

Schools, parks, town events attract families to Tenafly

By JENNIFER PINTO
SPECIAL TO OPEN HOUSE

With its excellent school system, beautiful residential streets and its proximity to New York City, the borough of Tenafly attracts all types of buyers looking for a solid investment in a home and neighborhood lifestyle.

Residents often are seen walking and jogging down quiet tree-lined streets. Area parks contain paths for those looking for a relaxing stroll or a place to enjoy nature, and a youth center and senior center are available to those looking for fun activities and a social outlet.

Local Realtors who are familiar with the borough praise the town for its safety and ambiance, and say that once buyers move in, they rarely move out.

for private schools, which can be cost prohibitive for families."

Sterancsak also mentioned that Tenafly attracts interested buyers, both near and far.

"You can go to any number of foreign countries and say 'Tenafly,' and they know where you're talking about," she said. "It's unbelievable that such a small town can achieve this tremendous global notoriety."

Anat Eisenberg, a sales associate at Prominent Properties Sotheby's International Realty and a borough resident, said the success of the town's school system impacts residents in a positive way because great schools translate into higher demand from buyers.

"Owing to the great job the town has done maintaining the academic

levels of its schools, Tenafly continues to draw more educated demographics," she noted.

"As a family-oriented community, there has not been a negative migration out of town, and cases of short sales or foreclosures were few during the last years of the recession."



DANIELLE PARHIZKARAN

On the National Register of Historic Places, the train station in Tenafly opened in 1872 and is now home to a cafe.

square feet and are priced in the \$600,000s and \$700,000s," she said. "There are two-bed, two-bath units, as well as two-bedroom units (that can be converted into three bedrooms) with three baths."

interest rates and prices, they should buy now before prices rise more steeply."

PLENTY TO DO IN TOWN

Tenafly's downtown area features a mix of retailers and restaurants for shoppers to visit. A former train station

Egg Hunt, a Halloween Parade and a visit from Santa at Christmastime.

"Tenafly offers many events for its residents, such as a street fair, summer concert series and fireworks," noted Sterancsak.

In addition, the borough's recreation department keeps young people entertained through various sports, such as football, wrestling, softball and basketball, as well as seasonal sports clinics that are open to students in grades K-2.



PHOTO BY DANIELLE PARHIZKARAN

Huyler Park is a "patch" of green in the center of downtown Tenafly.

AT HOME IN TENAFLY

According to Eisenberg, the following prices apply to the various housing styles in the borough:

- Co-ops from \$138,000 to \$225,000
- Condos from \$330,000 to \$780,000
- Townhouses from \$499,000 to \$1.35 million
- Single-family homes from \$275,000 to \$4 million and up

Eisenberg emphasized that prices could start rising because it has become more of a seller's market. "It is a seller's market because inventory is low," she said. "Buyers realize that if they want to take advantage of the low

downtown is now a café, and there's even a movie theater to catch new releases.

The Tenafly Nature Center is another town gem, featuring nearly 400 wooded acres with trails and a pond to ice skate on in the winter. Residents also can join the JCC on the Palisades, which features gym equipment, pools, and athletic and artistic activities for the entire family.

A variety of town-wide events are held throughout the year, such as Memorial Day remembrances, an Easter



PHOTO BY DANIELLE PARHIZKARAN

The annual Memorial Day Parade and other veteran-related events culminate at the monument in Huyler Park.

FACTS, FIGURES & FUN EVENTS

POPULATION

14,488

HOUSING FIGURES

- Average Residential Tax Bill: \$14,321
- Median Sales Price Year-Over-Year: \$800,000

PUBLIC SCHOOLS

Mackay, Maugham, Smith and Stillman elementary schools; Tenafly Middle School; and Tenafly High School
■ Graduation rate for Tenafly High School: 97.43 percent

POINTS OF INTEREST

- David Johnson Park & Gardens
- Huyler Park
- Knickerbocker Country Club
- Roosevelt Common
- Sunnyside Park
- Tenafly Nature Center

TOWN EVENTS

- Annual holiday events
- Farmers' Market
- Street Fair
- Summer concerts

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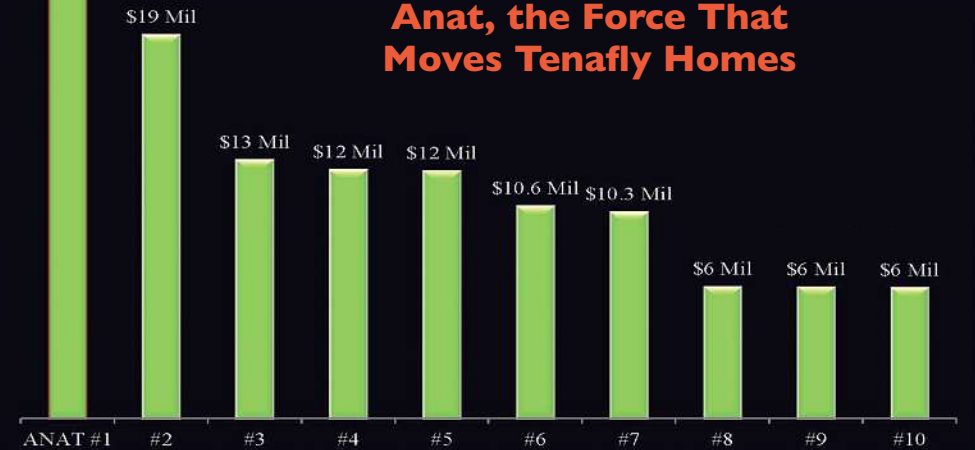
\$32,144,110
Anat Eisenberg

Facts Matter

Get the #1 Seller in Tenafly

- Close to \$50 Million Sold in Tenafly in 2011-2012
- More than 44 Transaction sides in Tenafly 2011-2012
- Over a quarter of 1\$ Billion Sold in total
- Close to 400 homes sold

Anat, the Force That Moves Tenafly Homes



All data is taken from the NJMLS and is deemed accurate but not guaranteed. Data is for sales in 2012

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Call Susan Today!

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Susan specializes in residential sales and relocation services. She possesses detailed knowledge of her local market area. Susan is a lifelong resident of Tenafly and has raised her family here as well. Susan is a multimillion dollar producer and proven negotiator who provides her clients with thorough details along every step of the real estate process. She believes the marketing, negotiations and ultimate sale, deserve the highest level of knowledge and skill for a successful transaction. Susan has earned her Certified Strategic Marketing Specialist designation.

Susan is a member of the National Association of Realtors, Bergen County Board of Realtors and the New Jersey Multiple Listing Service, Garden State Multiple Listing Service and Hudson County Multiple Listing Service. Marketing New Jersey Real Estate at the Highest Level.

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