



## PROPERTY DESCRIPTION

3 Beds  
2.5 Baths  
Residential  
Built 1999

Strategically placed large stones gathered from the property, line the drive way as you come into this peaceful environment with a bi-level home. From the drive way you can step down onto the backyard and pool. There is a shed for storage, which has a new roof, electric, and the media that plays out to the pool area. A private fire pit area is found behind the shed, perfect for those autumn evenings. Access to the lower portion of the home is also available, under the deck. The garage serves for two cars and ample storage space. Access from the garage takes you into the lower portion of the home, where you can find the laundry room, half bath, a generous size office with double pocket doors and a relaxing living room area with a working wood burning stove. A set of stairs filled with natural light takes you up to the main floor of the home. An open family room and dining room are adjacent to the kitchen, consisting of updates cabinets and new appliances. From the dining room, you can choose to look over to the beautiful backyard

## OFFERING SUMMARY

SALE PRICE: \$571,000  
LOT SIZE: 0.56 Acres

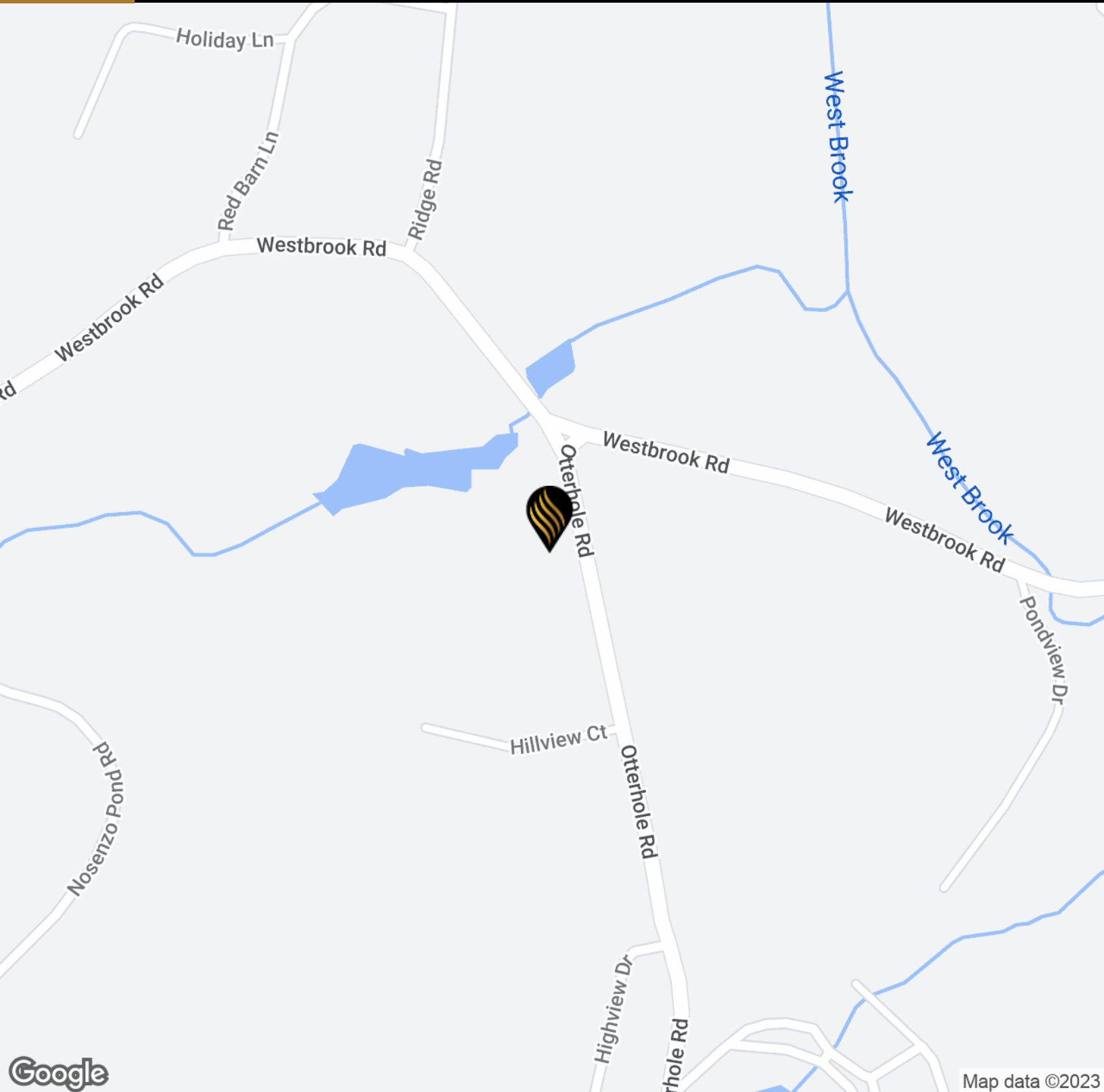
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	673	4,981	11,322
TOTAL POPULATION	1,856	11,686	27,549
AVERAGE HH INCOME	\$153,218	\$111,248	\$117,859

