

THE HOME. THE TOWN. **THE POSSIBILITIES.**

409 *Victor Street*

SCOTCH PLAINS, NEW JERSEY



DISCOVER MORE THAN AN ADDRESS.

The Home & Community Guide

Hosted by Antonio (Tony) Arcuri

Broker/Owner



Picture your life here.



A home is more than the rooms inside it. It is where your mornings begin, where you settle in after a long day, and the community you come to know along the way.

This guide invites you to explore 409 Victor Street and the Scotch Plains around it—from the spaces you will make your own to schools, dining, parks, and everyday essentials.

Explore the home. Get to know the town.

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Broker/Owner



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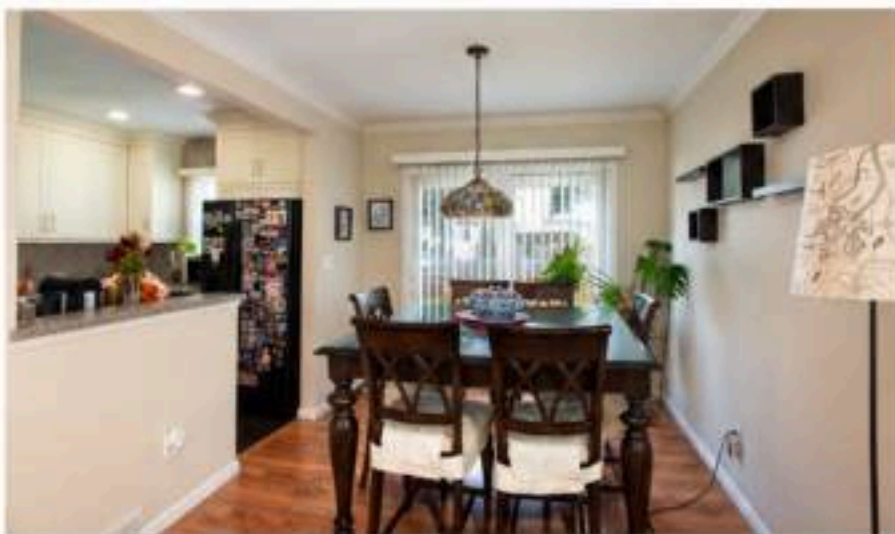


Come in. Settle in.

Room to unwind. Space to gather.



GATHER AROUND THE TABLE



Kick off your shoes and settle into the living room after a long day. With the dining area just beyond, conversation can carry from the sofa to the table.

Picture a quiet evening in, dinner with friends, or a Sunday meal that lasts a little longer. These connected spaces invite you to make yourself at home.

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Where moments become memories.

Favorite recipes. Shared laughter. Traditions of your own.



BRING SOMETHING MORE TO THE TABLE

Some of the best moments begin with something simple: coffee brewing, a favorite recipe on the counter, and conversation while dinner comes together.

With an opening toward the dining area, the kitchen keeps the cook connected to the table. Picture sharing a meal, passing down a recipe, or lingering over one more story. There is room here for everyday rituals and new traditions of your own.

Good food. Good company. A place to belong.

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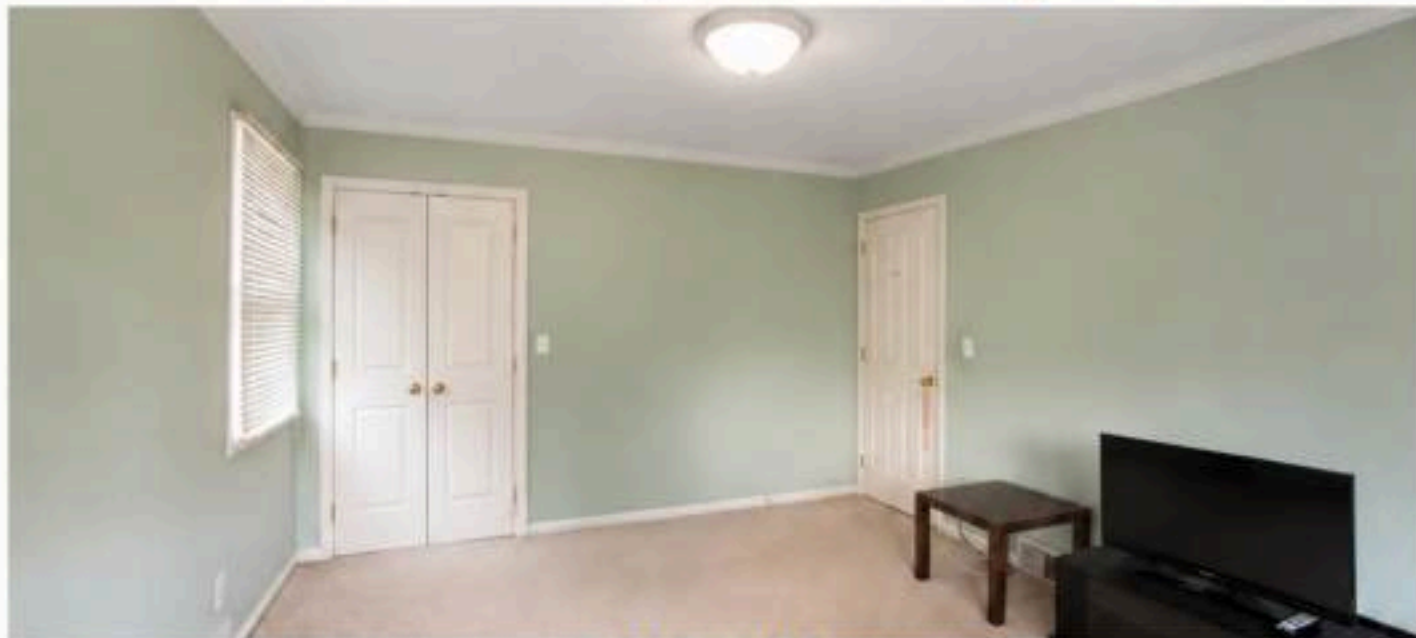
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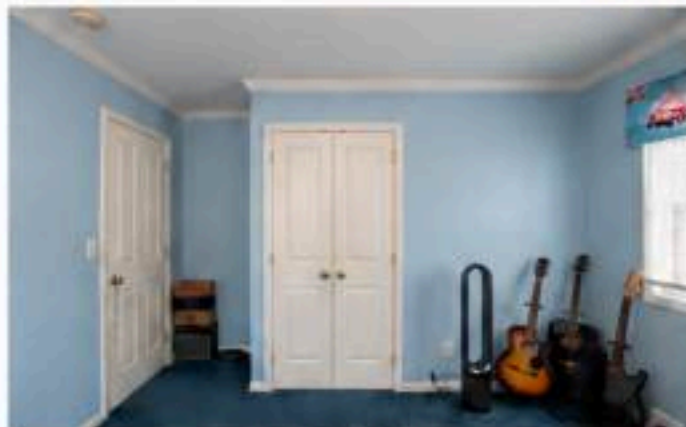


