



35 HIGH ST
MONTCLAIR, NJ 07042

\$1,100,000

150 Years

JOHN D WOOD & CO.

London, Country & International Property

5322165

35 HIGH ST

MONTCLAIR, NJ 07042

Exceptional Colonial Home with Buildable Lot nestled in an Ideal location with a lot of potential. This spacious 3,164 Sq Ft Colonial offers 6 Bedrooms, 3 Full Bath, and 1 half. Situated on a valuable additional flag Lot 41 (67' x 114'), the property has potential for future expansion or investment opportunities. Located near Magnet Schools and the vibrant Nishuane Park (17 acres of recreational activities, including sports court, athletic fields, a Playground, swimming pool, and an outdoor stage). Home sold strictly "AS IS" Cash or Hard Money preferred. Buyer is responsible for all Municipal Inspections. Renovations Needed. Bedroom 19 Feet x 13 Feet Bedroom 13 Feet x 13 Feet

Garage Count: 2 Car Garage,
Heating - Fuel Type: Gas,
Cooling: No A/C,
Sewer: Public,
Fireplace Count: 1 Fireplace,
Heating Type: Radiator

\$1,100,000



Bedroom 13 Feet x 13 Feet Bedroom 11
Feet x 10 Feet Dining Room 15 Feet x
13 Feet Kitchen 11 Feet x 11 Feet Living
Room 31 Feet x 13 Feet