## RICK RIZZUTO

Principal & Managing Partner  
212.929.4250 x1  
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FOR  
SALE

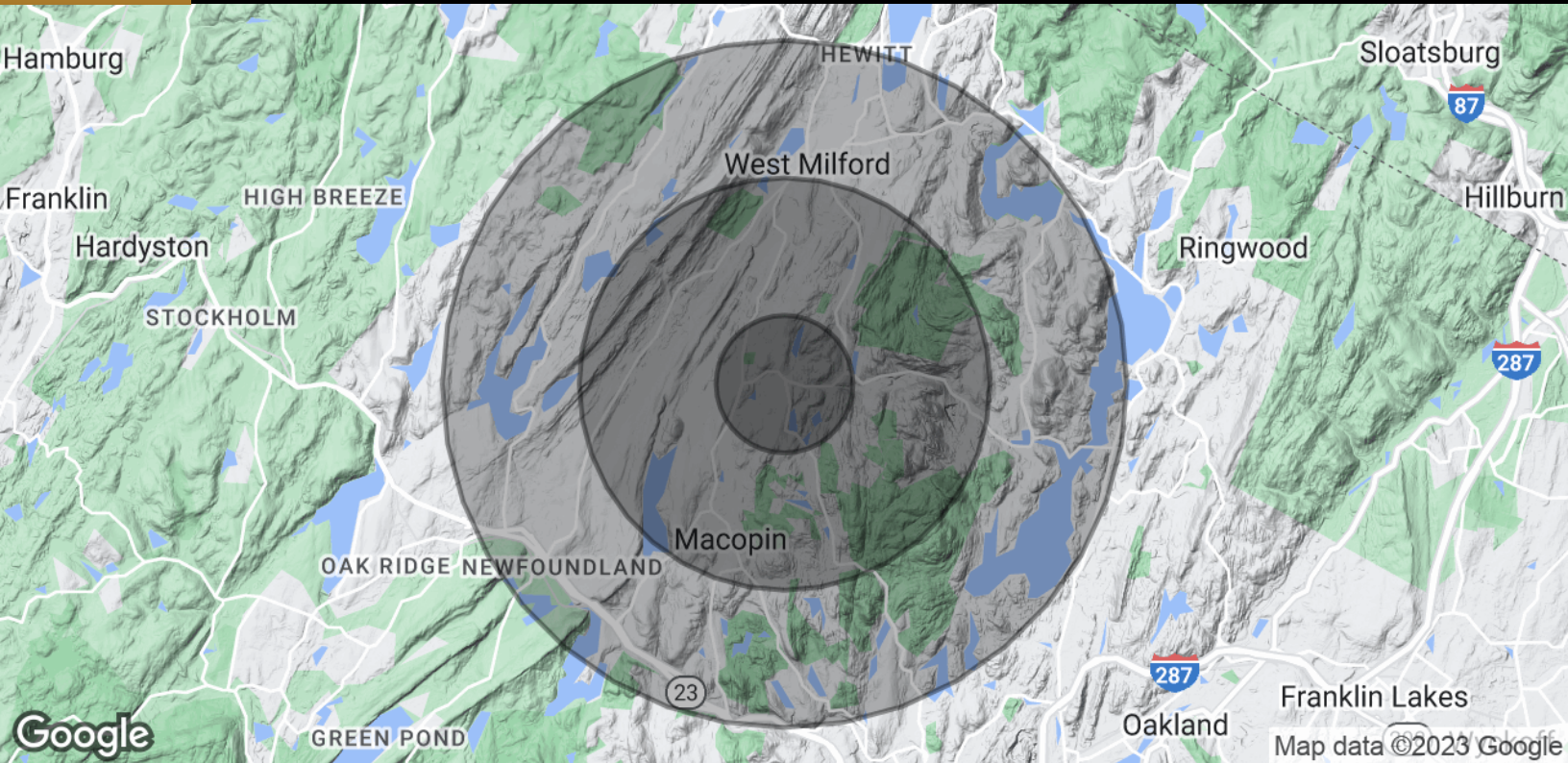
703 OTTERHOLE PRIVATE RESIDENCE  
703 OTTERHOLE ROAD, WEST MILFORD, NJ 07480



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**POPULATION**

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	1,856	11,686	27,549
AVERAGE AGE	46.5	49.0	45.8
AVERAGE AGE (MALE)	51.9	50.4	46.0
AVERAGE AGE (FEMALE)	37.7	46.1	44.8

**HOUSEHOLDS & INCOME**

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	673	4,981	11,322
# OF PERSONS PER HH	2.8	2.3	2.4
AVERAGE HH INCOME	\$153,218	\$111,248	\$117,859
AVERAGE HOUSE VALUE	\$366,533	\$308,631	\$323,498

\* Demographic data derived from 2020 ACS - US Census

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