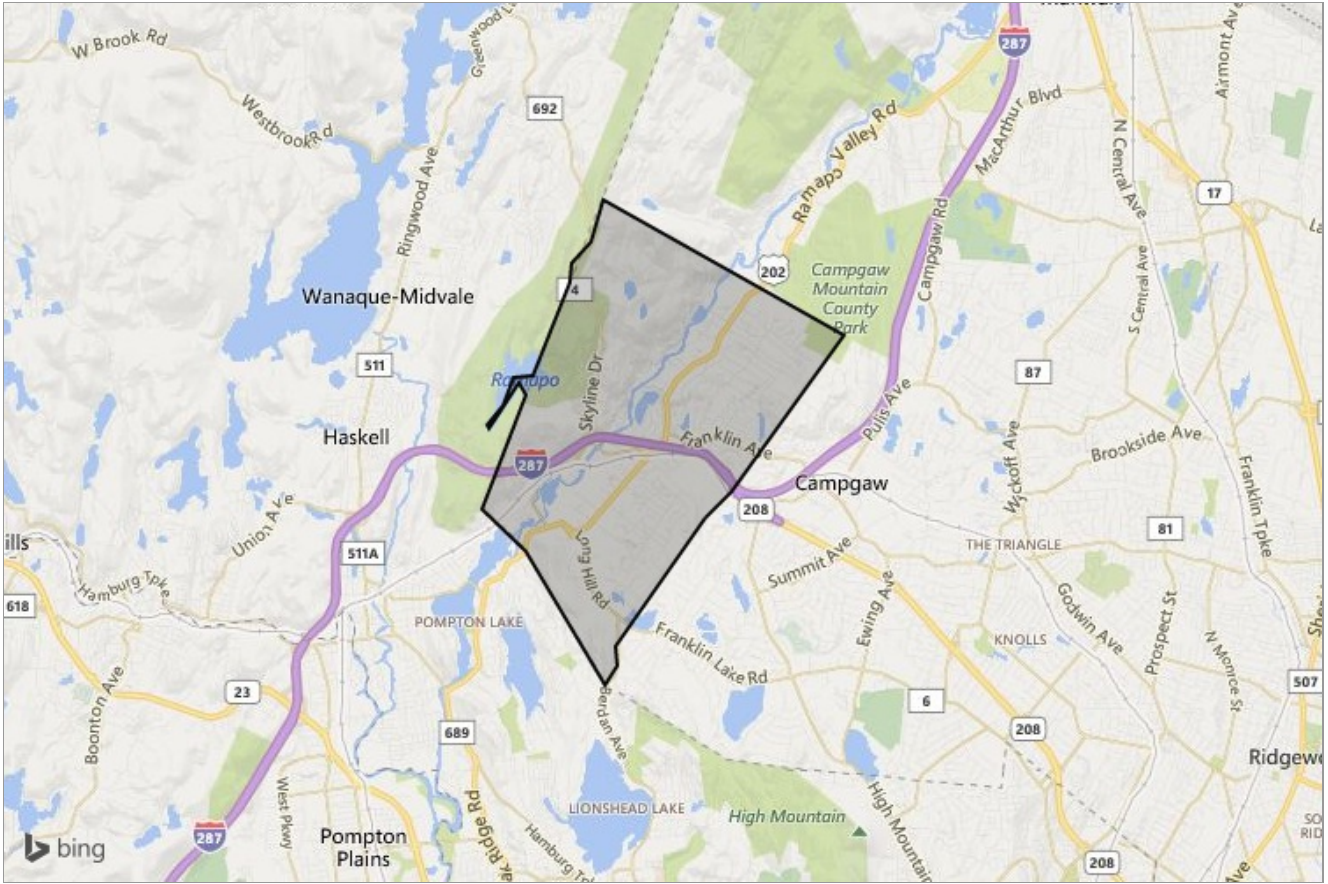


MARKET ACTIVITY REPORT

# Oakland, NJ 07436



Presented by  
**Emil Ratti**



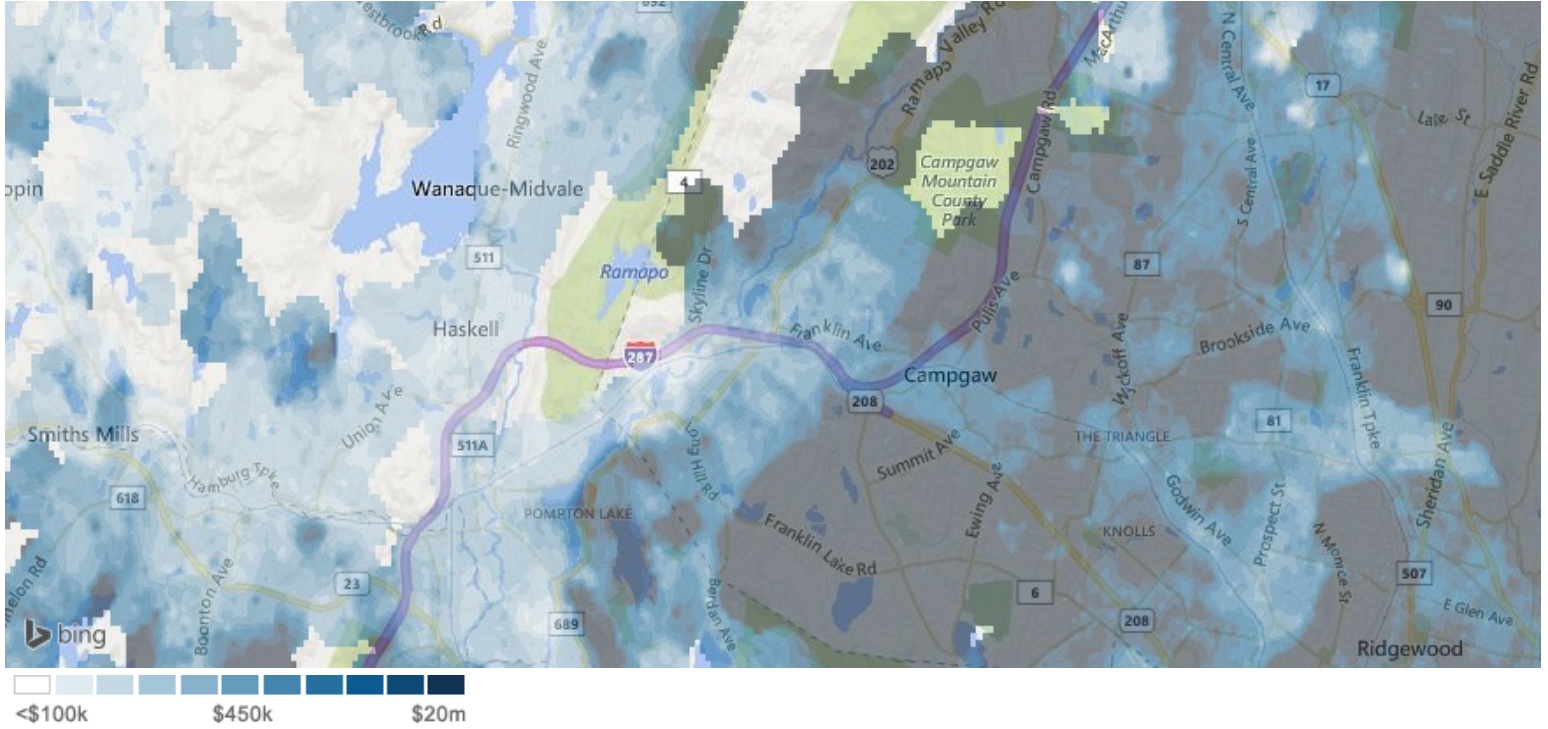
RESIDENTIAL BROKERAGE

Mobile: (201) 280-2884

[Emil@edrc.com](mailto:Emil@edrc.com)

# Oakland, NJ 07436

## Estimated Home Values



This map layer shows the average estimated home values, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