A little room to exhale.

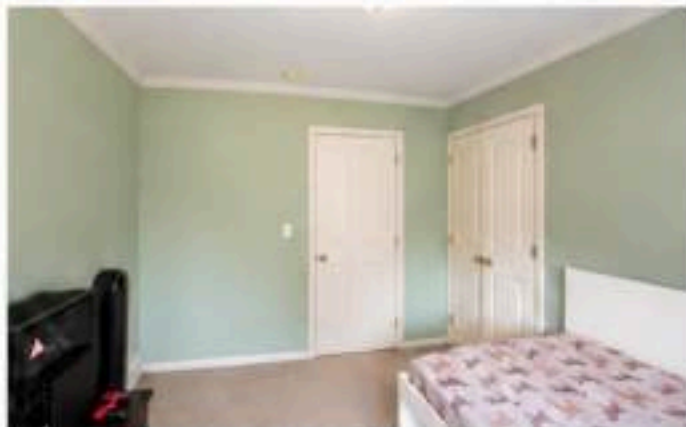
Three bedrooms. Space to make your own.



BEDROOM 2



BEDROOM 1



BEDROOM 3

LET THE DAY SLOW DOWN

Close the door, leave the day behind, and settle into a space that feels like yours. Three bedrooms offer room for restful nights, a favorite reading chair, or a welcoming place for an overnight guest.

Bring your own colors, familiar comforts, and personal touches. These rooms are the beginning of the way you will make this house your home.

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Soak the day away.

A refreshing start. A relaxing finish.



YOUR DAILY RESET

Ease into the morning with a refreshing shower, or settle into a warm bath when the day is done. The full bathroom on the bedroom level keeps these everyday comforts close at hand.

A few quiet moments, a familiar routine, and time to unwind—simple pleasures that help a house feel like home.

THE HALF BATH

A separate half bathroom is located off the garage.

Make room for your day.

A change of pace. The comforts of home.



A SPACE TO MAKE YOUR OWN

Settle in with a good book, roll out a mat, or make room for a favorite hobby. The den offers a separate space to step away from the main living area and enjoy a different pace.



EVERYDAY PRACTICALITY

Keep the everyday routine close to home. The laundry area gives washing, drying, and the small tasks of the week a place of their own.

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Take a little time outside.

Fresh air. Open sky. Your own outdoor moments.



LET THE EVENING LINGER

Carry dinner onto the deck as the daylight softens and the sun slips toward the horizon. Share a favorite meal, linger over conversation, and savor an evening without a hurry.



MAKE THE MOST OF THE DAY

Picture an unhurried meal outside, a few favorite planters, or an evening spent catching up under the open sky. The deck, patio, and backyard offer places to bring your own ideas to life.

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Imagine yourself at home.

See it. Feel it. Hear your life unfolding.



5454306

Size and Dimensions Are Approximate. Actual May Vary.

Floor Plan :

Copyright, Garden State MLS, L.L.C.

Info. deemed RELIABLE but not GUARANTEED - ALL Floor Plans are Approx

ANTONIO P. ARCURI

BEGIN TO MAKE IT YOURS

Picture where your bed will go, how the sofa will welcome you at the end of the day, and where you will gather around the table.

Follow the rooms and imagine the sounds of daily life: coffee brewing, a favorite song, and conversation drifting from the kitchen. See your belongings in these spaces, feel the comfort of familiar routines, and begin to imagine living here.

Floor plan is for orientation only. Dimensions and layout should be independently verified.

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The details that make it home.

Picture your life here. Keep the essentials in view.

THREE BEDROOMS

Room for rest, work and your own routines.

ONE FULL + ONE HALF BATH

Practical comfort for everyday living.

ONE-CAR GARAGE

A built-in garage, close to home.

DRIVEWAY PARKING

Space for two cars, per the supplied listing.

DECK & BACKYARD

Space to gather, unwind and enjoy the outdoors.

PUBLIC WATER & SEWER

Both reported in the supplied MLS information.

MAKE IT PERSONAL

As you walk through, notice what fits your life—and what you would make your own.

Where would your favorite pieces feel at home?

