



11 Kendal Avenue

MAPLEWOOD, NEW JERSEY

Dear Future Homeowner,

There's something about 11 Kendal that reveals itself slowly, the way good places tend to do. At first, for us, moving from Brooklyn, it was the obvious things: the sunlight in the mornings streaming in through the living room windows as Maplewood wakes up, the way the floors flow together to create seamless hosting and togetherness opportunities, the small details that were made for quality living with a family (like the custom butcher block island that fits 4, the basement gym room that actually makes you want to work out, the fire pit and patio in the backyard where s'mores are plentiful, the first floor TV room/guest suite that gives visitors privacy yet their own entrance, the sunroom off the kitchen which is begging for a cocktail and a chat, etc), and the way the all of the rooms seem to hold just enough space for both quiet and conversation.

Over the years, what has stood out more is how the house fits into everything around it.

Kendal Ave has a kind of rhythm and community that's hard to manufacture and almost impossible to find elsewhere. Between the block party, the theme-based progressive dinner that takes place every year, and the joy that is Halloween night on Kendal (so many trick or treaters, it's basically an outdoor community party), it's the kind of place where people know each other without it feeling forced and where a quick hello during a dog walk or a kids scooter ride can turn into a longer conversation.

And then there's the proximity to both towns (you can easily walk to both Maplewood village or downtown South Orange within 12-15 minutes; a commuter's dream), which becomes more meaningful the longer you're here.

Being close enough to walk to Able Baker in Maplewood for a scone and a coffee or to pop over to the Baird in South Orange for a class or kiddo meetup easily changes how you move through your days. Errands can feel effortless, and rather than chores, they're just part of the natural flow. In the immediate surrounding area (Kendal Valley), there are two awesome playgrounds/parks which are a total gift for young families: Farrell Field and Orchard Park. (We didn't realize just how much this all mattered until we started living this life after moving in 2019; the walkability is a game-changer in so many ways.)

What makes this place special is not only the beauty, the flow, and the functionality of the house itself (though you'll see that it's pretty grand!), it's the combination of all the things that are tough to define and to find: the street, the neighbors, the feeling of being both tucked away and close to everything at the same time.

It's the kind of place where, before long, you realize you're not just living in a house. You're part of something bigger and more special: The SOMA community. The Maplewood community. *The Kendal community.*

11 KENDAL AVENUE