### Market Snapshot

Compared with Last Year: September 22, 2014 vs. September 22, 2015

Median Est. Home Value

**\$458K**

Up 7.8%

Median Est. Listing Price

**\$450K**

Up 3.4%

Median Days in RPR

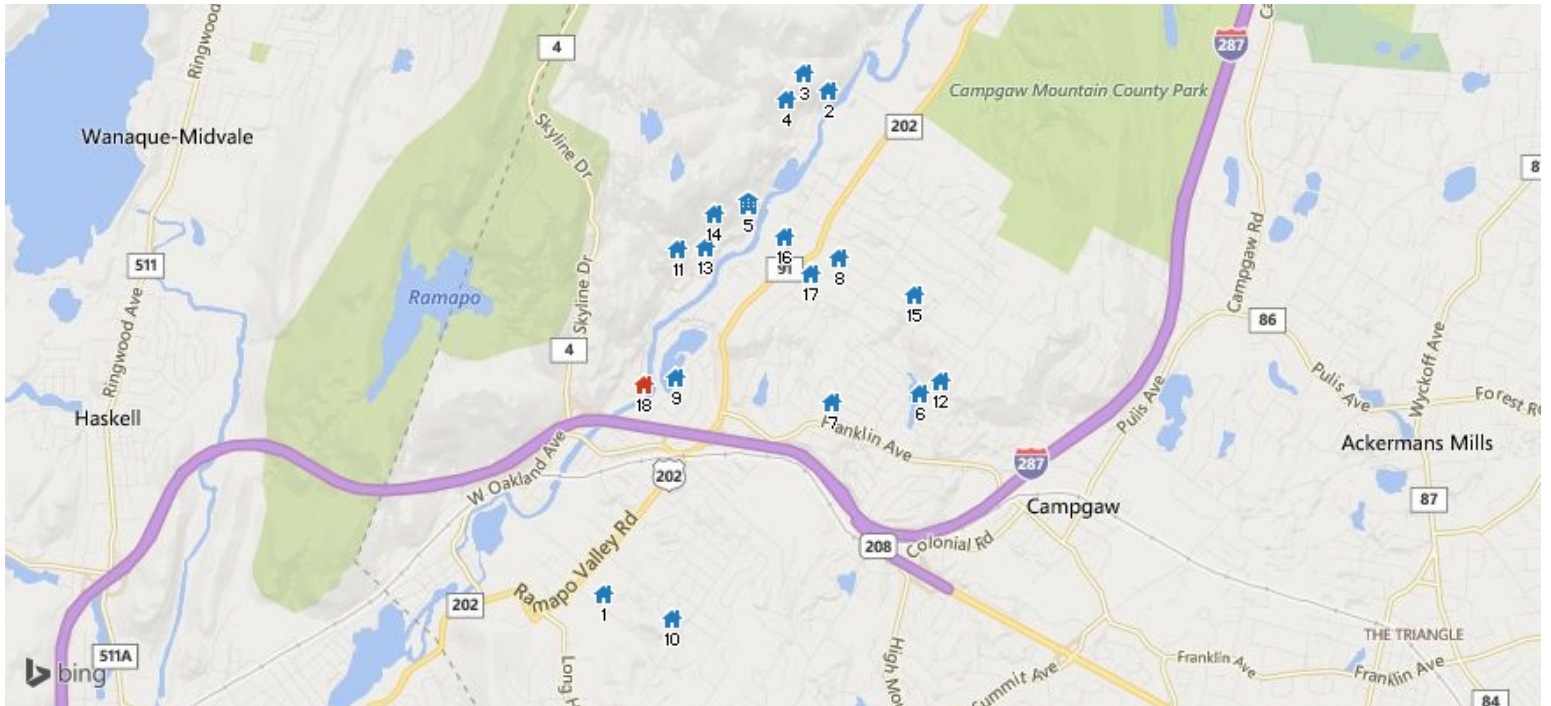
**78**

Down -8.2%




Sales Volume

**22**

Up 57.1%



## New Listings: 18

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.	
	FOR SALE * New, Active: 9/21/2015 MLS ID: 1538061	Colonial	3/3	2,430 sq ft	-	1970	9/21/2015	\$577,777	\$238
<p><b>35 Grove St</b></p> <p>This lovely updated and well maintained center hall colonial has been meticulously maintained. The first floor welcomes you with a formal L/R that features a brick wood fireplace. The hardwood floors run into the formal dining room. The bright and airy kitchen opens up to a fenced in backyard with oversized deck. Two sizable bedrooms along with an updated full bath complete the first floor. The second floor has a large study that opens up to a massive master bedroom with a master bathroom.</p> <p><i>Listing Courtesy of Re/Max Traditions Real Estate</i></p>									
	FOR SALE * New, Active: 9/15/2015 MLS ID: 1537307	Colonial	4/4	-	-	-	9/15/2015	\$818,000	-
<p><b>36 Hunters Run</b></p> <p>EXQUISITE DETAIL AND DESIGN. VIEW OF RAMAPO RIVER &amp; PRIVATE WOODED AREA. SERENE &amp; PEACEFUL. 4 BEDROOM, 3.5 BATH COLONIAL IN THE RAMAPO RIVER RESERVE. TWO STORY ENTRY, FORMAL LIV ROOM, FORMAL DIN ROOM, GOURMET STYLE KITCHEN W/ BREAKFAST AREA OPENING TO OVERSIZED DECK IDEAL FOR ENTERTAINING W/ MAGNIFICENT VIEWS YEAR ROUND, TWO STORY GREAT ROOM W/ FPL, POWDER RM COMPLETE THE MAIN LIVING LEVEL. DESIGNER INSPIRED DETAIL AND HARDWOOD THRU-OUT THIS LEVEL. THE SECOND LEVEL FEATURES A PRIVATE MASTER SUITE W/ EXCEPTIONAL VIEWS, MASTER BATH, CUSTOM CLOSET, TWO ADDITIONAL BEDROOMS AND FULL BATH. LANDING OVERLOOKS ENTRY. THE FULL FINISHED BASEMENT WITH OUTDOOR ACCESS OFFERS THE PERFECT SETTING FOR AN ELEGANT PARTY OR FAMILY MOVIE NIGHT. MEDIA ROOM, GAMING/REC ROOM, GUEST BEDROOM/ PRIVATE OFFICE, FULL BATH, &amp; STORAGE AREA COMPLETE THE LOWER LEVEL. SUN DRENCHED ROOMS. ABSOLUTELY TURN-KEY. COMMUNITY AMENITIES INCLUDE CLUBHOUSE, POOL, GYM, HIKING TRAILS, WATERFALLS, PLAYGROUNDS, LAKE, &amp; FISHING.</p> <p><i>Listing Courtesy of Terrie O'Connor Realtors/Allendale</i></p>									
	FOR SALE * New, Active: 9/17/2015 MLS ID: 1537577	Colonial	4/5	3,327 sq ft	-	2001	9/17/2015	\$699,000	\$210
<p><b>32 Overlook Rdg</b></p> <p>Expect to be impressed by this incredible colonial in the prestigious Cotswold section of the Ramapo River Reserve. Only 13 houses of this size were built. Priced to sell! 14 years young. Drama abounds: the two story entry foyer and open gallery. Oversized kitchen has cherry wood cabinetry, granite countertops, tumbled marble backsplash, stainless steel appliances, butler's pantry. Beautiful hardwood floors. First floor bedroom with a full bath. The master bedroom suite has a tray ceiling and amazing closet space. The walk out lower level offers loads of space for entertaining. The community provides includes the following amenities: a clubhouse, a pool, a fitness center, a lake and nature trails.</p> <p><i>Listing Courtesy of Re/Max Properties-Saddle River</i></p>									



  **FOR SALE** \* New, Active: 9/16/2015 **MLS ID: 1537474**

**53 Overlook Rd** Colonial 5/5 4,294 sq ft - 2004 9/16/2015 \$799,000 \$186

SELLERS FINAL OFFER GIVES BUYERS A CHANCE AT A LUXURY HOME FOR AN AFFORDABLE PRICE!!! Current empty nesters moving onto next chapter are offering a rare opportunity in this business!!! 5 bedroom, 4.5 bth custom built colonial on top of the mountain with breathtaking views! The York model greets you w/an elegantly curved staircase, a sunken 2 story fam rm w/wood bn fl, mbrl mantle, & 2 stories of windows to bring in the views. a true gourmet isle kit, w/the bkfst area that opens from the french doors to the lg deck, library/off fr, drs, pwrdr rm, lr, fr w/arched entry's Brazilian hdw thr. 2nd fl: dbl drs to mbr suite/w elegant msbth, jack & jill bthr., 2 more bdrms, bed w/fb, all bedrooms have wic. Lower level fin bsmt w/huge fam rm, cstm built in bar, wet bar, lg bed, fbth, french doors to lower level of the grounds. reserve lifestyle incl: a 300 acre site complete w/wlknng & jogging trails, 6 acre lake /beach area & gazebo, rec ctr w/pool, gym.

*Listing Courtesy of Re/Max Elite Associates*



  **FOR SALE** \* Active: 9/7/2015 **MLS ID: 1535986**

**62 Winding Rd** Townhouse 2/4 - - - 9/7/2015 \$589,000 -

Welcome to the unique very large 2297 sq. ft. townhouse in Ramapo River Reserve. This secluded end-unit gives you feeling that you are in paradise. Enter the impressive 2-story foyer and step into spacious LR with wood burning FPL, slide door to the picture perfect deck and architectural features, large DR, powder room and laundry, hardwood floor. The very spacious updated kitchen has granite counter top, tile back splash & cozy breakfast nook. The second floor has a large 17'x16' MBR, MBTH with Jacuzzi tub and shower, the second BR and second FBTH. The addition of one wall in the loft area gets you a third BR, new carpet. The ground floor has a family room or an additional BR, sliding door to the private patio, FBTH, second walk-in closet, cedar closet, laminate floor, storage, 2 car garage and driveway for 4 cars. The community has a clubhouse, pool, fitness center, party room, playgrounds. The Reserve offers 300+ acres of parks with river, lakes, trails and mountains.