How would you use the den?

What would you like to ask before taking the next step?

Property details are drawn from the supplied MLS report. Buyers should independently verify information important to their purchase.

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Comfort begins with clarity.

A home should fit your life—and your budget.

PROPERTY TAXES • REPORTED 2025

\$9,880 annually

\$823.33 per month when divided by 12

Historical taxes from the supplied MLS report. Confirm the current tax bill and any changes before purchasing.

LOOK BEYOND THE MORTGAGE

FINANCING

Ask your lender for principal, interest and any mortgage insurance based on your loan terms.

HOME INSURANCE

Request a property-specific quote and review any additional coverage needs.

UTILITIES

Plan for electricity, gas, water, sewer and internet. Request recent bills when available.

CARE & UPKEEP

Set aside funds for routine maintenance, repairs and future replacements.

BUILD YOUR MONTHLY PICTURE

Mortgage principal & interest	\$ _____
Property taxes	\$ _____
Insurance / mortgage insurance	\$ _____
Utilities	\$ _____
Maintenance reserve	\$ _____
Other recurring costs, if applicable	\$ _____
Estimated monthly ownership budget	\$ _____

If taxes or insurance are included in your lender payment, count them only once.

Sources: supplied GSMLS report (2025 taxes); CFPB homebuying budget guidance.

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Know more. Move with confidence.

Thoughtful questions help you make an informed decision.

START WITH THE DOCUMENTS

SELLER'S PROPERTY DISCLOSURE

Review the seller's answers about the home's condition, systems, repairs and history. Ask for clarification and any supporting records.

LEAD-BASED PAINT DISCLOSURE

The supplied MLS report lists 1955 as the year built. Review the lead disclosure and EPA information for homes built before 1978. Discuss inspection options with your attorney.

LOOK A LITTLE CLOSER

HOME INSPECTION

Use a licensed inspector to assess condition and identify follow-up questions.

PERMITS & PROPERTY LINES

Confirm relevant permits, improvements, boundaries and easements with the appropriate records.

WATER & FLOOD HISTORY

Review the flood-risk addendum, drainage history and insurance needs.

WHAT STAYS WITH THE HOME

Confirm included appliances, fixtures and exclusions in the contract.

QUESTIONS WORTH BRINGING WITH YOU

- What is known about the roof and major systems?
- Are repair records, warranties or permits available?
- What should be checked before inspection deadlines?

My questions: _____

A disclosure is a starting point. Independent inspections and professional review help complete the picture.

Sources: supplied property documents; EPA lead disclosure guidance; NJDEP flood disclosure guidance. This guide does not replace the signed disclosures, inspections or your attorney's advice.

A town to call your own.

Scotch Plains, New Jersey

The home is one part of the story. The places around it help shape the life you build.

UNION COUNTY

HISTORIC DOWNTOWN

PARKS & LOCAL LIFE

FIND YOUR EVERYDAY RHYTHM

Explore the shops and restaurants along Park Avenue and East Second Street. Visit the seasonal farmers market. Picture the errands, favorite stops and familiar faces that could become part of your week.

ROOTED IN HISTORY

Scotch Plains grew from a late-17th-century settlement and a stagecoach stop between New York and Philadelphia. The Osborn Cannonball House and historic Shady Rest connect today's town to a much longer story.

ROOM TO EXPLORE

Local parks, recreation programs and nearby outdoor destinations offer ways to spend time beyond your own backyard. Part of the Watchung Reservation lies within Scotch Plains.

MAKE THE TOWN PART OF YOUR TOUR

Before you decide, return at different times of day. Explore downtown, try the routes you would use and notice how the surroundings fit your routines.

Imagine more than moving in. Imagine belonging.

Source: Township of Scotch Plains Community Profile and farmers market information.

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Let the town become familiar.

A few places to begin your Scotch Plains story.

DOWNTOWN SCOTCH PLAINS

Park Avenue & East Second Street

Explore the local shops and restaurants. Notice the stops you might return to on an ordinary day.

SCOTCH PLAINS PUBLIC LIBRARY

1927 Bartle Avenue

Discover the library and check its calendar for programs that interest you.

HISTORIC SHADY REST

820 Jerusalem Road

Learn about a landmark in African American golf and country-club history.

SEASONAL FARMERS MARKET

430 Park Avenue • Municipal parking lot

Browse produce and local offerings during market season. Check the current schedule before visiting.

OSBORN CANNONBALL HOUSE

1840 Front Street

Explore a local museum connected to Revolutionary War history. Check announced opening dates.

ALAN M. AUGUSTINE VILLAGE GREEN

Downtown Scotch Plains

Check the township calendar for concerts, movie nights and seasonal gatherings.

TAKE A SECOND LOOK AT DAILY LIFE

Visit during the week and again on a weekend. Try your own routes, explore the places you would use and give yourself time to decide what feels right.

A place I would like to return to: _____

A familiar place begins with a first visit.

Sources: Scotch Plains Township; local Historical Society; Shady Rest Country Club.
Hours, programs and access may change. Confirm directly before visiting.

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A place to learn and grow.

Begin with the district. Confirm the details that matter.

SCOTCH PLAINS–FANWOOD PUBLIC SCHOOLS

The regional public school district serves Scotch Plains and Fanwood, from preschool through high school. Explore its schools, curriculum and enrollment resources at spfk12.org.

