

SADDLE RIVER

Backyard design garners international recognition



PHOTO COURTESY OF CIPRIANO LANDSCAPING DESIGN

The steep terrain at Bill Temiz's two-acre Saddle River estate presented a challenge to Cipriano Landscape Design's team. The question was how to accommodate Temiz's desire for a luxurious hardscape and pool when there were dramatic elevation changes all the way from the street to the rear property line.

The design team took a collaborative approach, an obviously successful one as the Association of Pool & Spa Professionals awarded the completed design with its Silver International Award of Excellence.

When Temiz was notified that his home had received an international honor, he thanked the team of companies that worked on the project. "We couldn't be more pleased with the outcome of our project and having our property recognized internationally is just an added bonus," said Temiz.

He pointed to the smooth relationship between the custom homebuilder, George Kevo of Kevo Development Corp., and Cipriano Landscape Design, which specializes in custom pools and landscapes, which, Temiz said, made all the difference. "We are fortunate Mr. Kevo had the foresight to involve us in the planning very early on in the process," says Chris Cipriano, president of the landscape design company. "There were several major changes that had to occur in the original site design. If they had taken place

Bill Temiz's desire for a luxurious hardscape and pool in his backyard, despite the challenge of a dramatic elevation change, was more than satisfied with the plans developed by Cipriano Landscape Design. The Association of Pool & Spa Professionals recently awarded Cipriano's with a Silver International Award of Excellence for its work on the Temiz property.

SEE CIPRIANO, PAGE 17

Suburban News welcomes information on upcoming graduations. Please send your article to: suburbannews@northjersey.com, fax it to 201-612-5421, or mail it to Suburban News, 41 Oak St., Ridgewood, NJ 07451, Attn: College News.

Listed by Carole Lynn Brescia



Franklin Lakes

\$3,950,000

Architectural Masterpiece

The charm and elegance of this grand Country French Home is unparalleled in every area and must be seen to be appreciated. Every room is richly different in size, shape, floor, wall and ceiling design. This is an ideal home for entertaining with over 8000 square feet of finished living area plus 1200 square feet of covered veranda overlooking the 1.5 acre lot. The master wing is stunning with a sitting room with a fireplace and a beautiful master bath and huge closets. There are 6 additional bedrooms including 4 guest suite and staff quarters. Don't miss this rare opportunity to purchase a premier builder's own notable residence. The details must be seen.

"More pictures on my website."

www.lynnbrescia.com

Carole Lynn Brescia

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AREA REAL ESTATE TRANSACTIONS

The following is a partial list of recent real estate transactions in the area, including homes sold and mortgage refinancing.

FRANKLIN LAKES

30 Bentley Dr # 11d.....\$697,000
966 Arapaho Trl.....\$2,275,500

MIDLAND PARK

42 Brandon Rd.....\$367,000

OAKLAND

11 Cedar St.....\$400,000
149 Dogwood Dr\$859,000

WYCKOFF

732 Hickory Hill Rd\$200,000
425 Caldwell Dr\$438,000
54 Burma Rd\$815,000

GLEN ROCK

506 Prospect St\$415,000
226 Rodney St\$650,000
336 Dunham Pl\$930,000

MAHWAH

3501 Rio Vista Dr # 3501
\$354,000
873 Juniper Way # C2...\$359,900
1278 Hibiscus Ct # L\$407,000
61 Sunset Ct\$415,000
2112 Henry Ct\$455,000
633 Blue Ridge Ln # 633.....
\$490,000
34 Wanamaker Ave.....\$515,000

144 Emerson Ct.....\$529,000
160 Grandview Ln.....\$575,000
289 Vista View Dr.....\$625,000
9 Victoria Ln.....\$850,000
707 Ramapo Valley Rd\$1,245,500

SADDLE RIVER

5 Stratford Ct.....\$737,500

RAMSEY

87 Nottingham Rd.....\$512,000
18 Highwood Rd.....\$580,000
102 Canterbury Dr.....\$602,500
7 Goose Cove Ln\$880,000
17 Windsor Ln # 17\$900,000
13 Morton Dr.....\$999,999

RIDGEWOOD

458 Van Buren St.....\$365,000
151 Bellair Rd\$420,000
106 Walthery Ave\$440,000
318 Preston Pl\$498,000
516 Fairway Rd.....\$500,000
112 Hope St.....\$605,000

UPPER SADDLE RIVER

12 Garden Ct.....\$1,581,100

WALDWICK

39-1 Tamaron Dr # 1.....\$370,000

Materials to be considered for publication on the Real Estate pages may be sent to realestatepr@northjersey.com

CIPRIANO

FROM PAGE 65

after the project started, they could have cost the homeowner over \$100,000.

The Association of Pool & Spa Professionals is considered the leading international trade association for swimming pools, spas and hot tubs. The group's 37th annual award ceremony was held in late November at the Rosen

Center in Orlando, Fla., attended by hundreds of international applicants vying for awards. One of those top international designs now lies in the heart of Bergen County in Saddle River.

Items to evaluate when selecting an apartment

- Smoke detectors.
- Mailboxes
- Appliances
- Outdoor lighting
- Locks on doors, windows and sliding glass doors
- Emergency exit signs in hallways
- Fire extinguishers in hallways
- Lead, radon hazards
- Neighbors

I used to work for a good company... Now, I work for the *best!*



Fifi Lerner

Highly decorated sales associate, Fifi Lerner, has joined Coldwell Banker Residential Brokerage in Franklin Lakes. A perennial award-winner and top producer in her previous office and region in listings and closed sales. Fifi's simple formula for superior customer service is rooted in personable, honest, accessible and knowledgeable representation which has earned her a long history of top results, client satisfaction and loyalty. The 14-year real estate veteran is also a Certified Relocation Specialist and Buyer Specialist.

We are proud to have her on our team!

Fifi Lerner

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THIS IS A GREAT TIME TO BUY IN FRANKLIN LAKES!

listed by Mary Premtaj



269 Terrace Road
\$2,895,000

Beautifully constructed in 2003, with attention to every detail. Approximately 7,400 sf of luxury living space with extensive millwork, hardwood floors, granite, tumbled marble, limestone, top of the line appliances, cherry library, stunning master suite, 4 additional bedrooms, 7 bathrooms, front and rear staircases, finished walk out basement, three car garage, and so much more. All resting on 1.53 private and beautifully landscaped acres in a very desirable neighborhood!



1049 Clark Road
\$3,450,000

Construction is well under way on this timeless stone and clapboard Center Hall Colonial. Approximately 7,000 sf of gracious living space boasts 6 BR's and 7 bath's and is embraced by almost an acre of visual bliss. This home will go beyond unsurpassed quality in construction. A gated entrance, paver driveway, cedar shingle roof, and a fully landscaped property enchanted with amazing evergreens and gardens!! Go to www.kulickdevelopment.com ... because pictures speak louder than words! Specs are avail for review.

Mary Premtaj
sales associate

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