



**22 Club Boulevard  
West Orange, NJ**

**kw** PREMIER  
PROPERTIES  
KELLERWILLIAMS.

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Welcome to 22 Club Boulevard. This completely renovated 3 bedroom, 2.5 bath Colonial has an easy flowing floor plan, a fabulous new gourmet kitchen and is located in the wonderful Upper Gregory section of West Orange.

The first floor features a living room with fireplace and custom built-ins and adjoining family room with sliding glass doors to the rear yard and patio. Across the center hall is a state of the art gourmet kitchen with center island, professional grade appliances and a separate eating area. A freshly renovated powder room completes this level.





Upstairs you will find 3 bedrooms and 2 full baths. The spacious primary suite has 2 walk-in closets and a luxurious bath with marble tile and glass shower. The other 2 sunny bedrooms share a lovely hall bath.

The lower level features a newly renovated recreation room which is perfect for indoor play, a convenient laundry area and lots of storage.

Step outside to the sunny patio and lawn with lush landscaping. And don't miss the attached 2-car garage with EV Charger. Welcome home!



## Sunny & Spacious



# HIGHLIGHTS

## OVERVIEW

- 3BR, 2.5BTH Center Hall Colonial in Prime Upper Gregory Location
- Fabulous newly renovated gourmet eat-in kitchen
- Hardwood floors
- 2-zone central air

## FIRST LEVEL

- Living Room with custom built-in cabinetry, wood-burning fireplace, recessed lighting and adjoining dining area
- Renovated gourmet eat-in kitchen with 2 islands, bar seating, custom cabinetry, pantry, porcelain tile flooring, quartz countertops, marble tile backsplash, Bosch dishwasher, Thermador appliances including 30" refrigerator, 18' freezer, warming drawer, built-in microwave drawer, 6-burner stove with commercial hood
- Family Room with sliding door to private and sunny patio
- Powder room with marble tile floor and custom Italian sink

## SECOND LEVEL

- Primary Bedroom with 2 walk-in closets, spa-like bath with herringbone pattern marble tile floor and glass shower
- 2 more spacious bedrooms with large closets and hall bath with linen closet and shower over tub

## LOWER LEVEL

- Newly renovated recreation room with luxury vinyl plank flooring and recessed lighting
- Laundry area, utility room & storage room

## EXTERIOR

- Private brick patio accessed from family room
- Professionally landscaped garden
- 2-car garage with 64 amp EV charger