THE PUBLISHED PATH FOR VICTOR STREET

The district street index lists Victor Street's 200 block and above as:

ELEMENTARY • GRADES K–4

Evergreen Elementary School

MIDDLE • GRADES 5–8

Malcolm E. Nettingham Middle School

HIGH SCHOOL • GRADES 9–12

Scotch Plains–Fanwood High School

Elementary and middle-school entries come from the district street index. Confirm placement for 409 Victor Street directly with enrollment staff, including any program-specific needs.

MAKE SCHOOL RESEARCH PERSONAL

- Review curriculum, school reports and available programs.
- Ask about transportation, schedules and student support.
- Confirm registration requirements and transfer timing.

YOUR DIRECT ENROLLMENT CONTACT

SPFEnroll@spfk12.org
(908) 889-0100, ext. 31504

Use the district's Enrolling Your Child page and District Street Index to begin.

Sources: district street index, school schedule, enrollment page and academic resources. Checked October 2026.

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From first steps to new horizons.

Explore the schools. Picture the daily routine.

EVERGREEN ELEMENTARY SCHOOL

2280 Evergreen Avenue • Scotch Plains
(908) 889-5331 • evergreen.spfk12.org

The district street index lists Evergreen for Victor Street's 200 block and above. Start with the school's current information and discuss your child's needs directly.

WHAT TO EXPLORE

- Classroom learning, curriculum and special subjects.
- Student support and communication with teachers.
- Arrival, dismissal and before- or after-school arrangements.

MALCOLM E. NETTINGHAM MIDDLE SCHOOL

580 Park Avenue • Scotch Plains
(908) 322-4445 • nms.spfk12.org

The same street index lists Nettingham as the middle-school assignment. Review its academic resources, counseling information and family guidance.

WHAT TO EXPLORE

- The transition from elementary to middle school.
- Coursework, arts and activities offered this year.
- Counseling, organization and support for new students.

ASK ABOUT THE EVERYDAY DETAILS

Confirm school placement, transportation eligibility, schedules and program availability.
Visit only by arrangement with the school.

What would help my child settle in? _____

What should I ask the school team? _____

Published assignments are a starting point. Confirm placement directly with district enrollment staff.

Sources: district street index; official Evergreen and Nettingham websites. Checked October 2026.

Room to discover what comes next.

Explore the possibilities. Ask the questions that matter.

SCOTCH PLAINS–FANWOOD HIGH SCHOOL

667 Westfield Road • Scotch Plains
(908) 889-8600 • spfhs.spfk12.org

Start with the school's current resources to explore coursework, student support and opportunities beyond the classroom.

BUILD AN ACADEMIC PLAN

The 2026–2027 Program of Studies is available through the school's website. Review course options and discuss prerequisites, placement and graduation planning with a counselor.

- Which courses match my student's interests and goals?
- How will transfer credits and prior coursework be reviewed?

FIND WAYS TO GET INVOLVED

The school lists service clubs, academic teams, performance ensembles, publications and student government. Explore its activities and athletics pages for current options.

- What are the schedules, participation requirements and costs?
- How can a new student connect with an activity or team?

CONNECT WITH STUDENT SUPPORT

The counseling department provides resources for academic, personal and career planning. Ask about the transition into high school and the support available to new students.

- Who will be my student's counselor?
- What should we prepare before enrollment and course selection?

MAKE THE NEXT STEP PERSONAL

An interest my student wants to explore: _____

One question for the school team: _____

Confirm enrollment, placement, eligibility and program availability directly with the district. Arrange any school visit in advance.

Sources: official SPFHS website, 2026–2027 Program of Studies, activities and counseling pages. Checked October 2026.

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A smoother start begins here.

A little preparation makes the next chapter easier.

START WITH THE DISTRICT

Scotch Plains–Fanwood Public Schools

SPFEnroll@spfk12.org • (908) 889-0100, ext. 31504

Visit **spfk12.org** and select Families → Enrolling Your Child. Confirm school assignment and discuss your move-in date with enrollment staff.

YOUR ENROLLMENT CHECKLIST

- ☐ Complete online pre-registration.
- ☐ Use the Access ID and password provided to finish registration.
- ☐ Prepare the original birth certificate and residency documentation.
- ☐ Gather physician-completed health and immunization records.
- ☐ Complete the medical packet and confirm appointment requirements.

PLAN THE EVERYDAY ROUTINE

Before the first day, ask the school team about:

- Arrival, dismissal and transportation eligibility.
- Before- or after-school care, availability and fees.
- Class placement, records transfer and student support.
- School calendars, meals and family communication.

STARTING KINDERGARTEN?

The district's published entry age is five on or before October 1. Preschool has a separate enrollment process. Check current eligibility and registration instructions directly with the district.

MAKE ROOM FOR A GOOD FIRST DAY

What will help my child feel comfortable? _____

One detail to confirm before we move: _____

School contact / next step: _____

This is a planning guide. The district confirms enrollment, residency requirements, placement and start dates.

Source: official SPF district enrollment page. Checked October 2026.

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Find a rhythm that works for you.

Plan the whole trip—from your front door to your destination.

BEGIN WITH FANWOOD STATION

NJ TRANSIT • Raritan Valley Line

South Martine Avenue, between North and South Avenues

Fanwood Station is a starting point to explore rail travel toward Newark Penn Station and connections beyond. Check the timetable for your exact travel day and destination.

NEW YORK: CHECK THE CONNECTION

Under regular schedules, some weekday midday and evening trains continue to New York Penn Station. Other trips require a transfer at Newark Penn. Direct service is temporarily suspended during the construction period below.

OCTOBER 2026 SERVICE UPDATE

Temporary schedules begin October 11 for Portal North Bridge work. Raritan Valley Line trains that normally run directly to New York will instead begin and end at Newark Penn during this period.

