



**WELCOME TO 727 LAUREL LANE, WYCKOFF, NJ**

*Located in the much sought-after Sicomac area of Wyckoff this immaculate and beautifully updated ranch offers both charm and versatility. The layout features 3 bedrooms and 2 full baths on the first floor, plus another bedroom, sitting room, family room and half bath on the lower level, which accesses outside - lending itself to au pair or extended family use. The multi-level deck off the great room overlooks one of the most tranquil and beautifully landscaped settings complete with resort-style in-ground pool. The ultimate layout for comfortable family living and memorable gatherings for friends and family.*

### *The first floor:*

- ❖ Entrance foyer.
- ❖ Living room with wood-burning fireplace.
- ❖ Formal dining room.
- ❖ Den/office with an abundance of built-ins and custom crown molding.
- ❖ Well-appointed eat-in kitchen with Subzero refrigerator, Jennair gas counter range, GE profile dishwasher, tiled backsplash, granite counters, counter seating plus very spacious table space, pantry with roll-outs, under-mount sink, water-purifying system, garbage disposal, GE double ovens and hardwood flooring, all opening up to family area with fireplace.
- ❖ Great room with fabulous wet-bar area featuring refrigerator, CharmGlo indoor grill with 2 gas burners and access to multi-tiered deck.
- ❖ Master bedroom with walk-in closet, additional closet and recessed lighting.
- ❖ New master bathroom with stall shower, tumbled marble, convenient built-in storage, vanity and ceramic tile floor.
- ❖ 2 additional bedrooms.
- ❖ Nicely updated full bath with shower over tub and spacious vanity.
- ❖ Laundry right at the kitchen.



Living Room



Great Room



Den

## *Lower Level.*

- ❖ Family room.
- ❖ Sitting room.
- ❖ Spacious bedroom with generous closet space.
- ❖ Nicely updated half bath (with potential room for expansion).
- ❖ Large unfinished area for storage and utilities.
- ❖ Second laundry area.

## *In addition.*

- ❖ 2-car attached garage with electric openers.
- ❖ Central vacuum system.
- ❖ 3-zone central air conditioning.
- ❖ Gas-fired forced air heat with auxiliary electric heat in great room.
- ❖ Underground sprinklers.
- ❖ Security system.
- ❖ Skylights.
- ❖ Hardwood flooring.
- ❖ Recessed lighting.
- ❖ Multi-tiered deck leading to rear property.
- ❖ Light and bright with generous expanses of windows overlooking the property.
- ❖ Circular driveway.
- ❖ Wood shingle exterior.
- ❖ In-ground heated pool with expansive decking.
- ❖ 2 patios.
- ❖ Fenced property.



Kitchen



Family Room



Dining Room

# Summer Views



## Room dimensions (all approximate):

### **FIRST FLOOR:**

- ❖ Entrance foyer 11'5" x 6'2"
- ❖ Living room 20'11" x 15'4"
- ❖ Dining room 12'7" x 11'5"
- ❖ Den/office 18'6" x 11'8"
- ❖ Great room 22'9" x 16'3"
- ❖ Great room Prep area 11'8" x 6'
- ❖ Kitchen 15'8" x 11'
- ❖ Breakfast/sitting area 17'9" x 16'2" plus alcoves
- ❖ Master bedroom 15'4" x 13'2"
- ❖ Corner bedroom 14'8" x 11'4"
- ❖ Bedroom 14'2" x 11'

### **GRADE LEVEL:**

- ❖ Family room (overall) 14'6" x 13'9"
- ❖ Sitting area 16'7" x 15'5"
- ❖ Bedroom 13'3" x 12'1"