

**\$524,900**



**PROPERTY FEATURES**

- Two & Half Story Colonial Style Home
- Construction: Frame
- Approximate age: 86
- Bedrooms: 4
- Baths: 1 Full, 1 Partial
- 2011 Taxes: \$12,835
- Lot size: 50' x 125'
- Block 64.04; Lot 22

*What a great location for this spacious four bedroom, 1.5 bath Two and a Half Story Colonial Style Home. This home is located in the sought out Gill Tract Section and highly rated school system of Historic Haddonfield. Once you enter, you will be surprised by how spacious each room is. This home features beautiful oak hardwood floors with walnut inlay, crown moldings, chair rails, curved archways, formal living room with brick fireplace and plenty of light, formal dining room with chair rail and crown molding, eat-in kitchen with ceramic tile floor and countertops and island, sunroom with walls of windows, three nice sized bedrooms on the second floor and a full bath, great bedroom and office space on the third floor with skylights, full finished basement and a two car garage complete this great property.*

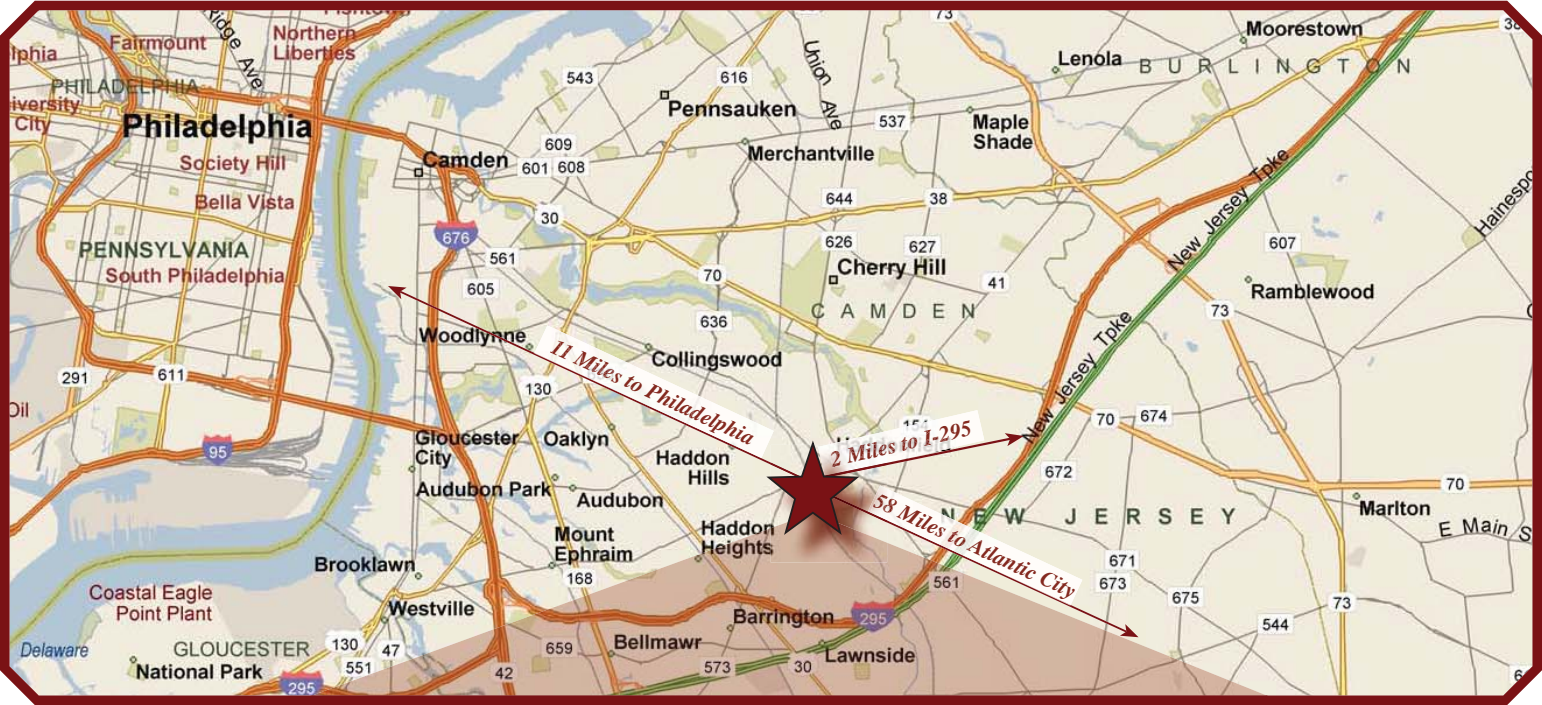
**FOR MORE INFORMATION, VISIT THE WEB SITE:  
[WWW.LVLREALTORS.COM/35TREATYELMLANE](http://WWW.LVLREALTORS.COM/35TREATYELMLANE)**