*Listing Courtesy of Zsr Realty Corp*



  **FOR SALE** \* New, Active: 9/16/2015 **MLS ID: 1537490**

**145 Lakeside Blvd** Colonial 2/3 - - - 9/16/2015 \$469,900 -

Immaculate turn-key lake front colonial completely rebuilt from the ground floor up in 2010! Gourmet kitchen with cabinets galore, pantry, nook with cable for desk, stainless appliances, granite counters and breakfast bar overlooking the sunken living room with stone-faced gas fireplace and dining room. Bonus lower level room could be used as a spare guest room, playroom or office. Master bedroom suite with views of the lake, walk-in closet and full bath; Anderson windows throughout and sliding glass leading to a tranquil backyard where you can enjoy fishing on a rowboat or off the dock Spring, Summer and Fall, and ice skating or hockey in the winter.

*Listing Courtesy of Re/Max Property Center*



  **FOR SALE** \* New, Active: 9/20/2015 **MLS ID: 1537950**

**9 Princeton Ter** Colonial 3/2 1,730 sq ft - 1951 9/20/2015 \$419,900 \$243

Sought-after Heights "College Section" neighborhood, this 3 br/2 bba Colonial is impeccably maintained and truly move-in condition! First floor has a light and bright formal dining room, front to back family room w/vaulted ceiling, full updated bath, formal living room w/sliders to lovely, flat and fenced rear yard! Kitchen is updated with potential for eat-in area off family room. Mudroom/Laundry has door to rear yard. Second floor has large master bedroom with separate office/sitting room area and triple closet. Updated, full bath and two additional bedrooms complete second floor. Paver patio in fenced rear yard, along with a storage shed. One block from NYC bus transp., convenient to Heights Elementary school, houses of worship and shopping. Highly rated schools and excellent rec programs! A great place to call "home"! Home Warranty included!

*Listing Courtesy of Re/Max Traditions Real Estate*



  **FOR SALE** \* New, Active: 9/16/2015 **MLS ID: 1537376**

**4 Manito Ave** Ranch 3/2 1,232 sq ft - 1963 9/16/2015 \$350,000 \$284

This lovely three bedroom ranch is located at the end of this dead end street. Hardwood floors abound with the welcoming living room that flows into the dining room with oversized kitchen. The full bath completes the main living area. The full finished basement with wood type floors has a full bath and laundry. Walk out onto the patio that overlooks this deep wooded lot.

*Listing Courtesy of Re/Max Traditions Real Estate*



  **FOR SALE** \* Active: 9/8/2015 **MLS ID: 1536135**

**43 Lakeshore Dr** Colonial 3/4 - - - 9/8/2015 \$629,000 -

Exquisite custom built Lakefront home with breathtaking views of the beautiful Crystal lake, Ramapo river & Ramapo mountains - this home sits high on the property over the lake, with direct access to the lake right from the back yard, where you can swim, float, fish or sail. A huge back deck with access from the main rooms of the house. Spectacular vista views. Main floor offers a double story grand entry foyer, living room w/fireplace to dining room & sliding doors to deck. Kitchen with cherry cabinets, granite counter tops & center island. Large family room with sliding doors to deck, plus office or bedroom & powder rm. 2nd floor has a huge master suite with balcony overlooking the peaceful lake, a master bath with whirlpool tub & shower. 2 additional bedrooms & full bath. The basement has a large rec room with wet bar & full bath, laundry room, storage & exit door to back yard. There is a voluntary lake association yearly charge of \$370. Great neighborhood, great schools & town

*Listing Courtesy of Coldwell Banker, Hillsdale*



**10** **FOR SALE** \* New, Active: 9/11/2015 **MLS ID: 1536768**

**80 Hickory Dr** Colonial 4/4 - - - 9/11/2015 \$699,900 -

Beautiful Center Hall Colonial with lemonade porch. This 4 bedroom 2.5.5 bath home was totally renovated down to the studs. Modern Eat-in-Kitchen with granite countertops and custom cabinetry. Hardwood floors and crown moulding thruout. 2 zone central A/C, baseboard hot water heat, attached 2 car garage, 2 paved patio's, Belgian block driveway trim, huge deck in rear of house. Plenty of amenities, too many too mention. Beautiful Park like property, rare find in Bergen County, Must see to appreciate.

*Listing Courtesy of Keller Williams Village Square Realty*



**11** **FOR SALE** \* Active: 9/3/2015 **MLS ID: 1535736**

**37 Skytop Rdg** Colonial 3/4 2,446 sq ft - 2000 9/3/2015 \$634,900 \$260

PREMIER LOCATION! Built in 2000 & nestled next to private cul-de-sac w/guest parking in the Luxury Community of Ramapo River Reserve, this 3-Bedroom, 2 Full Bath, 2 Half Bath Kingsley Model Colonial has a wonderful floor plan for family living & entertaining! Features include Front Porch, Dramatic 2-Story Entry Foyer, Gleaming Hardwood Floors & Custom Trimwork on the 1st Floor, Recessed Lighting Throughout, Updated Kitchen w/Breakfast Room open to Family Room w/Fireplace; Master Bedroom Suite complete w/enormous Walk-in Closet & Master Bath w/Jacuzzi Tub, Stall Shower, & Double Vanity w/Gorgeous Granite Top; Finished Basement w/Rec Room & Powder Room; Backyard Stone Patio w/Uplighting; Underground Sprinklers, Security System, 2-Car Att Garage, & more. "The Reserve" community is nestled in a 300-acre site replete w/walking & jogging trails, 6-acre lake w/beach area & gazebo, brooks, waterfalls, playground, clubhouse rec center w/pool, kiddie pool, & sundecks, exercise room & more.

*Listing Courtesy of Re/Max Hometowne Realty*



**12** **FOR SALE** \* Active: 8/26/2015 **MLS ID: 1534649**

**187 Lakeside Blvd** Single Family 4/3 2,358 sq ft - 1968 8/26/2015 \$579,777 \$246

This lovely bi-level on a cul-de-sac street shows pride of ownership. The well maintained home with 4 bedroom, 2.5 baths on a sewer system is larger than it appears. Hardwood floors throughout with LR/ Dr/ KIT, Full BA, 2 Bedrooms & Master bedroom with master bath complete the main floor. The ground level with additional bedroom has a magnificent wet bar with fireplace, 1/2 bath and a 4 season room with skylights and an abundance of windows. The oversized deck connects to the professionally landscaped backyard. This home is ideal for entertaining and large gatherings!

*Listing Courtesy of Re/Max Traditions Real Estate*



**13** **FOR SALE** \* New, Active: 9/10/2015 **MLS ID: 1536568**

**9 Boulder Run** Colonial 4/4 3,188 sq ft - 1999 9/10/2015 \$700,000 \$220

This lovely Fraser model located in the desirable Ramapo River Reserve has been meticulously maintained and updated. Enter into the open foyer with tons of natural light, and a spacious living room. Oversized dining room leads to the completely updated new kitchen featuring huge center island, ss appliances, granite tops, and multiple eating areas. Large family room boasts a wood burning fireplace. A half bath and laundry room complete this floor. Upstairs you will be amazed by the gorgeous master bedroom with updated master bath. 3 more sizable bedrooms and a full updated bath complete the 2nd floor. The basement includes 2 finished rooms, a half bath, access to the 2 car garage, and plenty of storage. Relax outside on the expansive deck overlooking gorgeous waterfall feature and beautifully landscaped property with additional paver patio area.

*Listing Courtesy of Re/Max Traditions Real Estate*



**14** **FOR SALE** \* New, Active: 9/10/2015 **MLS ID: 1536588**

**17 Winding Rdg** Colonial 3/3 2,642 sq ft - 1998 9/10/2015 \$679,000 \$257

WELCOME TO THIS STUNNING UPDATED, MOVE-IN CONDITION 3 BEDROOM, 2.5 BATH COLONIAL HOME IN DESIRABLE RAMAPO RIVER RESERVE. LAUREL MODEL HOME FEATURES: VICTORIAN-STYLE FRONT PORCH, DRAMATIC 2-STORY ENTRY, BRAZILIAN WALNUT HDWD FLOORS, LR W/ VAULTED CEILING, DR, FAMILY RM W/ CROWN MOLDING, DESIGNER WINDOW TREATMENTS, GAS FIREPLACE, HAND-CARVED WOOD MANTEL & BUILT-IN WALL UNIT, LARGE KITCHEN W/ CENTER ISLAND, MAPLE CABINETRY, HARDWOOD, PANTRY, LAUNDRY, & BREAKFAST AREA W/ SLIDERS TO PRIVATE DECK W/HOT TUB; 2ND FLOOR FEATURES: HUGE MASTER SUITE W/TRAY CEILING, SITTING AREA, HIS/HERS CLOSETS, MASTER SPA BATH W/ STEAM SHOWER, HEATED FLOORS & TOWEL RACK, UPDATED VANITY, SOAKING TUB, 2 ADDITIONAL BEDROOMS & UPDATED FULL BATH. FINISHED BASEMENT W/ REC/GYM ROOM, WINE ROOM W/CELLAR RACKING, WET BAR, LOTS OF STORAGE & ACCESS TO 2 CAR GARAGE. CLUB HOUSE, COMMUNITY POOL, FITNESS CENTER, HIKING TRAILS & INCREDIBLE VIEWS.