Regular schedules are expected to resume November 15, subject to completion of safety testing. Check njtransit.com/portalcutover before traveling.

MAKE THE DAILY DETAILS COUNT

- Confirm station parking permits, eligibility, availability and fees.
- Allow time to reach the platform and make any connection.
- Check current fares, the return trip and the last train.
- Review service alerts and your route from the arrival station.

TRY YOUR REAL COMMUTE

Test the trip at the time you would normally travel. Include parking, waiting, transfers and the final walk or local connection.

My destination: _____

My usual arrival time: _____

Details to check before moving: _____

Schedules, fares, parking and travel times can change. Confirm current details with NJ TRANSIT and Fanwood Borough.

Sources: NJ TRANSIT Fanwood Station, New York travel guide and Portal North Bridge advisory. Checked October 10, 2026.

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Keep your options open.

A good plan includes more than one way to travel.

EXPLORE THE BUS ALTERNATIVE

NJ TRANSIT lists Route 114 in Scotch Plains and Route 113 in Fanwood as options for travel to New York's Port Authority Bus Terminal.

Use the current timetable and trip planner to confirm your boarding stop, route variant, service days and return trip. Local and express trips may follow different stopping patterns.

PLAN AHEAD FOR NEWARK AIRPORT

From the Raritan Valley Line, transfer at Newark Penn to an airport-serving Northeast Corridor train. Continue to Newark Liberty International Airport Rail Station, then connect with AirTrain.

Terminal A requires an additional walk or shuttle. AirTrain construction can change the connection; check newarkairport.com for current advisories and allow extra time.

COMPARE THE WHOLE COST

- Transit fares plus station parking or a ride to the stop.
- Driving costs, tolls and destination parking.
- The number of days you actually commute each month.
- Transfers, waiting and the final connection to your destination.

BUILD YOUR BACKUP PLAN

Save a second route before you need it. Check alerts before leaving, know the last return service, and consider how weather or a late workday changes your trip.

Primary route: _____

Backup route: _____

Estimated monthly travel budget: \$ _____

HELPFUL PLACES TO START

njtransit.com

Trip planner • bus and rail schedules • fares • service alerts

newarkairport.com

Terminal information • AirTrain advisories • airport parking

Travel times, schedules, fares and connections vary. Confirm your exact trip with the operator before traveling.

Sources: NJ TRANSIT Raritan Valley alternatives and EWR travel guide; official Newark Airport AirTrain page. Checked October 2026.

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Make room at the table.

Dinner plans are part of finding your place in a town.

Begin on Park Avenue, where a few different dining styles give you places to explore—from tavern fare to Italian flavors and an Irish pub.

STAGE HOUSE TAVERN

366 Park Avenue • (908) 322-4224

stagehousetavern.com

Tavern dining in a historic downtown setting, The Scotch Plains location retains portions of its original structure and offers a place to explore lunch, dinner or a casual evening out.

For your list: a sit-down meal with a little local history.

DARBY ROAD PUBLIC HOUSE & RESTAURANT

450 Park Avenue • (908) 288-7667

darbyroadpub.com

An Irish soccer pub with food, drinks and a focus on bringing people together. Explore the current menu and check its calendar when planning a visit around a match or event.

For your list: pub fare and a sports-minded gathering place.

GRANO PIZZERIA & ITALIAN TAVERN

435 Park Avenue • (908) 322-4808

granoitaliantavern.com

An Italian dining option featuring hand-tossed pizza, pasta, wine and beer. The restaurant provides menus and a table-booking option on its website.

For your list: an Italian meal or pizza to share.

LET YOUR OWN FAVORITES TAKE SHAPE

Try a weekday meal and a weekend visit. Notice the menu, atmosphere, parking and how the evening fits your routine.

First place I want to try: _____

What makes a restaurant feel like my place? _____

A starting list to explore. Confirm current hours, menus, reservations, events and dietary accommodations directly with each restaurant.

*Neither NextHome Driven nor its agents receive compensation for featuring or recommending the businesses included in this guide.

Sources: official restaurant websites and Scotch Plains business directory. Checked October 2026.

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Let the morning linger.

A familiar cup. Something sweet. A new everyday ritual.

The places you return to can become part of what makes a town feel like home. Here are three starting points for a coffee stop, a bakery visit or a diner breakfast.

BLACK DROP COFFEE

431 Park Avenue • (908) 956-0017

Explore espresso drinks, cold brew and tea, along with breakfast items and baked goods. The shop's ordering menu includes avocado toast and an egg sandwich.

For your list: finding your go-to cup on Park Avenue.

SWISS PASTRY SHOPPE

1711 East Second Street • (908) 322-4751

swisspastryshoppenj.com

A bakery stop for pastries, cakes and something to bring to the table. Its online selection includes cheesecake, cake slices, cannoli and éclairs.

For your list: a sweet treat or dessert to share.

SCOTCHWOOD DINER

1928 Route 22 East • (908) 322-4114

scotchwooddiner.com

A classic Scotch Plains diner serving breakfast, lunch and dinner. The menu combines American diner dishes with Greek and Italian options, plus in-house baking and desserts.

For your list: a sit-down breakfast and an unhurried conversation.

PICTURE YOUR OWN MORNING

Try a stop before work and another when you have time to linger. Notice what fits your schedule, taste and budget.

My first coffee or breakfast stop: _____

Something I want to try: _____

Who I would bring along: _____

Confirm current hours, menus, availability and dietary accommodations directly with each business.