**GARY VERMAAT**  
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GVERMAAT@LVLREALTORS.COM

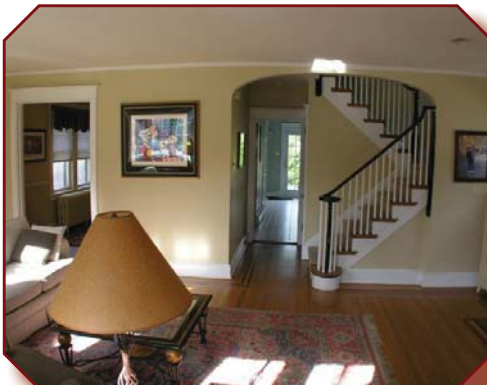


**REGIONAL MAP**

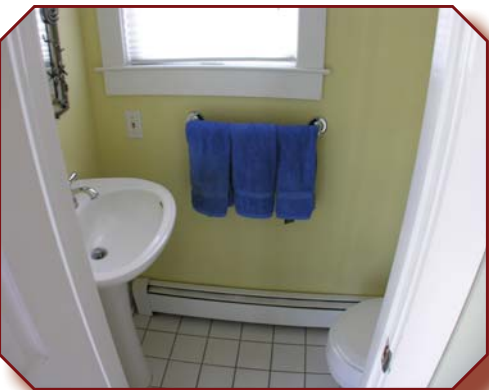
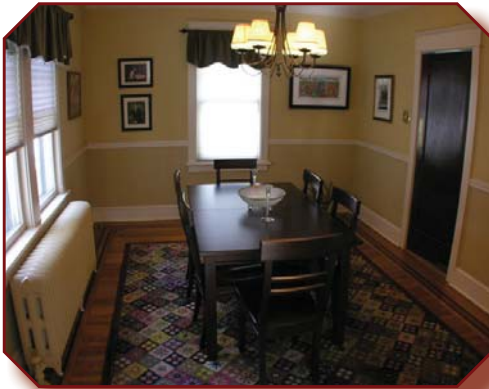


**NEIGHBORHOOD MAP**

**PROPERTY IMAGE GALLERY**



**PROPERTY IMAGE GALLERY**



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**PROPERTY IMAGE GALLERY**





35 TREATY ELM LANE | HADDONFIELD, NJ  
A LENNY, VERMAAT & LEONARD FEATURED PROPERTY

**FIRST FLOOR**

**Vestibule:**

Ceramic tile floor, decorative door leading to formal living room

**Living Room: 23.3' x 17.6'**

Hardwood floor with walnut inlay, wood burning brick fireplace with colonial mantle, recessed lights, crown molding, plenty of windows, 5' x 9' alcove for desk or piano

**Dining Room: 14.8' x 11.5'**

Hardwood floor with walnut inlay, chair rail, crown molding, swing door

**Kitchen: 18.7' x 11.4'**

Expanded, eat-in area, ceramic tile floor and countertops, island with electric cook top and oven, stainless steel sink, dishwasher, recessed lights, butler's pantry, French doors to tiered back deck, microwave, refrigerator, pantry, garbage disposal

**Powder Room:**

Ceramic tile floor, pedestal sink, window

**Sun Room: 17.8' x 9.8'**

Hardwood floor with walnut inlay, ceiling fan, crown molding, two walls of windows, French doors to living room, French doors to front porch