*Listing Courtesy of Keller Williams Village Square Realty*



**15** **FOR SALE** \* Active: 8/27/2015 **MLS ID: 1534780**

**73 Manito Ave** Single Family 3/1 1,331 sq ft - 1954 8/27/2015 \$339,000 \$255

Move right into this great 3 bedroom 1 bath home in the Manito school district. Updated kitchen with SS appliances and bath, hw floors, trex deck in the back & expansive private back yard. Less than 2 blocks from Manito school! The first floor features living room, kitchen, 2 bedrooms and full bath. The third bedroom is on the second floor. The basement is unfinished and offers great potential to the new owner. Detached 1 car garage. Don't miss this great opportunity to make this home your own!

*Listing Courtesy of Weichert Realtors, West Milford*



  \* Active: 8/24/2015 **MLS ID: 1534368**

**661 Ramapo Valley Rd**

Contemporary      4/4      3,571 sq ft      -      1981      8/24/2015      \$1,200,000      \$336

A lovely and unique home nestled on 1.53 acres. This one-of-a-kind Colorado style mountain home features numerous artistic details of hand crafted wood, custom finishes, and actual works of art incorporated into the structure and design. From the cedar column that was harvested from the property to the hand crafted mantel and handrail on one of the 4 bridges that lead you to the natural serene spring fed pond. The bright and open kitchen features ss appliances, river rock counter top, tiled backsplash and tiled flooring that connects to the living room with vaulted ceilings and fireplace. Your choice of master bedroom as all 3 are generously sized and complete with a luxurious and unique en-suite bath. The unexpected back family room provides plenty of space for relaxing, or entertaining. Kick back and enjoy nature on one of the two fieldstone patios. Additional studio with full bath sits above the two car garage. This is a home you must see to believe!

*Listing Courtesy of Re/Max Traditions Real Estate*



  \* Active: 9/1/2015 **MLS ID: 1535329**

**12 Wenonah Ave**

Ranch      3/2      1,078 sq ft      -      1957      9/1/2015      \$349,000      \$324

Renovated ranch with hardwood flooring throughout; updated kitchen with granite counters; new heating system; no underground oil tanks; central air, newer windows and window treatments. Brand new bathroom with tile flooring and wainscoting and glass tile trim, 6 panel doors, ceiling fans, new exterior drainage system, new paver walkway. 1 car garage. Private fenced in yard.

*Listing Courtesy of Continental Real Estate Group, Inc.*



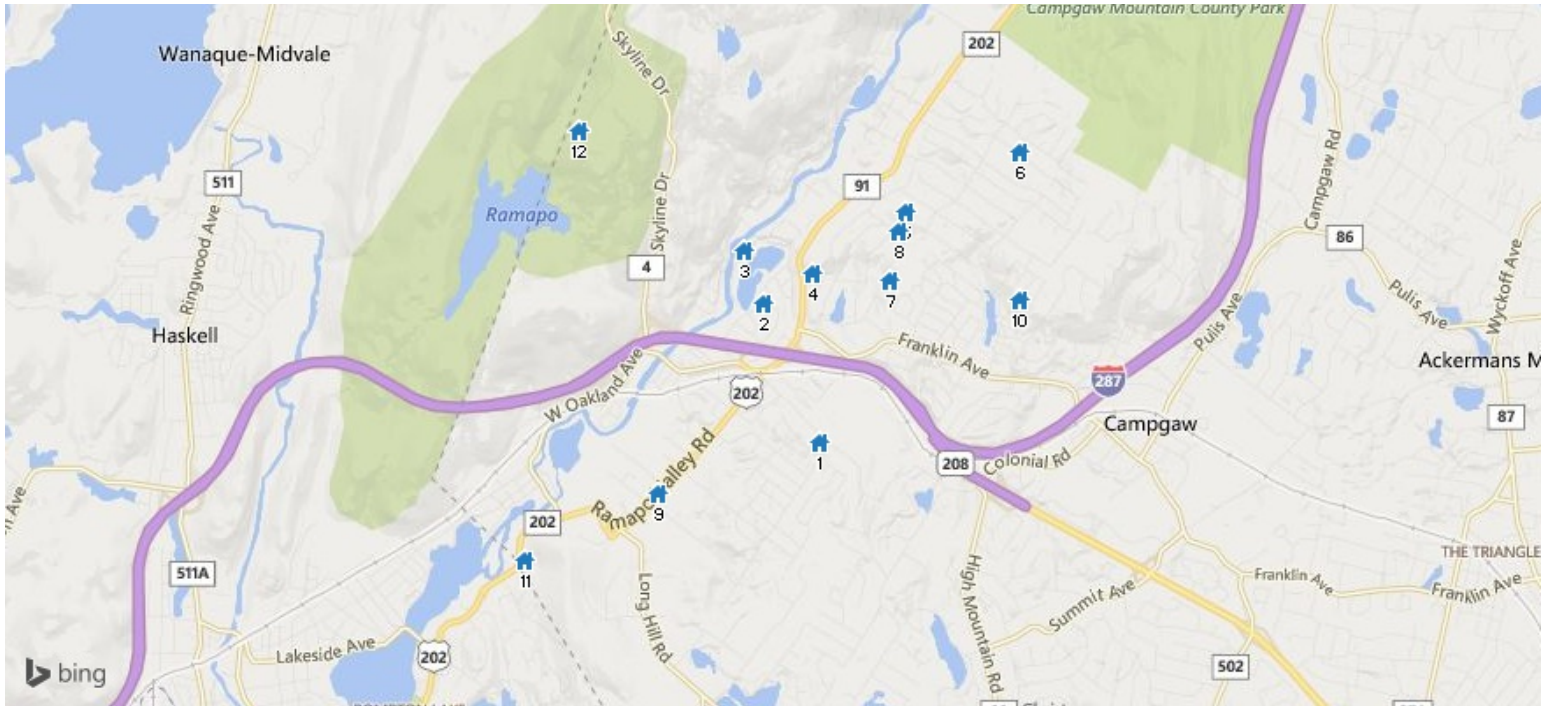
  \* Preforeclosure, Active: 8/24/2015 **MLS ID: 1534583**

**84 Roosevelt Blvd**




Single Family      4/2      1,852 sq ft      -      1963      8/24/2015      \$359,900      \$194

Beautiful, scenic property on the Ramapo River. Home was updated about 5 years ago. However, Hurricane Irene flooded the lower levels and has not been repaired. FEMA requires home to be raised. Molded sheetrock was recently removed. Buyer responsible for all certifications and inspections, being sold as-is. All offers must be submitted on PropOffers.com.

*Listing Courtesy of Madison Realty*



## Price Changes: 12

	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. Listing Date	Orig. Price	New Price	Date of Chg.	% Chg.
 <p><b>1</b> <b>FOR SALE</b> * Active: 2/25/2015 <b>MLS ID: 1506060</b></p> <p><b>20 Page Dr</b> Single Family 5/3 3,092 sq ft 2/25/2015 - \$544,997 9/14/2015 -</p> <p>WOW, Rare Opportunity in Bergen County! Extended Family Living at it's finest. CUSTOM BUILT oversized Bi-Level Home over 3,098SF ... 5 bedrooms, 3 full baths, 2 car garage, in-ground pool, privacy fence on a nice size corner lot. EIK, formal dining room, formal living room, laundry room, and den. sliding doors to the deck with fabulous views of the mountains. Master bedroom w/master bath, plus 2 more bedrooms and full bath on second level. First floor features, laundry room, 2 bedroom, full Bath, EIK, living room with sliders to private patio and grilling area. Attached 2 car garage</p> <p><i>Listing Courtesy of McBride Agency, Inc.</i></p>								
 <p><b>2</b> <b>FOR SALE</b> * Active: 7/2/2015 <b>MLS ID: 1526944</b></p> <p><b>21 Nokomis Ave</b> Ranch 3/2 1,056 sq ft 7/2/2015 - \$375,000 8/25/2015 -</p> <p>This sweet ranch is in complete move-in condition and has so much to offer. The open, updated kitchen anchors both the large living room, spacious dining room, as well as the newly finished deck which overlooks stunning wooded views and a peek a boo winter view of crystal lake offering, complete serenity and privacy and offers great flow for entertaining. The bedrooms are spacious with great closet space. The full, recently finished basement offers a big recreation room, an additional bedroom with full bath, laundry and access into the front or back yard through the garage. The walk up attic offers the possibility of adding a level. This home is perched high has lovely curb appeal. Come join this fantastic community in the great town of Oakland. This is the home you've been waiting for - priced to sell!</p> <p><i>Listing Courtesy of Keller Williams Village Square Realty</i></p>								
 <p><b>3</b> <b>FOR SALE</b> * Active: 6/1/2015 <b>MLS ID: 1521597</b></p> <p><b>161 Lakeshore Dr</b> Colonial 4/3 3,452 sq ft 6/1/2015 - \$749,000 8/24/2015 -</p> <p>LAKEFRONT LIVING AT ITS FINEST! Be prepared to fall in love with this beautiful young (2011) center hall colonial with two story entrance foyer and amazing views of the lake. Special features include spacious rooms throughout, an expansive gourmet eat in kitchen, an impressive dual stone fireplace between the great room and den, four generous bedrooms, a huge bonus room over the two car garage, and hardwood floors. Located on a premiere oversized property on serene Crystal Lake, enjoy being on vacation everyday as you sip lemonade from one of two covered porches, fly fish for trout from the pristine Ramapo River, swim, boat, or just relax under the shade of the mature trees in your comfortable hammock. Best of all... it can be yours!</p> <p><i>Listing Courtesy of Prominent Properties Sotheby's International Realty-Franklin Lakes</i></p>								



