

# BIRCHWOOD PARK

## LEASING OFFICE

908.224.4289  
BirchwoodParkNJ.com

215 Birchwood Avenue  
Cranford, NJ 07016



# BIRCHWOOD PARK

## SPACIOUS HOMES | UPSCALE AMENITIES | CONVENIENT LOCATION

Birchwood Park in Cranford, NJ rests on a secluded 15-acre parkland, boasting incredible views. Enjoy the best of both worlds residing in a top-rated downtown area by NJ.com, while also having proximity to Cranford Train Station/Raritan Valley Line, making commuting a breeze. Birchwood Park offers expansive 1- and 2-bedroom layouts equipped with upgraded features, including quartz countertops, a breakfast bar, stainless steel appliances, a large soaking tub, an oversized master shower with double vanity, and custom walk-in closets. Additional features include individually controlled central heat and air conditioning, a storage/utility room with washer and dryer, and a large private balcony. Our community also provides a clubhouse with a cozy fireplace, a well-equipped fitness center, a game room, a TV lounge, and walking trails.

**Birchwood Park offers a stunning selection of spacious one- and two- bedroom rental residences. Find the perfect floor plan to fit your lifestyle.**



All renderings, amenities, existing or future views and photos depicted or otherwise described herein are proposed and conceptual only, and are based upon preliminary development plans, which are subject to withdrawal, revisions, and other changes, without notice. Please inquire within for more details.

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# Birchwood Park

Bedrooms	Name	Baths	Area	Pricing
1	1A	1	915-956 sq. ft.	\$3,080 - \$3,180
1	1B	2	1,545 sq. ft.	\$3,640
2	2A	2	1,360-1,395 sq. ft.	\$3,670 - \$3,770
2	2C	2	1,477-1,771 sq. ft.	\$4,130 - \$4,280
2	2B	2	1,775-1,802 sq. ft.	\$4,480

\*All prices are subject to change.

## Apartment Amenities

- Carpeted Bedrooms
- Living Room with Private Balcony/Patio
- Resident Controlled Central Air & Heat
- Wood Plank Flooring
- Eat-In Kitchen
- Primary Suite with Double Sink
- Smart Latch Access System
- Generous Closet Space
- Quartz Kitchen Countertops
- Voluminous 9' High Ceilings

## Community Amenities

- 24-Hour Emergency Maintenance
- Common Lounge
- Fitness Center
- Package Room
- Smoke-Free Community
- Cable Ready
- Covered Parking
- Friendly, Quiet Neighborhood
- Picnic/Barbecue Area
- Verizon FIOS Available
- Clubhouse
- Elevator
- Jogging Path/Walking Trail
- Public Transportation

## Appliances

- Dishwasher
- Refrigerator/Freezer
- Microwave
- Oven/Range

Visit our Website - [www.BirchwoodParkNJ.com](http://www.BirchwoodParkNJ.com)

## Rental Office Hours

Monday 8:30-4:30	Tuesday 8:30-4:30	Wednesday 8:30-4:30	Thursday 8:30-4:30	Friday 8:30-4:30	Saturday 10-4	Sunday Closed
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When you decide to rent with Garden Communities, the following items will be required when you submit your application:

- Non-refundable online application processing Fee. \$85 per applicant
- An online deposit of \$500 in order to reserve an apartment. This amount will be applied to your first month's rent upon approval and ONLY refunded if your application is declined.
- A valid photo ID and social security card.

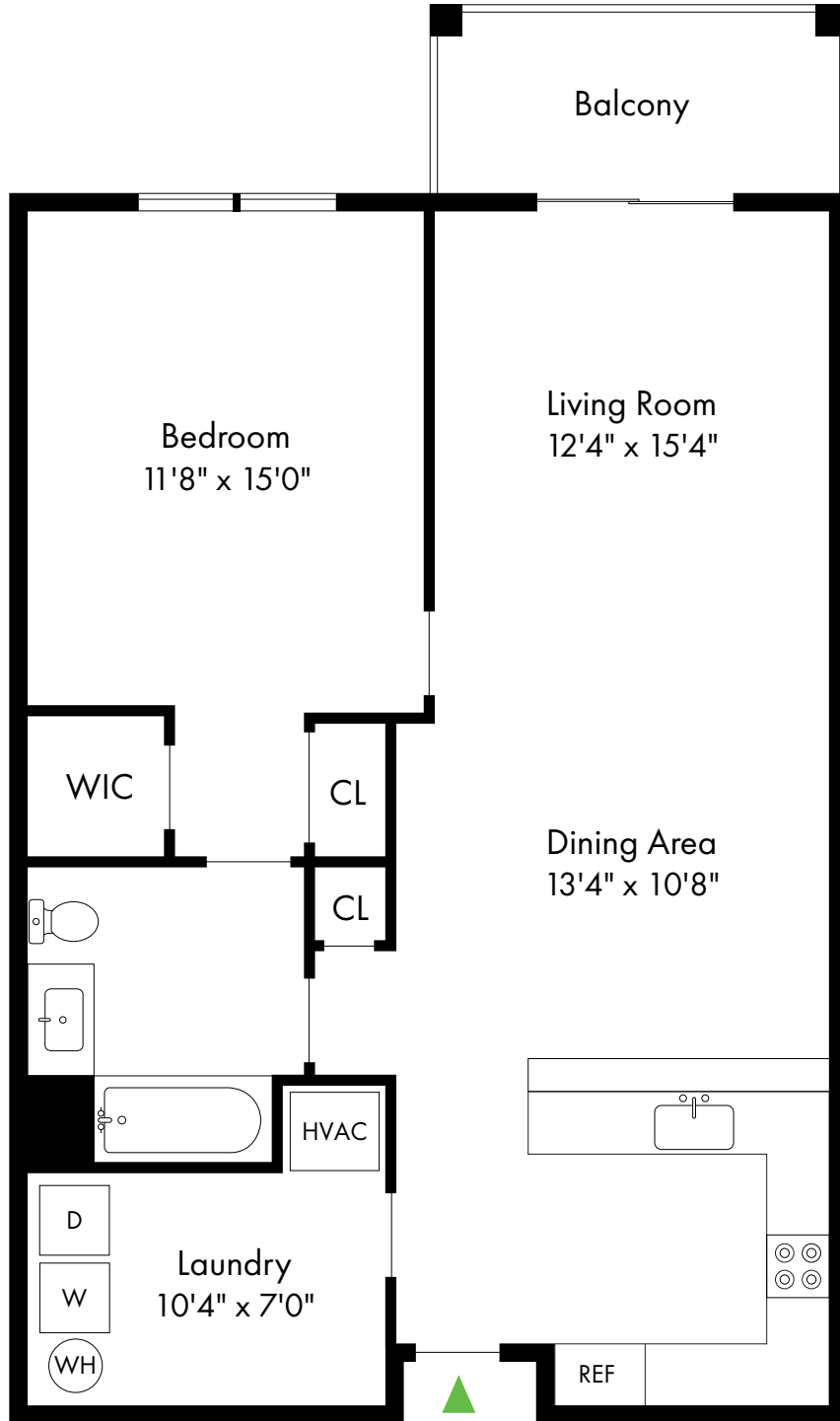
We are an equal opportunity provider. We do not discriminate on the basis of race, color, sex, national origin, religion, handicap or familial status.