**Deck: 10.4' x 14.3'**

**SECOND FLOOR**

**Master Bedroom: 14.9' x 14.1'**

Wall-to-wall carpet over hardwood floor, ceiling fan, two double closets with organizer

**Second Bedroom: 14.4' x 11.7'**

Hardwood floor, two closets, 6' x 5' curved archway alcove for desk or loveseat

**Third Bedroom: 11.7' x 11.4'**

Wall-to-wall carpet over hardwood floor, closet

**Bath:**

Full, ceramic tile floor, pedestal sink, two windows, tub/shower combination, ceramic tile wainscoting and surround, built-in cabinets

**Hall:**

Wall-to-wall carpet over hardwood floor, linen closet

**THIRD FLOOR**

**Fourth Bedroom: 11.3' x 11.1'**

Wall-to-wall carpet, pocket door, recessed lights, two closets, skylight

**Office: 16.8' x 9.2'**

Wall-to-wall carpet, skylight, built-in cabinets and desk, recessed lights

**Basement - Full – French Drain – Sump Pump –  
Outside Entrance**

**Game Room: 19.4' x 13.10'**

Berber carpet, drop ceiling, wall of closets

**Laundry Area:**

Washer and dryer hook-ups, laundry tub

**Utility Area:**

Storage

**Stairs:**

Closet with shelves

**Garage:**

Two car, detached, two automatic garage door openers

- Exterior: Wood
- Roof: Grand Manor, 100 year shingle on main roof
- Heat: Gas, hot water, radiators and baseboard, two zones, electric on 3rd floor
- Plumbing: Copper
- Air Conditioning: Central, two zones, hi-velocity on 1st floor and basement
- Wiring: 200 Amps, circuit breakers
- Hot Water Heater: Gas, 40 gallon

**Special Features:**

Location, school system, room sizes, hardwood floors, large open front porch, some curved archways, brick walkways, crown moldings, chairs rails, skylights, nice and bright rooms

**Included:**

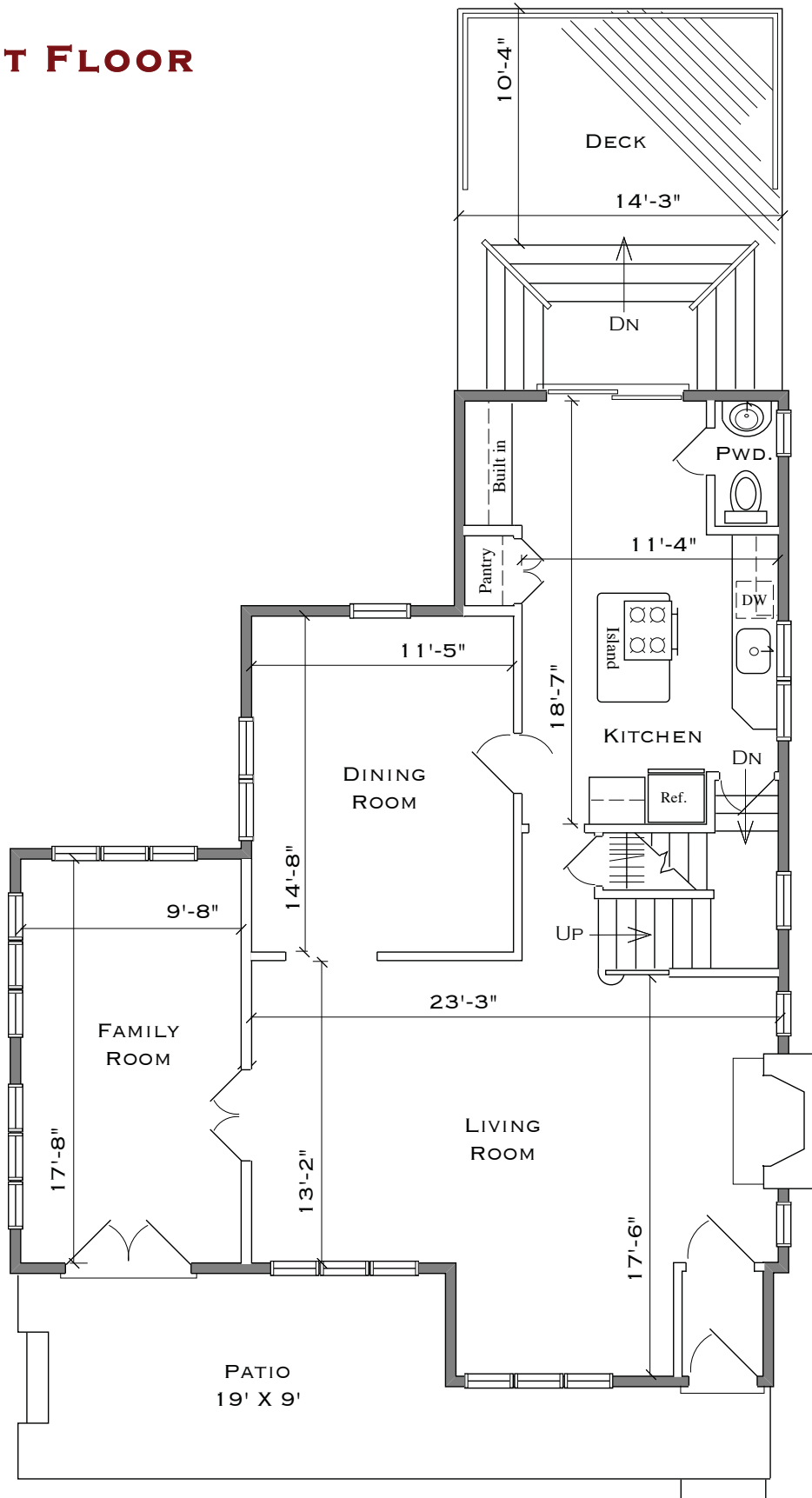
Refrigerator, range, microwave, dishwasher, garbage disposal, security system, dryer

