

110 ORANGE AVE

UNION, CRANFORD TOWNSHIP, NJ 07016

\$899,000

150 Years

JOHN D WOOD & CO.

London, Country & International Property

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07016

Beautifully expanded and thoughtfully renovated, this exceptional 4-bedroom, 3.5-bath Colonial is ideally situated on Cranford's north side, just moments from downtown, schools, parks, pool, and NYC transportation. Combining timeless character with extensive modern updates, this home offers the perfect blend of charm, comfort, and functionality. A major renovation completed in 2018 transformed the home, featuring a stunning custom kitchen with pantry, second-floor laundry, updated plumbing and electrical systems, two-zone HVAC, and a luxurious primary suite with a walk-in closet and spa-inspired en suite bath with heated floors.

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

\$899,000



A 2021 third-floor addition created two additional bedrooms, and a full bath, adding valuable living space and flexibility. The inviting first floor offers a formal dining room with wood-burning FP (as-is), sunlit living room, beautiful hardwood floors, and a fantastic sunroom filled with natural light. Outside, the oversized fenced property and detached two-car garage provide ample space for recreation, gardening, and entertaining. Extensive infrastructure improvements include comprehensive waterproofing and drainage enhancements, including a French drain system, sump pump, sewer backflow prevention system, and backyard drainage improvements. A current flood insurance quote of approximately \$955 annually offers added affordability and peace of mind. A rare opportunity to own a move-in ready home in one of Cranford's most sought-after neighborhoods. Bedroom 12.0ft x 15.0ft Bedroom 10.0ft x 12.0ft Bedroom 6.0ft x 11.0ft Bedroom 5.0ft x 11.0ft Dining Room 12.0ft x 17.0ft Kitchen 14.0ft x 19.0ft Living Room 8.0ft x 15.0ft



