkway and asphalt driveway  
Spacious backyard with room for entertaining, gardening, or potential pool  
Quiet, tree-lined street with surrounding natural privacy

### Location Benefits:

Located in sought-after River Vale, NJ  
Top-rated River Vale School District  
Convenient proximity to schools, parks, playgrounds & golf courses  
Minutes from local restaurants, shops, and conveniences  
Easy commuter access to NYC via Palisades Parkway & public transportation  
Peaceful suburban setting with close-knit community feel