**Excluded:**

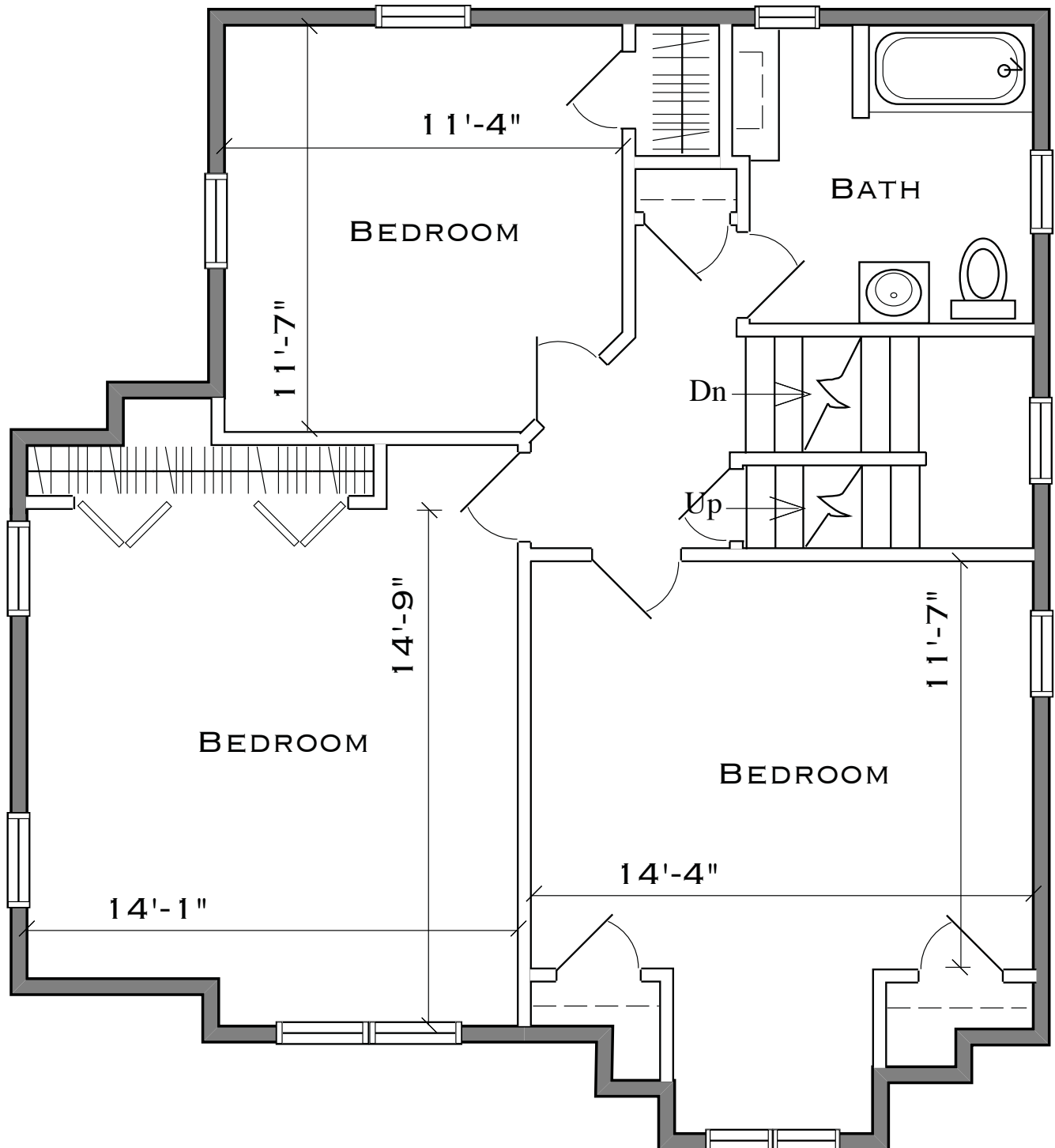
Valences in green second floor bedroom



**FIRST FLOOR**



**SECOND FLOOR**



GEORGE RONEY  
Founder 1954