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Sources: Black Drop Coffee's ordering menu; official Swiss Pastry Shoppe and Scotchwood Diner websites. Checked October 2026.

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Find your next favorite.

Something familiar. Something different. A reason to explore.

A town's dining options can fit different moments—from a simple pizza night to a meal planned around the chef's selections. Here are three more places to put on your list.

MASSA ROMAN SQUARE PIZZA

405A Park Avenue • (908) 312-9499

massarsp.com

Roman-style square pizza, sandwiches, salads, pasta and Italian specialties. Explore its dine-in and takeout options; the restaurant identifies itself as BYOB.

For your list: a pizza night with a different style.

OSAKA RESTAURANT

427 Park Avenue • (908) 322-0011

osakascotchplainsnj.com

A Japanese dining and takeout option with sushi, sashimi and rolls alongside cooked dishes such as teriyaki, tempura, katsu and noodles.

For your list: choosing between sushi and a cooked entrée.

SUSHI BBY OMAKASE

1832 East Second Street

sushi-bby-omakase.com

A chef-selected, multi-course sushi experience centered on the day's catch. It is an omakase-only counter; review reservations, dietary limitations and cancellation terms before booking.

For your list: a planned evening built around the chef's selections.

CHOOSE THE MOMENT, THEN THE MEAL

Check the menu, format and total cost before deciding. For takeout, confirm pickup or delivery availability. For a tasting experience, ask about dietary needs in advance.

A dish or dining style I want to try: _____

A place for an ordinary weeknight: _____

A place for a special evening: _____

Confirm current hours, menus, reservations and dietary accommodations directly with each business.

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Sources: official restaurant websites and Scotch Plains business announcements. Checked October 2026.

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Let the evening unfold.

DINNER, KARAOKE & LIVE MUSIC

Nearby Westfield and Garwood offer more ways to enjoy an evening out.



ADDAMS TAVERN • WESTFIELD

Wood-fired New American dining in downtown Westfield. An option for dinner and conversation before exploring the town center.

115 Elm Street • Westfield
908-232-3201 • addamstavern.com



ROOSTERSPIN • WESTFIELD

Make karaoke part of the evening at Roosterspin. Contact the venue for room availability, reservations, and current dining options.

251 North Avenue West • Westfield
908-233-7333 • roosterspinnj.com



CROSSROADS • GARWOOD

A music venue, bar, and restaurant for a live show. Check the event calendar for performers, tickets, and admission details.

78 North Avenue • Garwood
908-232-5666 • xxroads.com

Confirm current hours, reservations, event schedules, and any age restrictions directly with each venue.

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Make room for the outdoors.

PLACES TO PLAY, PAUSE & EXPLORE

A playground visit, a game on the courts, or a quiet walk can become part of your Scotch Plains routine.



BROOKSIDE PARK

Playground, basketball and pickleball courts, a baseball/softball field, and a pavilion with picnic space.

1255 Hetfield Avenue • Scotch Plains



GREEN FOREST PARK

Playground, pavilion, tennis and pickleball courts, and a multi-use hockey/futsal court. Restrooms are listed among the park amenities.

554 Westfield Road • Scotch Plains



FRAZEE HOUSE PARK

A walking trail, garden, chess tables, and a historic building offer a different pace for an outdoor visit.

1441 Raritan Road • Scotch Plains



PLAN YOUR VISIT

Check the township's Parks & Facilities page for current access, court rules, and picnic or field reservations.

Official park information: scotchplainsnj.gov • Parks & Facilities

Take the scenic route.

WATCHUNG RESERVATION & TRAILSIDE

Beyond the neighborhood parks, Union County's Watchung Reservation offers another way to spend time outdoors.



WATCHUNG RESERVATION

Woodlands, fields, lakes, and streams create a setting for hiking and exploring. Choose a route using Union County's official trail maps and match the terrain and distance to your plans.

TRAILSIDE NATURE & SCIENCE CENTER

Union County's environmental education center pairs interactive nature exhibits with programs that explore the Reservation's natural and human history.

452 New Providence Road • Mountainside
908-789-3670 • ucnj.org/trailside



BEFORE YOU GO

Check current center hours, program registration, trail conditions, and parking information. Bring water and suitable footwear, and follow posted park rules.

Official maps and visitor information: ucnj.org

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A round with a story.

SHADY REST GOLF & COUNTRY CLUB

An afternoon of recreation comes with a meaningful chapter of Scotch Plains history.



PUBLIC NINE-HOLE GOLF

Shady Rest offers a public nine-hole golf course. Check the club's website for tee times, current rates, instruction, and course information.

MINIATURE GOLF

The 18-hole miniature golf course adds another option for an outdoor outing, with streams, stepping ponds, and a waterfall featured in its design. Confirm seasonal availability before visiting.



A PLACE IN AMERICAN HISTORY

Established in 1921 by Black investors, Shady Rest is recognized as the first African American-owned country club in the United States. It was home to pioneering golfer John Shippen and hosted celebrated musicians, including Duke Ellington.



PLAN YOUR VISIT

820 Jerusalem Road • Scotch Plains
908-232-9748 • shadyrestcountryclub.com

Confirm hours, reservations, fees, and access directly with the club.



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Antonio (Tony) Arcuri
Broker/Owner

*Neither NextHome Driven nor its agents receive compensation for featuring or recommending the businesses included in this guide.



Find your place in the town.

READ, PARTICIPATE & STAY CONNECTED

Getting to know Scotch Plains can begin with a library visit, a recreation program, or an event on the town calendar.



