



**6 PHOENIX DR.**

6 PHOENIX DR, MENDHAM, NJ 07945

**\$875,000**

*150 Years*

**JOHN D WOOD & CO.**

London, Country & International Property

5405238

## 6 PHOENIX DR.

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**\*\*ALL OFFERS DUE BY THURS. 1/22 AT 5PM\*\*** Welcome to this classic Colonial set on a picturesque half acre in desirable Mendham Boro, renowned for its award winning schools. This 4 bedroom, 2.1 bath home offers timeless charm paired with thoughtful updates and generous living space. Hardwood floors flow throughout the first and second levels-under carpet as well. The inviting family room features a wood burning fireplace with new liner 2021 for cozy evenings and entertaining.

**Garage Count: 2 Car Garage,  
Heating - Fuel Type: Gas,  
Sewer: Public,  
Fireplace Count: 1 Fireplace,  
Cooling: Central A/C,  
Heating Type: Forced Air**

**\$875,000**



The updated eat in kitchen is designed for both function and style, offering stainless steel appliances, granite countertops, under cabinet lighting, garbage disposal, and glass sliding doors offer direct access to a large deck ideal for outdoor dining or relaxing while overlooking the backyard with plenty of room for future pool. Upstairs, four spacious bedrooms provide comfort and flexibility, including a primary suite with walk in closet and private en suite bath. Additional highlights include a natural gas whole house generator, newer roof, furnace, public water & sewer for peace of mind. full unfinished basemt with endless potential, a two car garage, ample storage, sought after location close to parks, local amenities, and major commuter routes, all while enjoying the exceptional Mendham lifestyle. This well-maintained home has been lovingly cared for by same owner for over 50yrs & will be an as-is sale with no known issues. Roof 2017, Furnace & Chimney Liner 2021, Nat. Gas Generator 2018, CAC 2009  
Bedroom 12.0ft x 22.0ft Bedroom 11.0ft x 14.0ft Bedroom 12.0ft x 12.0ft Bedroom 10.0ft x 12.0ft Dining Room 12.0ft x 12.0ft Family Room 12.0ft x 15.0ft Kitchen 13.0ft x 16.0ft Living Room 14.0ft x 19.0ft



