

Features of Califon House

Zoned for General Business with options for residential and business use

1910 Victorian-styled lovingly renovated

Wrap-around porch

Beautiful original chestnut woodwork throughout

Unique architectural details

Large, light-filled rooms

Two functioning fireplaces

Oak-paneled library/parlor with stained glass windows

Carpeted living room with fireplace, pocket doors and bay windows

Spacious dining room capable of seating twelve

Eat-in-kitchen with stainless steel appliances, butcher block counters, storage galore, French provincial tile backsplash

Four season conservatory/sunroom off the eat-in kitchen overlooking back yard

3 bedrooms with options for expansion to four or five bedrooms

2 ½ baths, including two walk-in showers and original claw-foot bathtub

Fully floored and sheet-rocked third floor, adaptable for recreation, additional bedrooms, storage

Attic is plumbed to easily add a bathroom

Large two-story barn

New septic (2025) rated for 4 bedrooms

Steps from the Columbia Trail

In quiet, charming Califon; highly rated school system

1 block from trout-stocked Raritan River

Walking distance to shops, post office, park, school

Full basement with outside access, ideal for workshop

Mature flowering and shade trees