SCOTCH PLAINS PUBLIC LIBRARY

Explore books, digital reading and listening, book clubs, and programs for children, teens, and adults. Check the library calendar and ask about card eligibility and museum passes.

1927 Bartle Avenue • Scotch Plains
908-322-5007 • scotchplainslibrary.org



TOWNSHIP RECREATION

Browse current recreation offerings and registration details through the township website. Community Pass is the town's registration portal; confirm eligibility, fees, and opening dates for each program.

scotchplainsnj.gov • Recreation Department



THE COMMUNITY CALENDAR

Follow the township's News and Events pages for seasonal gatherings and local announcements. Subscribe to the Scotch Plains Messenger for town updates.

scotchplainsnj.gov • News, Events & Messenger



A SIMPLE WAY TO BEGIN

Choose one program or event that fits your interests. Confirm the details, put it on your calendar, and let the town become familiar.

Official information: Scotch Plains Public Library & Township of Scotch Plains

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Know what keeps home running.

HEATING, COOLING, WATER & ELECTRICAL

The listing and seller disclosure provide a starting point. Use these details to guide a closer review of the home's systems.



HEATING

Seller reports natural-gas heat with one zone. Furnace age is unknown; last service is reported as January 2026. Garage, attic, and laundry are listed as unheated.

Verify: equipment type, age, operation, and service records.



COOLING

Seller reports one-zone central air conditioning. System age is unknown. Garage, attic, and laundry are listed as not air-conditioned.

Verify: equipment age, coverage, and operating condition.



WATER & PLUMBING

MLS lists public water and public sewer. Seller identifies an electric water heater; its age is unknown.

Verify: water-heater age, visible leaks, water pressure, and shutoff locations.



ELECTRICAL

Seller marks wiring type and service amperage as unknown, and identifies the outside side-door light as needing repair.

Verify: panel capacity, wiring, outlets, and repair status.



REVIEW THE RECORDS. INSPECT THE SYSTEMS.

Reported information is not an assessment of condition. Review the complete seller disclosure and have a qualified inspector evaluate the systems.

Sources: supplied GSMLS listing #4047240 and seller disclosure, pages 4-5.

Look closer. Plan ahead.

ROOF, MOISTURE & EVERYDAY UPKEEP

A thoughtful review of condition and repair history helps turn a home tour into an informed ownership plan.



ROOF & RAINWATER

MLS lists an asphalt-shingle roof. Seller marks roof age as unknown and reports no roof replacement or repair since purchasing the home.

Review: roof condition, flashing, gutters, downspouts, and available records.



DISCLOSED WATER-DAMAGE REPAIR

Seller describes bathroom water damage affecting the lower-level ceiling and reports a repair in July 2026.

Review: the original cause, scope of repair, invoices, and any remaining moisture.



EXTERIOR & DRAINAGE

MLS lists a deck, aluminum siding, and brick. Include the deck, exterior surfaces, and drainage around the home in the inspection.

Review: deck connections and railings, grading, and where runoff collects.



BUILD YOUR MAINTENANCE FILE

Keep inspection findings, repair invoices, equipment manuals, and service dates together. Use the findings to set priorities and plan a maintenance budget.

Ask: what needs attention now, what can wait, and what needs specialist review?



REPORTED REPAIRS NEED A CLOSER LOOK

This summary reflects supplied records, not an independent assessment of condition. Review the full disclosure and supporting documents with your inspector.

Sources: supplied GSMLS listing #4047240 and seller's disclosure, pages 2-3.

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Put the numbers in perspective.

SCOTCH PLAINS • ZIP CODE 07076

Market figures provide context. A property's value depends on the homes it can reasonably be compared with.



\$904,609

MEDIAN SALE PRICE

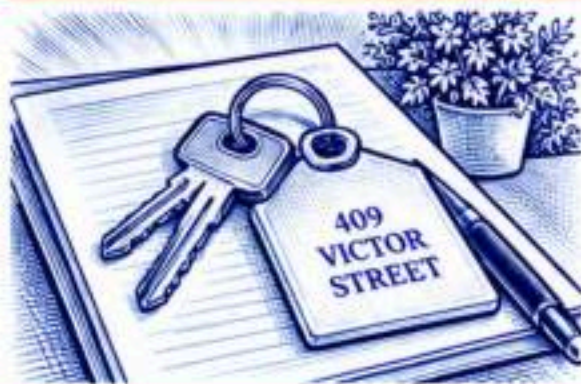
07076 • All home types
Three months ending August 2026
Source: Redfin



16 DAYS

MEDIAN DAYS ON MARKET

07076 • All home types
August 2026 data
Source: Redfin



409 VICTOR STREET

\$719,899 ASKING PRICE

3 bedrooms • 1 full bath + 1 half bath
Single-family home • GSMLS #4047240

Asking price verified against public listing sources on October 10, 2026.



READ THE FIGURES CORRECTLY

The ZIP-code median includes different home sizes, styles, conditions, and property types. It is not a valuation of 409 Victor Street. Days on market describe past activity, not a promise of how quickly this home will sell.



BUILD A PROPERTY-SPECIFIC COMPARISON

Start with recent closed sales, then compare location, size, layout, lot, garage, condition, and updates. Review seller concessions and differences before drawing a pricing conclusion.

Sources: Redfin 07076 Housing Market; NextHome public listing #4047240. Reviewed October 10, 2026.