**4** FOR SALE \* Active: 6/6/2015 MLS ID: 1522578

**13 Tecumseh Trl** Colonial 3/3 2,800 sq ft 6/6/2015 - \$699,000 9/19/2015 -

MAGNIFICENT STUCCO & WOOD SHAKES TRUE C/H DUTCH COL.W.DUTCH DOORS,NESTLED ON 1.3 ACRES IN CUL DE SAC W. MATURE TREES & MANICURED PROP.ONCE PART OF THE PAGE ESTATE & FORMER RESIDENCE OF THE VOLK BRO.OF NYC,CIRCA 1910..THIS IMMACULATE HOME HAS QUARTER OAK FLOORS,SOLID WOOD DRS ORIGINAL TO HOUSE BEAUTIFUL LEADED GLASS WINDOWS,DENTAL & CROWN MOLDINGS,ULTRA KIT. W.TUMBLE MARBLE BACK SPLASH,GRANITE COUNTERS,GARLAND STOVE,RENOVATED BTHS, FAMRM OVERLOOKING,MAGNIFICENT 1930'S STONE WALLS SURROUNDING 18 X 36 POOL,STONE PATIOS,1ST FL GUEST RM,PR & OFFICE W SEP. ENTR.(ALSO HAS POSSIBLE BLDG LOT)

*Listing Courtesy of Russo Real Estate*



**5** FOR SALE \* Active: 7/18/2015 MLS ID: 1529409

**8 Mountain Lakes Rd** Colonial 4/3 2,340 sq ft 7/18/2015 - \$659,000 9/20/2015 -

As soon as you walk through the front door, you'll fall in love with this Immaculate, updated, freshly painted & well maintained Colonial! As you enter this Gorgeous home, be sure to notice the beautiful Hard Wood floors starting in the Formal Living Room & Formal Dining Room. The NEWLY updated EIK has brand new SS appliances & is open to the cozy Family Room w/Wood Burning Fireplace & dual Sliding Glass Doors leading to the deck & paver block patio (a Great space for entertaining)! There are 4 Br's (the Master offering a large walk in closet & Brand New Bath), a Finished basement with extra storage & 2 car garage. Beautifully landscaped & located on a quiet cul de sac, this home has crown molding, C/A, C/vac, sewers, public utilities, offers membership to Crystal Lake Beach Club, is close to schools, shopping & major highways. Start to finish, once you see this amazing house, you'll want to make it your HOME!!

*Listing Courtesy of Century 21 Crest*



**6** FOR SALE \* Active: 5/14/2015 MLS ID: 1518524

**80 Chuckanut Dr** Colonial 4/3 3,125 sq ft 5/14/2015 - \$689,000 9/16/2015 -

Fully renovated/expanded in 2007, this spectacular Colonial is ideal for grand entertaining or smaller gatherings. Gorgeous Cherry Kitchen with granite countertops, stack-rock backsplash and S/S appliances anchors a huge space including the LR and DR and a lovely Fireplace seating area, and the Family Room (or Formal Dining Room) with vaulted ceilings and tons of outdoor lighting opens to a small terrace in front; two large Bedrooms and a Full Bath round out the Main Level. Upstairs is a luxurious Master Suite with a tray ceiling, 2 large walk-in closets, and an en suite with Jacuzzi, stall shower and vaulted ceilings. 3 more spacious Bedrooms share another Full Bath, and the Laundry Room is also conveniently located on this level. The Lower Level Playroom is washed in natural light, has SGD's to the outdoors, and has another wood-burning fireplace to enjoy. Invisible Fence, wooded and private yard, wonderful appointments; incredible value!

*Listing Courtesy of Coldwell Banker, Ridgewood*



**7** FOR SALE \* Active: 8/11/2015 MLS ID: 1532632

**80 Seminole Ave** Colonial 3/3 1,810 sq ft 8/11/2015 - \$475,000 9/18/2015 -

This beautiful CH Colonial on .89 acres is surely going to impress you! Wonderful open first floor layout, sunny lr with gleaming HW floors open to DR & FR and completely updated kitchen with center island, stainless steel appliances and center island, updated .5 bath and office/den. Second floor offers large MBR w/walk in closet and updated full bath w/rear deck overlooking gorgeous private backyard, 2 additional bedrooms very spacious, HW floors on second floor as well, Central AC & sprinkler system, nice paver driveway/patio/walkways, this home is a gardeners dream! Brand new septic being installedThis home needs to be seen to be truly appreciated!

*Listing Courtesy of Real Living Gateway Realtors-Ridgewood*



**8** FOR SALE \* Active: 7/17/2015 MLS ID: 1529214

**131 Seminole Ave** Colonial 3/2 1,808 sq ft 7/17/2015 - \$325,000 9/17/2015 -

Spacious 1808sf colonial. Large formal dining room with fireplace and bay window, family room with fireplace leading to private deck overlooking lovely deep property, kitchen with bay window, master bedroom and full bathroom completes the first floor. Second floor offers 2 large bedrooms and another full bathroom. Walk to Heights School.

*Listing Courtesy of Re/Max Properties-Saddle River*



**9** FOR SALE \* Active: 3/28/2015 MLS ID: 1510413

**204 Ramapo Valley Rd** Colonial 4/4 3,541 sq ft 3/28/2015 - \$575,000 9/16/2015 -

Totally renovated from top to bottom, great light, great space and potential extended family or home office. Granite and white kitchen with stainless appliances, lvrn with stone fireplace opens into family room. Laundry on main floor (could also be office). 4 really generous bedrooms and 2 gorgeous baths complete the second floor. Master has vaulted ceiling and great closets. Level fenced half acre and new septic. Off the mudroom is a huge open space, can be used for studio, office, the in laws. New driveway and patio will be done before closing. So much flexible space in this home to meet your families needs.

*Listing Courtesy of Keller Williams Valley Realty*





 **FOR SALE** \* Active: 8/26/2015 *MLS ID: 1534649*

**187 Lakeside Blvd** Single Family 4/3 2,358 sq ft 8/26/2015 - \$579,777 9/11/2015 -

This lovely bi-level on a cul-de-sac street shows pride of ownership. The well maintained home with 4 bedroom, 2.5 baths on a sewer system is larger than it appears. Hardwood floors throughout with LR/ Dr/ KIT, Full BA, 2 Bedrooms & Master bedroom with master bath complete the main floor. The ground level with additional bedroom has a magnificent wet bar with fireplace, 1/2 bath and a 4 season room with skylights and an abundance of windows. The oversized deck connects to the professionally landscaped backyard. This home is ideal for entertaining and large gatherings!

