



OPEN HOUSE SATURDAY



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A Small Place With Wide Appeal

Tenafly, N.J., has become a magnet for education-oriented families from diverse backgrounds

After moving to Manhattan from Italy in 2006, Dominique Calzoni and her husband, Manrico, spent the next two years looking for a house and good school district in the suburbs.

Unhappy with what they were seeing in Westchester County and Greenwich, Conn., they discovered the small borough of Tenafly in Bergen County, N.J. something—amazing,” said Ms. Calzoni, the creative director for Manrico Cashmere, the large family-owned company that has a store on the Upper East Side. “We love how green it is and the distance to the city. Without traffic, it’s 25 minutes door to door.”

A few minutes north of the George Washington Bridge, this hilly, well-groomed suburban community has become a magnet for fairly well-off, education-oriented families from a wide range of nationalities and ethnic backgrounds.

“You have this little town of 14,000 people and people from around the world know about it,” said Anat Eisenberg, an agent with Keller Williams Town Life. “The international market here is very strong. We have Europeans, people from the Far East. The common denominator is the appeal of the schools.”

Most home buyers are couples in their mid-30s to mid-40s with children, said Ms. Eisenberg, a 24-year Tenafly resident and the mother of three children who graduated from Tenafly High School.

Home prices have been on the rise of late.

Through August this year, 123 single-family houses were sold in Tenafly, with a median price of \$935,750, compared with 117 sales and a median price of \$787,000 for the same period last year, according to figures from the New Jersey Multiple Listing Service.



The old railroad station in Tenafly, top, now houses Cafe Angelique. An egret in Pfister's Pond at the Tenafly Nature Center.

“Prices are going up, but within reason,” Ms. Eisenberg said. “There is constant demand, a healthy market, but nothing dramatic.”

Typically, annual taxes for Tenafly homeowners are about \$20,000, said Orna Jackson, an agent with Prominent Properties Sotheby's International Realty.

Incorporated as an independent borough in 1894, Tenafly today takes up about up 4.4 square miles. Its first European settlers, in the late 1600s, were Dutch. The name “Tenafly” is derived from the early-modern Dutch phrase “Tiene Vly,” or “Ten Swamps.” During the Revolutionary War, British and American troops marched through Tenafly, and a militia headquarters was established on Tenafly Road, according to the borough's website. Farming remained the main activity through the middle of the 19th century.

Historic sites in Tenafly in-

clude the Elizabeth Cady Stanton House, where the women's rights activist lived from 1868 to 1887. It was declared a National Historic Landmark in 1975.

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In 2013, New Jersey Monthly ranked Tenafly as No. 7 in its list of the “Top 10 Towns in New Jersey.”

“It’s a liberal-minded town, very accepting of all kinds of people,” said Laura Ryan, who moved to Tenafly with her husband, Rob, nearly 30 years ago. “We raised five children here and put them all through the school system. It’s been a wonderful, wonderful child-

hood for our kids here.”

Schools: Tenafly has four elementary schools, a middle school and a high school. Tenafly High School is ranked 13th within New Jersey and No. 294 nationally, with a gold medal, by U.S. News & World Report. The Advanced Placement participation rate at the high school is 66%, according to usnews.com. Math proficiency is rated at 93%, and 100% for English.

Parks: Roosevelt Common has tennis courts, walking paths, play areas and a skate park. Sunnyside Park offers ballfields, a walking path and play areas. Davis Johnson Park & Gardens is a popular spot for wedding photos, with a rose garden, flowerbeds, a gazebo, brick patio and walking paths.

Transportation: Bus service to New York City is available through NJ Transit and Rockland Coaches (also known as the Red and Tan lines). Route 9W and the Palisades

Interstate Parkway run through the borough.

Dining: Axia Taverna offers contemporary Greek fare. Brasserie, a casual French bistro, serves breakfast, lunch and dinner. Simply Vietnamese is open every day, serving lunch, dinner and brunch. Cafe Angelique is in the building that used to be the train station, with breakfast, sandwiches and coffee drinks. Palmer's Crossing Restaurant & Lounge is in the historic Clinton Inn.

Entertainment: A summer concert series is held in Huyler Park in the center of town, near the old train station. The 52-acre Tenafly Nature Center, which is adjacent to the 330-acre Lost Brook Preserve, has a wide range of programs for children and families. Bow Tie Tenafly Cinemas in the center of town shows first-run movies on four screens. “We love the fact that we have a movie theater here and we hope it will stay,” Ms. Ryan said.

IF YOU'RE BROWSING FOR A HOME...



JUMP VISUAL

\$935,000

36 Buff Rd. This three-bedroom Colonial was completely renovated in 2007. It has three full bathrooms and one half bathroom. The rooms are large and bright, with an open flow. There is a formal dining room, living room with fireplace, master suite, eat-in kitchen. Great room has a sliding-glass door that opens to a deck and large, private backyard. Finished basement.

Year Built: 2000
Square Footage: 2,880, including the garage
Lot Size: 9,601 square feet
Property Plus: It is on a quiet, dead-end street.
Property Minus: The garage only holds one car.
Listing Date: Aug. 8
Listing Agent: Orna Jackson of Prominent Properties Sotheby's International Realty
Open House: By appointment



WAGREEN YOUNG

\$785,000

This renovated Colonial has four bedrooms and three updated full bathrooms, all on the second floor, plus a half bathroom on the first floor. Freshly painted; hardwood floors throughout. Living room with wood-burning fireplace, large dining room, glass-enclosed family room. Finished basement with recreation room, storage and laundry. Heated two-car garage.

Year Built: 1933
Square Footage: 2,363, including basement
Lot Size: 0.33 acres
Property Plus: This is a large lot for Tenafly.
Property Minus: It is on a busy road.
Listing Date: April 19
Listing Agent: Anat Eisenberg of Keller Williams Town Life
Open House: By appointment



URI BRADACCHI

\$1.2 million

138 Serpentine Rd. This custom-built contemporary has five bedrooms, three full bathrooms and one half bathroom. It has an open floor plan with skylights and high ceilings, and oak floors throughout. Family room with stone fireplace. Large eat-in kitchen with granite counters and stainless-steel appliances; sliding door to stone patio and garden. Finished basement; second-floor laundry.

