



**1200 Woodlynn Blvd  
Linwood, NJ 08221**

**Asking \$889,000.00**



#### COMMENTS

Set on a corner lot in the sought-after and rarely available enclave of Glenside Avenue, this Gold Coast property is the ideal setting for any family. Located just a short walk to all things Linwood and All Wars Memorial Park, the property boasts all the amenities that make a house an actual home. Location is everything, and so is 1200 Woodlynn. Step into the two-story foyer, with light filling the room through custom plantation shutters. Just adjacent is the custom-built kitchen that is equal parts luxury and communal space. The Amish-built cabinetry enjoys the appointments of a Sub-Zero refrigerator, a Wolf 48" gas range with six burners and an infrared griddle, two Sub-Zero freezer drawers, and a Wolf microwave built into a gorgeous island that seats three. The kitchen is perfectly finished with a custom-built banquette that bookends a spacious family room with an original brick wall and original wood beams that combine stunning and cozy. A first floor wouldn't be complete without a private guest room opposite the family's center, along with an office/sixth bedroom with custom built-ins, a sitting room, and a spacious dining room. A sliding door separates the social space from the utilitarian, creating a place for laundry, storage, and all those extra appliances. The home's second level includes a capacious primary suite with a roomy, custom closet and a recently renovated bathroom. Three additional bedrooms finish the home, with one equaling the size of a primary suite, including a built-in reading nook. The home's exterior boasts a long driveway that makes for the best basketball games or multiple parking, while a finished two-car garage (with HVAC) has become a beloved man cave with an additional room for either storage or a personal gym. The home's private backyard includes a double-tier deck and stone firepit, with plenty of room left for a pool or any recreation imaginable. This is the neighborhood, and this house should be your next home.

#### PROPERTY DETAILS

|                    |                 |                      |                   |
|--------------------|-----------------|----------------------|-------------------|
| OutsideFeatures    | ParkingGarage   | OtherRooms           | InteriorFeatures  |
| Sprinkler System   | Detached Garage | Breakfast Nook       | Cathedral Ceiling |
|                    | Heated Garage   | Great Room           | Storage           |
|                    | See Remarks     | Laundry/Utility Room |                   |
|                    | Two Car         |                      |                   |
| AppliancesIncluded | AlsoIncluded    | Basement             | Heating           |
| Dishwasher         | Blinds          | 6 Ft. or More        | Head Forced Air   |
| Disposal           | Drapes          | Room                 | Gas-Natural       |
| Dryer              |                 | Unfinished           |                   |
| Gas Stove          |                 |                      |                   |
| Microwave          |                 |                      |                   |
| Refrigerator       |                 |                      |                   |

# Berger Realty

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