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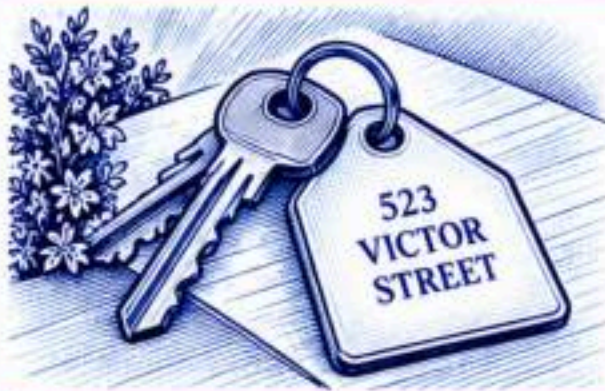
Broker/Owner



Every sale has context.

THREE SCOTCH PLAINS SALES TO REVIEW

These reported closed sales are starting points for comparison. Differences in location, layout, condition, and terms still matter.

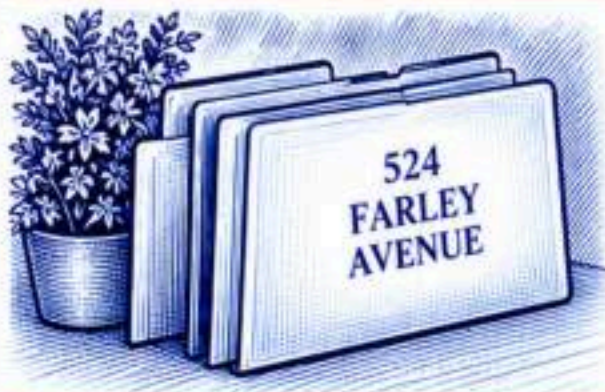


523 VICTOR STREET

\$759,000 • Sold May 13, 2026

3 bedrooms • 2 bathrooms • Built 1955

Comparison point: same street and reported year built; more bathrooms than 409 Victor. Review condition, layout, and the earlier sale date.



524 FARLEY AVENUE

\$680,000 • MLS sale date August 6, 2026

3 bedrooms • 1 full bath + 1 half bath

Comparison point: similar bedroom and bathroom count; a Cape Cod with a reported 0.15-acre lot. Review style, garage, size, and updates.



2239 NEWARK AVENUE

\$625,000 • Sold October 1, 2026

3 bedrooms • 2 bathrooms • Reported 1,568 sq. ft.

Comparison point: more bathrooms and greater reported area than 409 Victor's listed 1,300 sq. ft. Review location, condition, and sale terms.

COMPARE THE DETAILS BEFORE THE PRICE

Confirm MLS records, concessions, square footage, and condition before using these sales to support an offer. These examples are not an adjusted valuation or an appraisal.

Sources: public Redfin, Realtor.com, and Compass sale records. Reviewed October 10, 2026.

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Support beyond the sale.

A MORE CONSIDERED MOVE.

A home purchase brings plenty of moving parts. NextHome Driven offers practical support as you prepare for what comes next.



MOVE-IN CONCIERGE

Assistance coordinating utilities, internet, and other move-in arrangements—so you can focus on settling into your new home.

Tell us what you need. We'll help coordinate the next steps.



ONE-YEAR HOME WARRANTY

Paid for by NextHome Driven

NextHome Driven pays for a one-year home warranty, with the plan selected based on the home's square footage.

**Coverage is subject to the selected provider's terms, exclusions, limits, and applicable service fees. Review the plan details before closing.*

YOUR NEXT STEPS

- ☐ Review property disclosures and inspection findings.
- ☐ Confirm financing, closing costs, and key dates.
- ☐ Discuss concierge arrangements with Tony.
- ☐ Review the selected warranty plan and service fees.

Ask Tony how these services fit into your purchase.

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Keep the right details close.

Use these references to explore further, confirm current information, and prepare your next questions.

PROPERTY RECORDS

GSMLS listing #4047240; supplied Seller's Property Disclosure and lead-based paint addendum.

Ask Tony for the complete property documents. Confirm measurements, condition, taxes, and listing status before relying on summaries.

SCHOOLS

Scotch Plains–Fanwood Public Schools
spfk12.org

Confirm attendance assignments, registration, transportation, and current programs directly with the district.

TOWN & COMMUNITY

Township of Scotch Plains
scotchplainsnj.gov

Municipal departments, parks, recreation, and town notices.

Scotch Plains Public Library
scotchplainslibrary.org • 908-322-5007

TRAVEL & TRANSIT

NJ TRANSIT • njtransit.com

Current rail and bus schedules, fares, and service alerts.

Newark Liberty Airport • newarkairport.com
Confirm your route and travel date before leaving.

PARKS & LOCAL BUSINESSES

Union County / Trailside • ucnj.org/trailside
Shady Rest • shadyrestcountryclub.com

Business websites and phone numbers appear on the dining and recreation pages. Confirm hours, reservations, and availability directly.

MARKET INFORMATION

Redfin • redfin.com/zipcode/07076/housing-market
Recent sale records: Redfin, Realtor.com, and Compass.

See pages 32–33 for reporting periods and sale dates. Public records should be checked against MLS details.

YOUR PROPERTY-SPECIFIC QUESTIONS

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Prepared October 10, 2026. Information and availability may change. This guide supports your research; confirm details with the original sources and your transaction professionals.

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Broker/Owner



Your next chapter starts with a conversation.

THE HOME. THE TOWN. YOUR NEXT MOVE.

You've explored the rooms, the neighborhood, and the details that deserve a closer look. Now it's time to consider how this home fits the life you want to build.

Whether you're ready to move forward or still weighing your options, I'm here to help you connect the information to a clear next step.



Good decisions begin with good questions.
Let's talk through yours.

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Humans Over Houses.
Real Estate, Reimagined.