*Listing Courtesy of Re/Max Traditions Real Estate*



 **FOR SALE** \* Active: 6/15/2015 *MLS ID: 1524131*

**2 Ramapo Valley Rd** Single Family 4/1 1,480 sq ft 6/15/2015 - \$309,900 8/28/2015 -

*Listing Courtesy of Weichert Realtors Franklin Lakes*

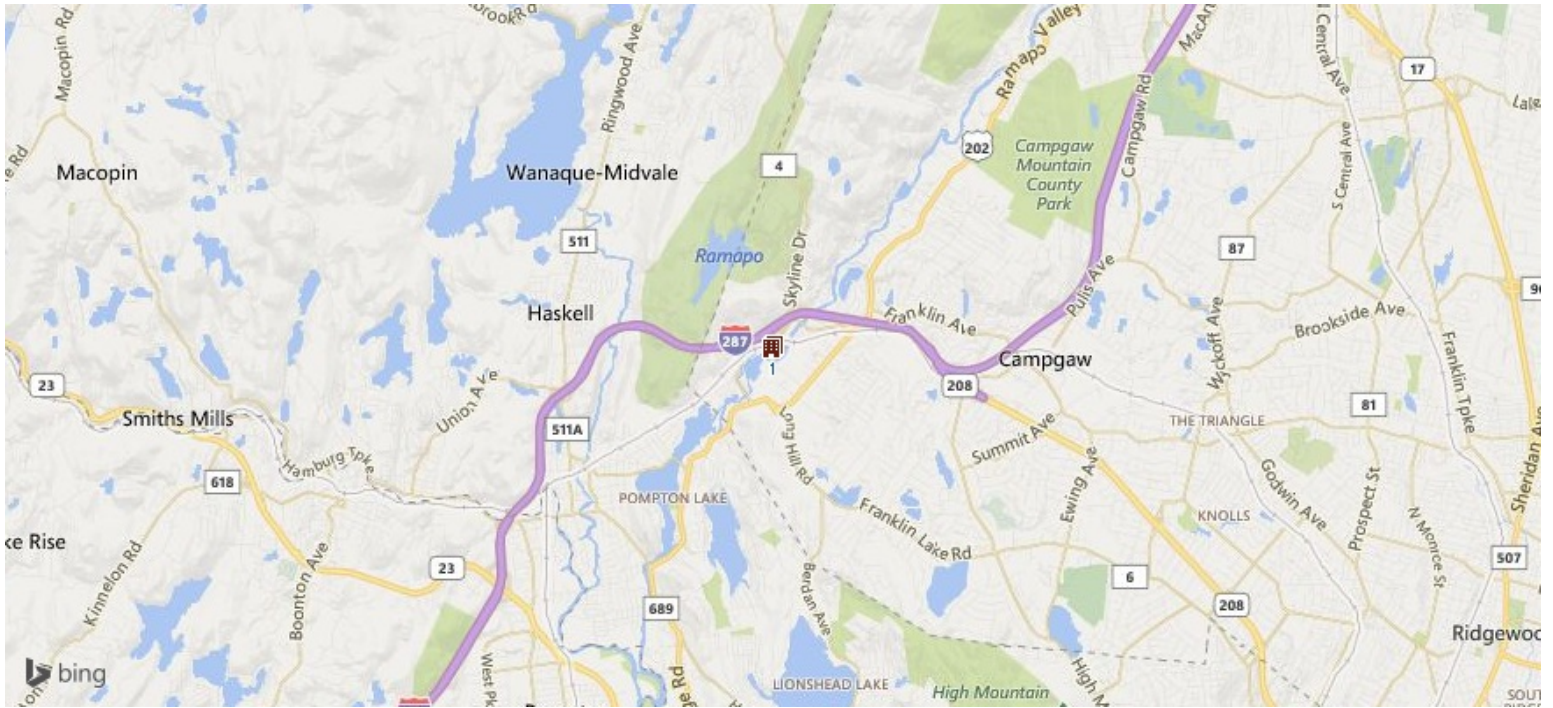


 **FOR SALE** \* Active: 5/13/2015 *MLS ID: 1518260*


**2 Deer Ledge Rd** Colonial 7/6 4,686 sq ft 5/13/2015 - \$1,925,000 8/28/2015 -

At the top of one of Ramapo Parks' highest peaks sits this private 6 acre estate with unsurpassed mountain and lake views. This incredible home is one of eight tucked inside the Majestic 3000+ acre Ramapo State Park. The main house features 4,400 sq ft. of living space consisting of 5 BR 4.1 BA, an updated Eat in Kitchen with top of the line appliances, 4 fireplaces, original wood floors and beams. A modern 2 bedroom 1 bath guesthouse complete with eat in kitchen and its own laundry facility sits atop the oversized, heated 3 car garage. A charming art studio in a converted horse barn completes this incredible estate. Many patios and decks provide the perfect place to enjoy nature. Perfect for a full time residence, or an easily accessible weekend escape from the city.

*Listing Courtesy of Weichert Realtors Kinnelon*

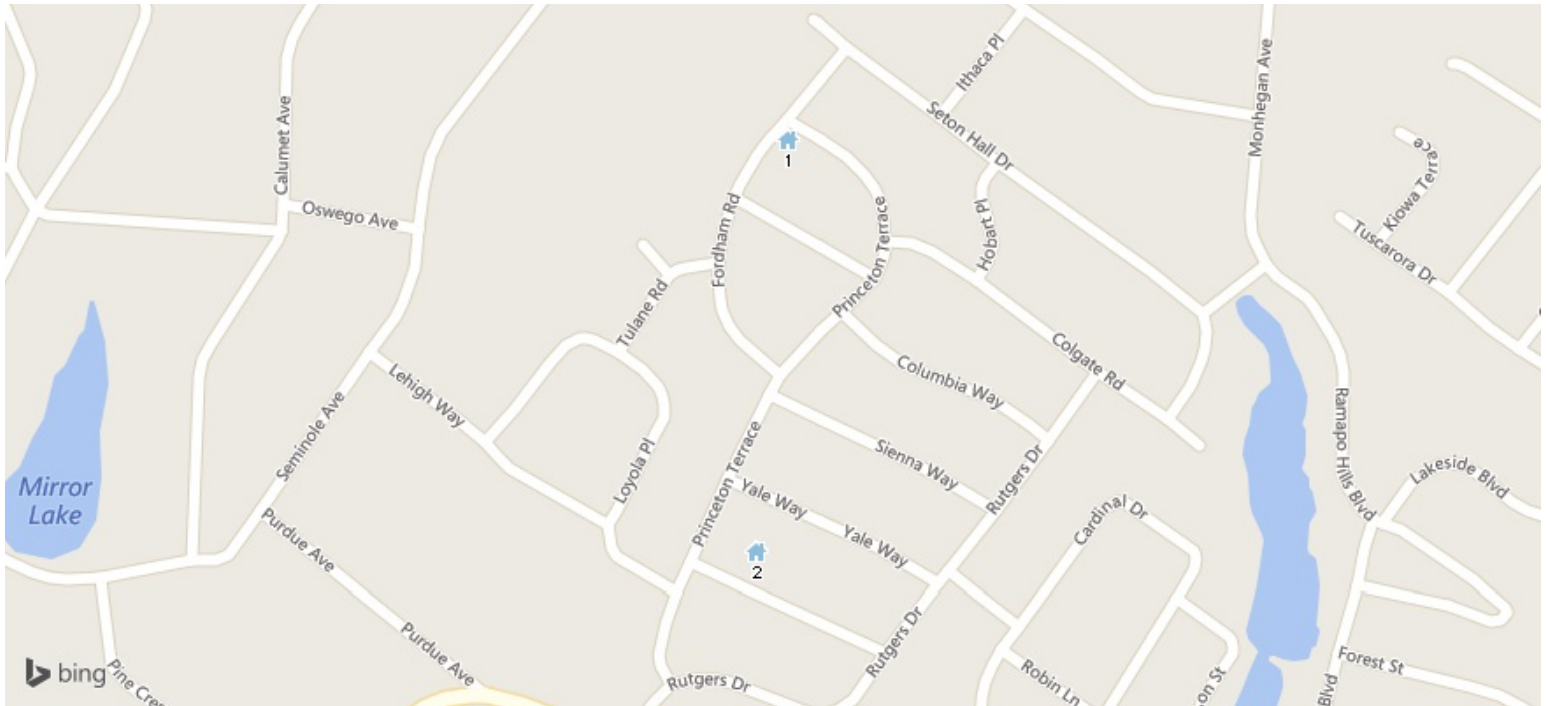


## Pending Listings: 1



	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Date	Listing Price	Pending Date	Price per sq. ft.
 <p><b>9 Riverside Dr</b>            Short Sale. Good investment with 3 units. 1st time over 8 years small flood damage. Only one time in rear home. Always fully occupied. Long term tenants. Oakland schools among best in NJ.</p>	Multi-Family	4/3	4,791	4,791	4/22/2013	\$199,900	9/19/2015	-

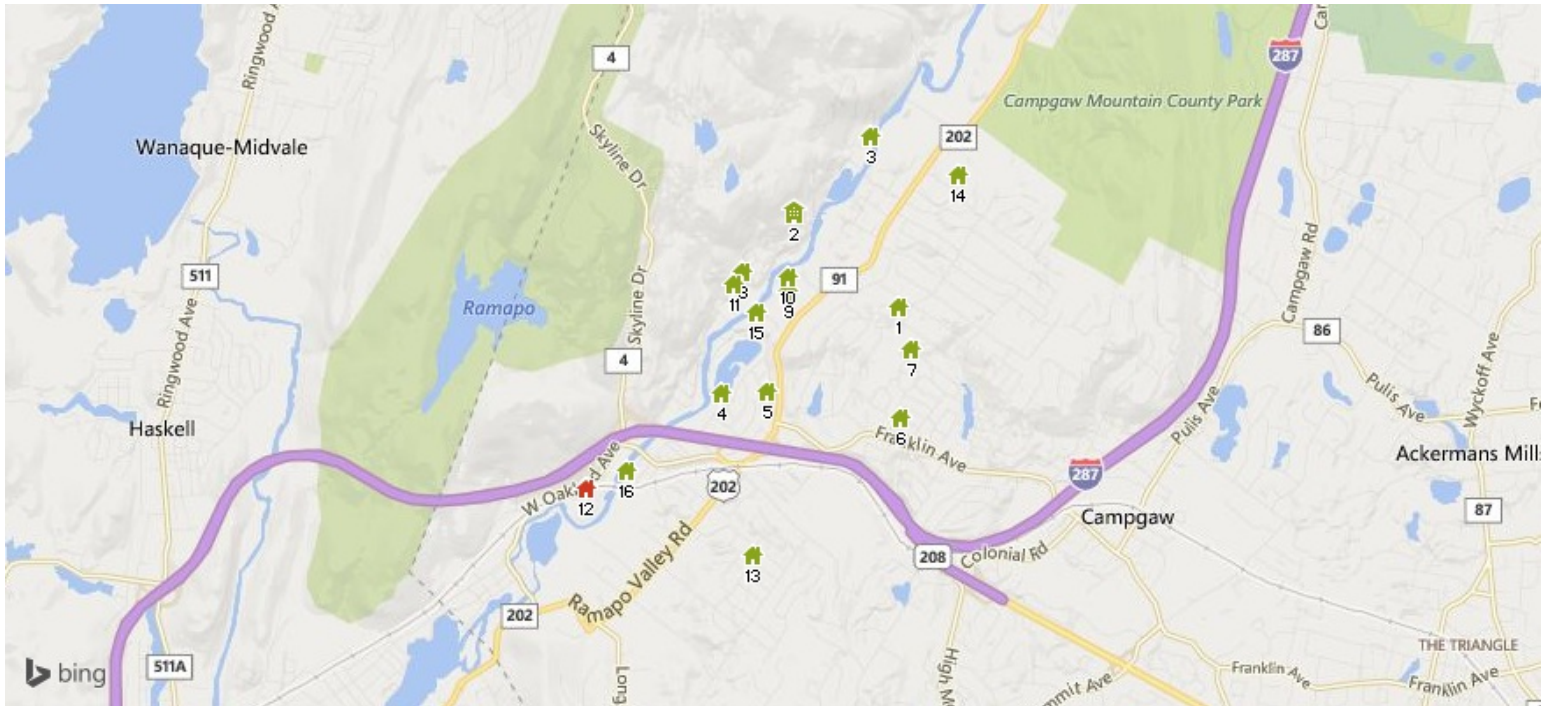
**SALE PENDING** \* Preforeclosure, Short Sale / Lender Approval Required, Active - Current Contract on Property: MLS ID: 3024954  
 9/19/2015

