



**\$2,990,000**

**263 ARBOR ROAD, FRANKLIN LAKES, NJ,  
BERGEN, 07417**

<https://thenankanigroup.com>

Under Construction ããã EXQUISITE LAKEFRONT CUSTOM COLONIAL IN SHADOW LAKE ESTATES! Experience unparalleled luxury in the exclusive Shadow Lakes. This custom-built colonial will offer 5 bedrooms, 5.2 bathrooms, and 3 levels of elegantly designed living space with stunning lake views. The first floor includes a grand foyer, formal living and dining rooms, a gourmet chefãããs [...]

- 5 beds
- 7 baths
- For Sale
- Residential
- Active



---

## Basics

**Category:** Residential

**Status:** Active

**Bathrooms:** 7 baths

**Year built:** New Const-Existing Fdn

**Full Baths:** 5

**Type:** For Sale

**Bedrooms:** 5 beds

**Half baths:** 2 half baths

**Style:** Colonial

---

## Building Details

**Sub Style:** Other

**Basement:** Full,Prt Finished

**# of Garage Spaces:** 2

**Misc:** Deck / Patio,Hdwd As In,Strms/Scrns

**Waterfront:** Lake Front,Lake Rights

**Cooling:** Central Air

**Office Phone Number:** 973-694-8000

**Rooms:** 16

**Flood Plain:** None

**Heat:** Gas, Hot Air, Multi-Zone

**Ownership:** Private

**Lifestyle:** 1st Flr Primary Bdrm, Close/Parks, Close/School, Close/Shopg, Close/Trans, Close/Wrshp

**Subdrop:** Residential

**Parking:** Attached, Gar Opener

---

## Amenities & Features

**Fireplace:** 1 Fireplace,None

**Solar Y/N:** No

**Pool Type:** None

**POOL:** No

