

Residential Agent Complete Report



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|----------------|--------------------|--------------|---|--------|-------------------|
| MLS#: | 4023438 | Section: | Califon Boro | LP: | \$730,000 |
| Status: | Coming Soon | ZN: | GB | OLP: | \$730,000 |
| Rms: | 9 | GRS: | CALIFON | SP: | |
| Bdrm: | 3 | MSJR: | CALIFON | LD: | 04/27/2026 |
| FB: | 2 | HS: | VOORHEES | XD: | 12/31/2026 |
| HB: | 1 | Acres: | 0.37* | FSD: | 05/03/2026 |
| ZIP: | 07830-4309* | LtSz: | 50X234 .3700* | UCD: | |
| RZIP: | 07830 | SqFt: | 3334 | ACD: | |
| Block: | 19* | CLR: | | CD: | |
| Lot: | 9* | CL: | No | ADM: | 5 |
| Unit #: | | GSMLS.com: | Yes | DOM: | 5 |
| Floor #: | | YB/Desc/Ren: | 1910 / Approximate, Renovated / 2018 | Terms: | |
| Bldg #: | 45 | PSubType: | Single Family | SDA: | Yes |
| AgeRestricted: | No | Style: | Colonial, Victorian | | |
| Pets: | | | | | |

Directions: **Califon Main Steet Across from Bank St, sign on property**

Remarks: **Beautiful turn-of-the-century Victorian featuring original chestnut woodwork, modern updates, and a classic 40' x 20' barn on a 0.37-acre lot in the heart of Califon. A welcoming wrap-around porch leads into a gracious foyer with a striking staircase and columned entry to the parlor. The parlor offers rich oak paneling and stained-glass windows, while the formal dining room features an elegant bay window. The family room includes pocket doors, bay windows, and a fireplace with mantel. The updated kitchen blends original cabinetry with modern amenities including stainless appliances, gas cooktop, butcher block counters, skylights, recessed lighting, and a greenhouse window. A cozy eat-in area with working Franklin stove opens to the bright four-season sunroom overlooking the yard. The second floor includes three spacious bedrooms, an office, two full baths, and a laundry area. A large walk-up attic with finished, insulated walls provides excellent storage or expansion potential. Additional features include a full stone basement with workshop, natural gas steam boiler, hot water heater, new 4-bedroom septic (2025), and a historic carriage barn 40x20. Zoned for residential and business use. Steps from the Columbia Trail and the South Branch of the Raritan River.**

Agent Remarks: **Coming Soon, More professional photos will be posted by Wednesday**

INTERIOR

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| Applincs: Carbon Monoxide Detector, Cooktop - Gas, Dishwasher, Dryer, Kitchen Exhaust Fan, Microwave Oven, Wall Oven(s) - Electric, Refrigerator, Sump Pump, Washer | Handicap Modified: No |
| Bsmnt: Yes / Bilco-Style Door, Full, Unfinished, Walkout | IntFeat: Carbon Monoxide Detector, Skylight, Smoke Detector, Stall Shower, Window Treatments |
| Dine: Formal Dining Room | Kitch: Country Kitchen, Eat-In Kitchen, Separate Dining Area |
| Exclu: dining room chandelier | P-Use: Business/Commercial, Professional Use |
| FirePl: 2 / Family Room, Heatolator, Kitchen, Wood Stove-Freestanding | In-law Suite: No/ |
| Floor: Carpeting, Vinyl-Linoleum, Wood | |

EXTERIOR / OTHER FEATURES

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|--|---|
| Drive: 5 / 1 Car Width, Blacktop | Garage: 0 / |
| Exterior: Vinyl Siding | LotDesc: Backs to Park Land, Irregular Lot |
| ExtFeat: Barn/Stable, Patio, Sidewalk, Storm Door(s), Storm Window(s) | Pool: No/ |
| | Roof: Asphalt Shingle |

ROOM DIMENSIONS

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|---|-----------------------------|-------------------------------|---------------------------------|
| LivRm: 15x14 / First | DinRm: 16x15 / First | Kitch: 15x10 / First | FamRm: 19x15 / First |
| Primary Bedroom: 15x15 / Second | Bed2: 15x13 / Second | Bed3: 16x14 / Second | |
| Conservatory: 13x12/First | Office: 12x11/Second | Breakfast: 13x12/First | See Remarks: 35x31/Third |
| LevelB: Storage Room, Utility Room, Walkout, Workshop | | | |
| Level1: Conservatory, Dining Room, Family Room, Kitchen, Parlor, Powder Room | | | |
| Level2: 3 Bedrooms, Office | | | |
| Level3: Attic, Great Room | | | |
| Attic: Walk Up | | | |

UTILITIES

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| Heat: 1 Unit, Radiators - Steam | Sewer: Septic 4 Bedroom Town Verified |
| Cool: 4+ Units, Ductless Split AC, Multi-Zone Cooling | Utilities: Electric, Gas-Natural |
| Fuel: Gas-Natural | Water: Public Water |
| Service: Cable TV Available, Fiber Optic, Garbage Extra Charge | WtrHt: Gas |

FINANCIAL INFORMATION / TAX INFORMATION

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|---------------------------------|-----------------------------|--|----------------------------|----------------------------|
| Taxes: \$16,659* / 2025* | TaxRt: 3.897* / 2025 | BldAsmt: \$315,800* | LndAsmt: \$111,700* | TotAsmt: \$427,500* |
| Fee: \$00 / | AppFee: \$ | FarmAsmt: No | HmWrnty: No | OTP: Fee Simple |
| Other: \$/ | Easement: Unknown / | Seller's Lender Approval Required (for example, Short Sale): No | | |

SHOWING INFORMATION

| | |
|---|-----------------|
| Owner: Grant, Robert S & Susan M* | Sign Yes |
| Possess: by-agreement | |
| Instr: Must have appointment, use link for showingtime in gsmls, gsmls lock box. | |
| Show: GSMLS Lockbox, See Showing Instructions | |

LISTING OFFICE INFORMATION

| | | |
|--|---------------------------|---|
| ListOff: RE/MAX SUPREME (200102) | Ph: 908-213-2828 | Email: brentfranklin@remax.net |
| ListAgt1: BRENT FRANKLIN (210937) | Ph: 908-347-4034 | Fax: 908-636-2418 |
| LType: Exclusive Right to Sell | BREL: Seller Agent | Seller May Consider Concessions: Yes |