*Listing Courtesy of NJ PROPERTY REALTY SERVICES*



## Expired Listings: 2

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Price	Expired Date	Price per sq. ft.
 <p><b>RECENTLY EXPIRED</b> * Old Expired, MLS listing 3122222, 3/4/2014 <b>MLS ID: 3122222</b></p> <p><b>55 Princeton Ter</b></p> <p>A lot of house for the money! Exp Ranch offers 4 BRs +office, 2F Baths, EIK &amp; XL MBR! Lrg Pt Fin Bsmt +oversized 2car att gar! Covered patio!Lots of storage!Can be used for multi generational living!</p> <p><i>Courtesy of COLDWELL BANKER REALTORS</i></p>	Single Family	4/2	1,592 sq ft	12,632	1956	\$419,888	-	\$264
 <p><b>RECENTLY EXPIRED</b> * Old Expired, MLS listing 3121127, 2/27/2014 <b>MLS ID: 3121127</b></p> <p><b>7 Harvard Way</b></p> <p>Wonderful 3 Bedroom, 2 Full Bath Dutch Colonial Home Situated in the desirable Heights Section of Oakland. This move-in condition home features an open living room/dining room with Bay Window, Den, An Updated Kitchen with Breakfast Bar and Sliders to a Fenced Backyard, Trek Deck, Play Structure and Updated Above Ground Pool. A 16 x 20 Master Bedroom with Vaulted Ceiling, Large Walk-in Closet, Two Additional Bedrooms and Full Bath completes the second floor of living space. A Custom Detached 24 x 36 Garage, 9 ft door, 10 ft ceiling and attic space is perfect for the Contractor/Tradesman! This is a lovely home in a great town with wonderful schools and full recreational program.</p> <p><i>Courtesy of COLDWELL BANKER MAH</i></p>	Single Family	3/2	1,872 sq ft	11,761	1950	\$449,900	-	\$240



## Recently Sold: 16

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.
--	-----------	---------	---------------------	------------------	------------	-----------	------------	-------------------



**1** **RECENTLY SOLD** \* Sold Date: 9/22/2015, MLS listing 1519513, 5/19/2015 **MLS ID: 1519513**

**7 Iroquois Ave** Single Family 3/2 1,553 sq ft - 1958 9/22/2015 \$469,900 \$303

Lovely, updated home with beautiful property in a great neighborhood! The spacious living room opens to the dining room both with hardwood floors, plus sliding doors to the rear deck overlooking the great back yard. The kitchen is beautifully updated with quality cabinets, a breakfast bar and stainless appliances. The second level has 3 bedrooms including a spacious master, and a beautiful newer bath. There is a bonus room on an upper level that could be a guest suite. The grade level family room has an entrance to the back yard, another full bath and there is finished basement with a laundry room. 10 zone sprinkler system, exterior back yard lighting, alarm, automatic attic fan, hardwood floors, new furnace 2013. Nothing to do but move in!

*Courtesy of Coldwell Banker, Wyckoff/Franklin Lakes*



**2** **RECENTLY SOLD** \* Sold Date: 9/22/2015, MLS listing 1518948, 5/15/2015 **MLS ID: 1518948**

**53 Winding Rdg, #53** Townhouse 2/4 - - - 9/22/2015 \$495,000 -

Best Price in the Reserve!! Beautifully decorated Davis model with soaring ceiling and lots of light in the spacious living room with maple floors and a fireplace. The eat in kitchen with maple cabinets, stainless appliances and granite countertops also has a dining area with doors to the private rear deck and patio, maple floors and center island. The formal dining room has beautiful trim and maple floors and a large picture window. There is a first floor guest powder room. The master suite has a tray ceiling and full bath with shower and tub. There is an additional bedroom and a full file bath plus a spacious loft and a laundry area. The lower level is finished with a family room and half bath. A 2 car garage and all the wonderful amenities of Ramapo River Reserve including pool, gym, walking trails and more. Owner will consider short term rental while on the market.

*Courtesy of Coldwell Banker, Wyckoff/Franklin Lakes*



**3** **RECENTLY SOLD** \* Sold Date: 9/17/2015, MLS listing 1511012, 4/1/2015 **MLS ID: 1511012**

**7 Kingsley Evans Cir** Colonial 4/4 2,566 sq ft - 1998 9/17/2015 \$670,000 \$261

Beautiful Porter Model with incredible Water views. Full finished walk out basement with rec room, guest suite and bath. Hardwood floor through out. First floor offers LR,FR w/Wood Burning FPL,DR, MEIK, PR, Laundry Rm. Second floor offers Master Suite w/ 2 walk in California closets and master bath, Bdr, Bdr, full Bath. The area features pool, walking paths, club house w/work out room.

*Courtesy of Weichert Realtors Franklin Lakes*



 **RECENTLY SOLD** \* Sold Date: 9/16/2015, MLS listing 1525768, 6/25/2015 **MLS ID: 1525768**

**33 Lakeshore Dr** Ranch 4/2 1,248 sq ft - 1964 9/16/2015 \$560,000 \$449

IMAGINE LIFE AS IT SHOULD BE - sipping your morning coffee with a dazzling view of Crystal Lake and distant mountains – absorbing the beautiful, peaceful sunsets in the evening – floating, boating, fishing – tranquility everyday! This charming lakefront ranch offers 4 bedrooms, 2 full baths and boasts a full, finished lower level that accommodates a large family room opening to a stunning covered porch that overlooks the lake. All the main rooms and the master bedroom have spectacular vista views that greet you when open the front door. Well-sized bedrooms; ample closets; 2 car garage entering directly into kitchen (just a couple of steps); hardwood floors throughout main level; kitchen with breakfast bar; dining room opens to a large deck for easy barbecuing and entertaining. This special home sits high above the lake, not in a flood plain.

*Courtesy of Coldwell Banker, Wyckoff/Franklin Lakes*



 **RECENTLY SOLD** \* Sold Date: 9/10/2015, MLS listing 1524719, 6/18/2015 **MLS ID: 1524719**

**15 Sioux Ave** Ranch 3/2 1,180 sq ft - 1956 9/10/2015 \$300,000 \$254

THIS IS A CHARMING THREE BEDROOM TWO BATH RANCH WITH A BEAUTIFUL THREE SEASON ROOM OVERLOOKING A SERENE SETTING. NEAR TOWN,SCHOOLS,AND CRYSTAL LAKE.

*Courtesy of Raymond-Rhodes Real Estate*



 **RECENTLY SOLD** \* Sold Date: 9/4/2015, MLS listing 1505304, 2/18/2015 **MLS ID: 1505304**

**17 Rutgers Dr** Single Family 4/1 1,242 sq ft - 1951 9/4/2015 \$273,000 \$220

You can stop your home search. You have found your ideal home. Located in the college street section of Oakland, this wonderful cape offers it all. Enjoy the bright living room with bay window, eat in kitchen with mud room access, two full size bedrooms on the first floor and two on the second floor and a flat level property with wonderful gardens full of summer long color plantings. Be sure not to miss the gas fired hot water baseboard heat, full sized garage, some updated windows, new garage door, new dishwasher, easy access to NYC transportation and houses of worship, centrally located within easy access to shopping in Franklin Lakes or Oakland. An outstanding value that is not to be missed. Call today!