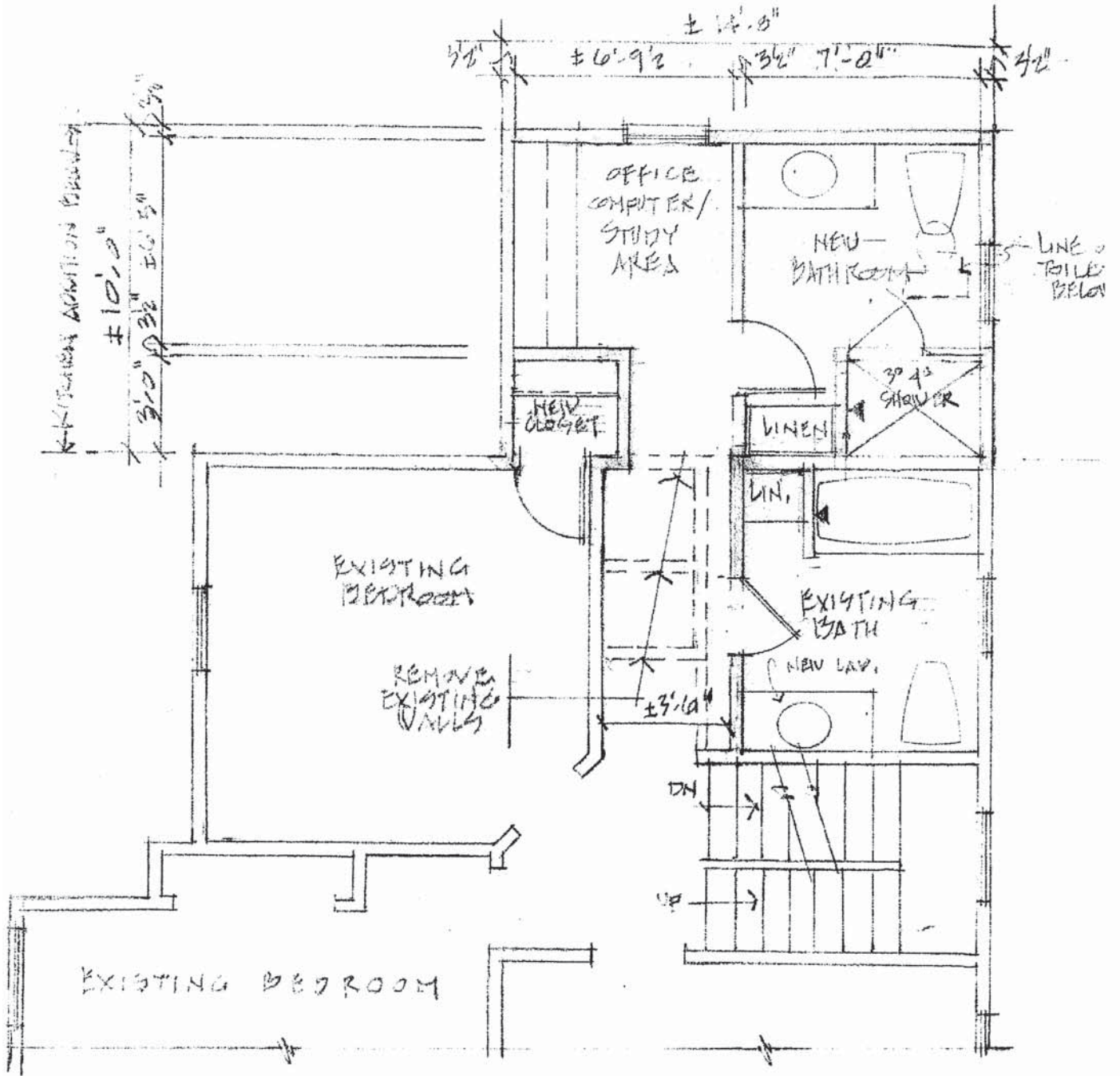
REALTORS



Should you want to add

a full bath to the second floor,

attached are proposed plans.

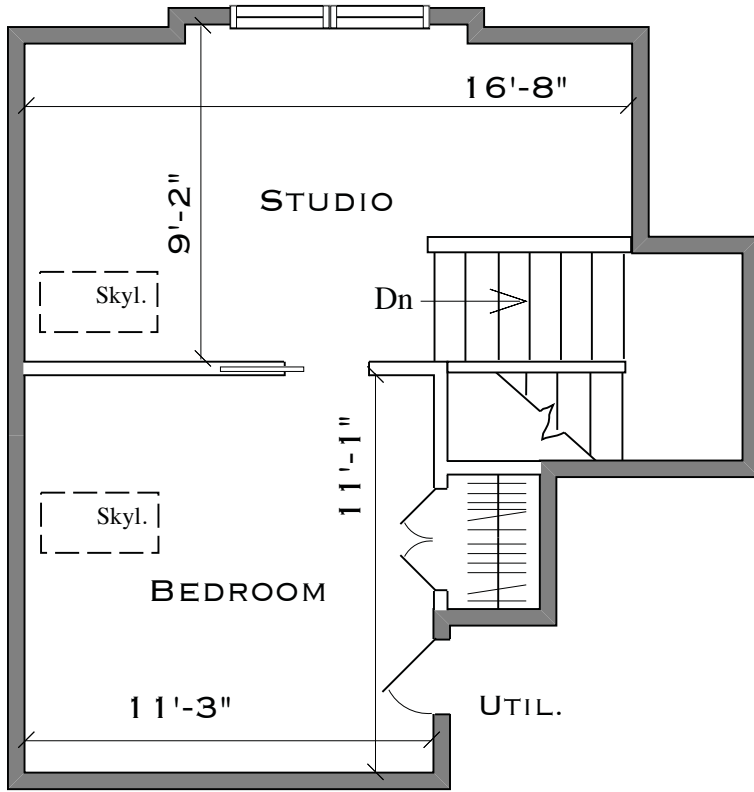


STUDY FOR A NEW SECOND FLOOR BATHROOM  
SCALE: 1/4" = 1'-0"

35 TREATY ELM LANE - HADDONFIELD, NEW JERSEY

WILLIAMSON DESIGN, ARCHITECTS

856-795-0096  
9-22-11



**THIRD FLOOR**

**BASEMENT**