*Courtesy of Keller Williams Realty Metropolitan*



 **RECENTLY SOLD** \* Sold Date: 8/27/2015, MLS listing 1509393, 3/21/2015 **MLS ID: 1509393**

**26 Fordham Rd** Colonial 3/3 2,031 sq ft - 1956 8/27/2015 \$575,000 \$283

BEAUTIFULLY RENOVATED CENTER HALL COLONIAL IN HEIGHTS SECTION OF OAKLAND. HARDWOOD FLOORS AND RECESSED LIGHTING THROUGHOUT THE HOUSE, VAULTED CEILINGS, GAS FIREPLACE, AND THREE FULL BATHS. LARGE MASTER BEDROOM HAS A VERY LARGE SITTING AREA, 2 WALK-IN CLOSETS, AND A 2ND FLOOR DECK. THE MASTER BATH HAS JACUZZI TUB AND SEPARATE STALL SHOWER. THE 2ND FLOOR MAIN BATH IS NICELY UPDATED, ALONG WITH 2 GENEROUS SIZED BEDROOMS AND BONUS ROOM. FULL, FINISHED BASEMENT WITH REC ROOM, 2 ZONE CENTRAL AIR, FENCED IN YARD, AND HUGE BACKYARD DECK.

*Courtesy of Weichert Realtors Franklin Lakes*



 **RECENTLY SOLD** \* Sold Date: 8/26/2015, MLS listing 1528479, 7/13/2015 **MLS ID: 1528479**

**3 Rock Ledge** Colonial 3/4 2,446 sq ft - 2000 8/26/2015 \$610,000 \$249

Nothing to do but move in and enjoy all the benefits of living in this desirable community in Oakland! Located on a quiet cul-de-sac block, this immaculately maintained colonial features a 2 story entry foyer, formal living and dining rooms, and an updated eat-in kitchen with center island. Sellers recently updated some cabinet doors to glass, but kept original wood doors to allow options for the new owners! Off the kitchen is a bright breakfast nook and family room with fireplace. Upstairs features the large master suite with 4 piece master bath, 2 additional large bedrooms, and a full bath. Outside enjoy gorgeous natural landscaping from the deck. Additionally this home features a 2 car attached garage, full finished basement with full bathroom, and use of the community gym, pool, lake, and nature trails!

*Courtesy of Re/Max Traditions Real Estate*



 **RECENTLY SOLD** \* Sold Date: 8/25/2015, MLS listing 1444742, 12/5/2014 **MLS ID: 1444742**

**595 Ramapo Valley Rd** Ranch 3/1 1,168 sq ft - 1957 8/25/2015 \$175,000 \$150

CHARMING RANCH SET BACK ON A LONG PRIVATE LANE .66 OF AN ACRE OF PARK LIKE PROPERTY...TRULY TRANQUIL OASIS. LARGE DECK BRIGHT SUNNY SOME UPDATES...HOUSE HAS FREEZE DAMAGE. USE CAUTION FLOORS ARE WARPED. HOUSE HAS CESSPOOL AND BEING SOLD "AS IS" ALL CERT/INSPEC RESP OF BUYER. ACCORDING TO TAX MAP BUYER OWNS DIRT ROAD BUT WILL NEED SURVEY TO BE SURE\*\*\*POSSIBLE U/G OIL TANK

*Courtesy of Fast Track Real Estate Co,Llc*

 **RECENTLY SOLD** \* Public Record **MLS ID: -**

**2 Arapaho CT** Single Family -/ - 2,280 sq ft 21,998 1963 9/3/2015 - -

Photo not available





**11** **RECENTLY SOLD** \* Public Record *MLS ID: -*

**61 Ramapo River TRCE** Single Family *-/-* 3,221 sq ft 6,795 2001 8/26/2015 \$511,000 \$159



**12** **OFF MARKET** \* Foreclosure *MLS ID: -*

**14 Park DR** Single Family *-/-* 1,657 sq ft 4,008 1932 9/1/2015 \$254,000 \$153



**13** **RECENTLY SOLD** \* Public Record *MLS ID: -*

**28 Bannehr ST** Single Family *-/-* 1,331 sq ft 9,191 1950 8/26/2015 \$435,000 \$327



**14** **RECENTLY SOLD** \* Public Record *MLS ID: -*

**7 Raeben AVE** Single Family *-/-* 1,448 sq ft 11,587 1952 9/3/2015 \$375,000 \$259



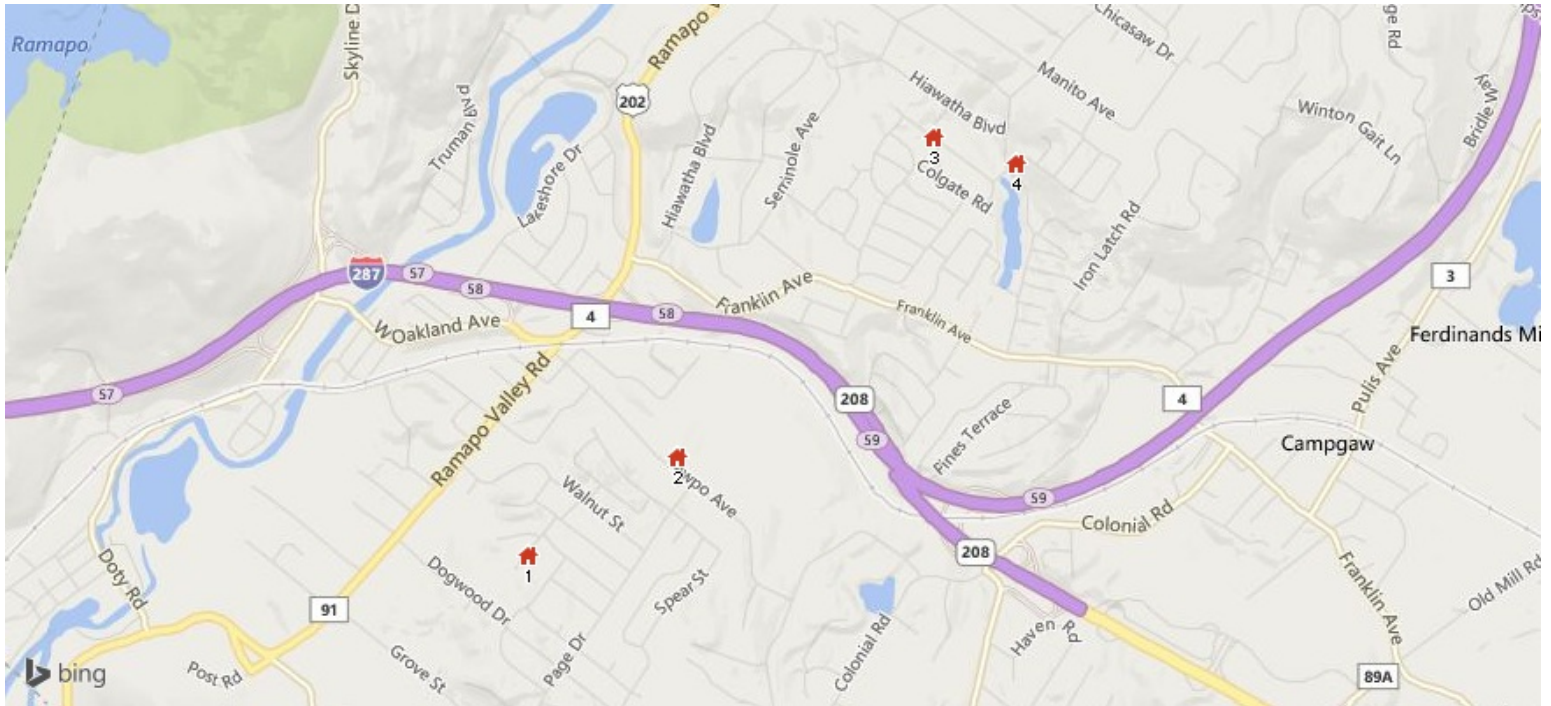
**15** **RECENTLY SOLD** \* Public Record *MLS ID: -*

**45 Mohawk AVE** Single Family *-/-* 1,922 sq ft 12,110 1955 8/26/2015 \$425,000 \$221







**16** **RECENTLY SOLD** \* Public Record *MLS ID: -*

**10 River RD** Single Family *-/-* 1,816 sq ft 9,496 1930 8/28/2015 \$245,000 \$135



## Distressed Activity: 4

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Price	Listing Date	Distressed Date	Status	
 <p>Photo not available</p>	1 OFF MARKET		* Preforeclosure, Notice of Lis Pendens	MLS ID: -					
	44 Walton Ave	Single Family	-/-	2,041 sq ft	12,371	-	-	8/24/2015	Preforeclosure
	2 OFF MARKET		* Preforeclosure, Notice of Sale/NF updated with NOS Information	MLS ID: -					
	87 Yawpo Ave	Single Family	-/-	1,180 sq ft	16,509	-	-	9/17/2015	Preforeclosure
	3 OFF MARKET		* Preforeclosure, Notice of Sale/NF updated with NOS Information	MLS ID: -					
	9 Hobart Pl	Single Family	-/-	864 sq ft	13,547	-	-	9/17/2015	Preforeclosure
 <p>Photo not available</p>	4 OFF MARKET		* Preforeclosure, Notice of Sale/NF updated with NOS Information	MLS ID: -					
	11 Ramapo Hills Blvd	Single Family	-/-	1,798 sq ft	12,415	-	-	8/26/2015	Preforeclosure