# Birchwood Park

1A

Cranford, NJ

1 Bed, 1 Bath | 915 - 956 SF

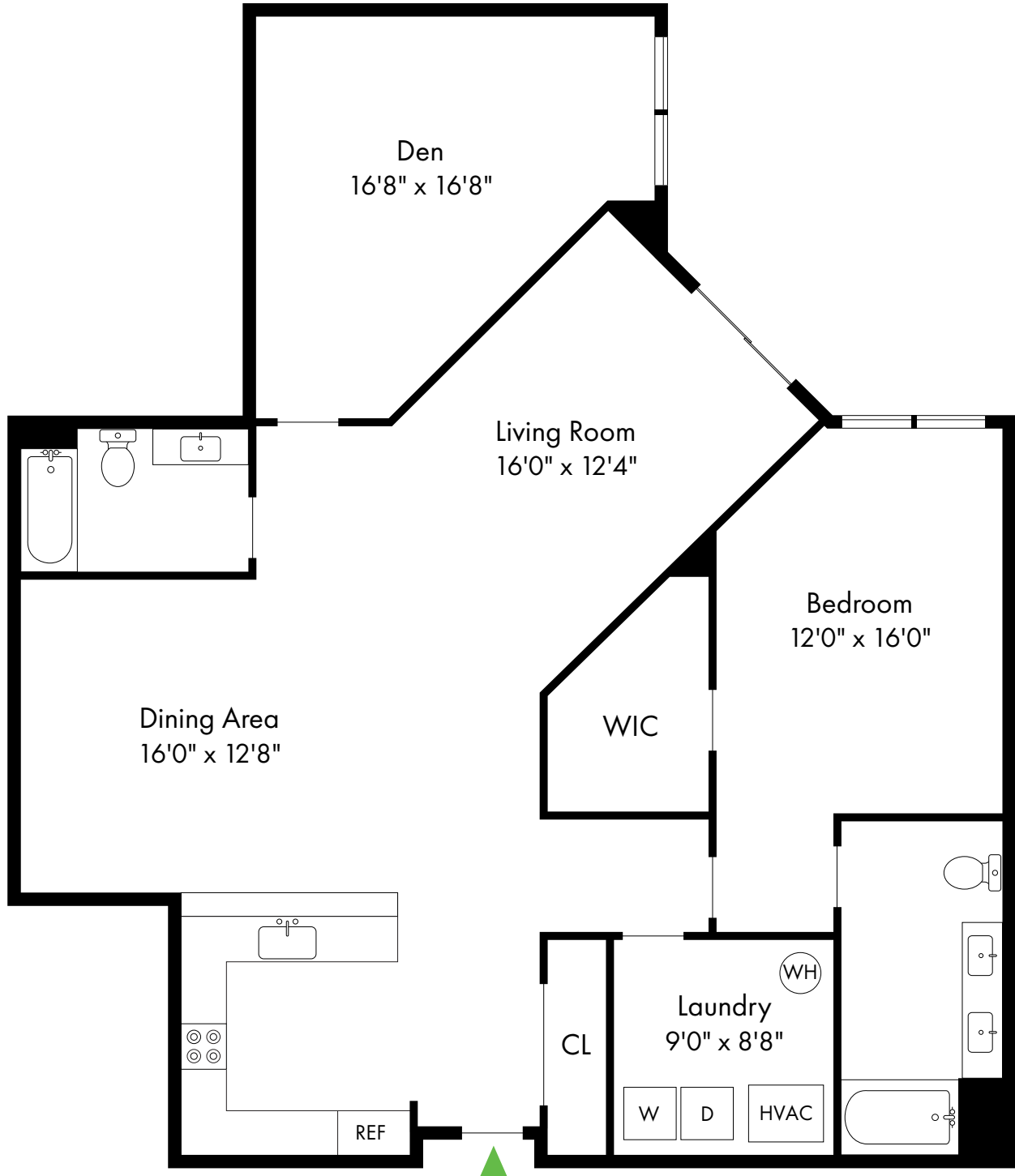


# Birchwood Park

1B

Cranford, NJ

1 Bed, 2 Bath with Den | 1,545 SF



908.336.4567

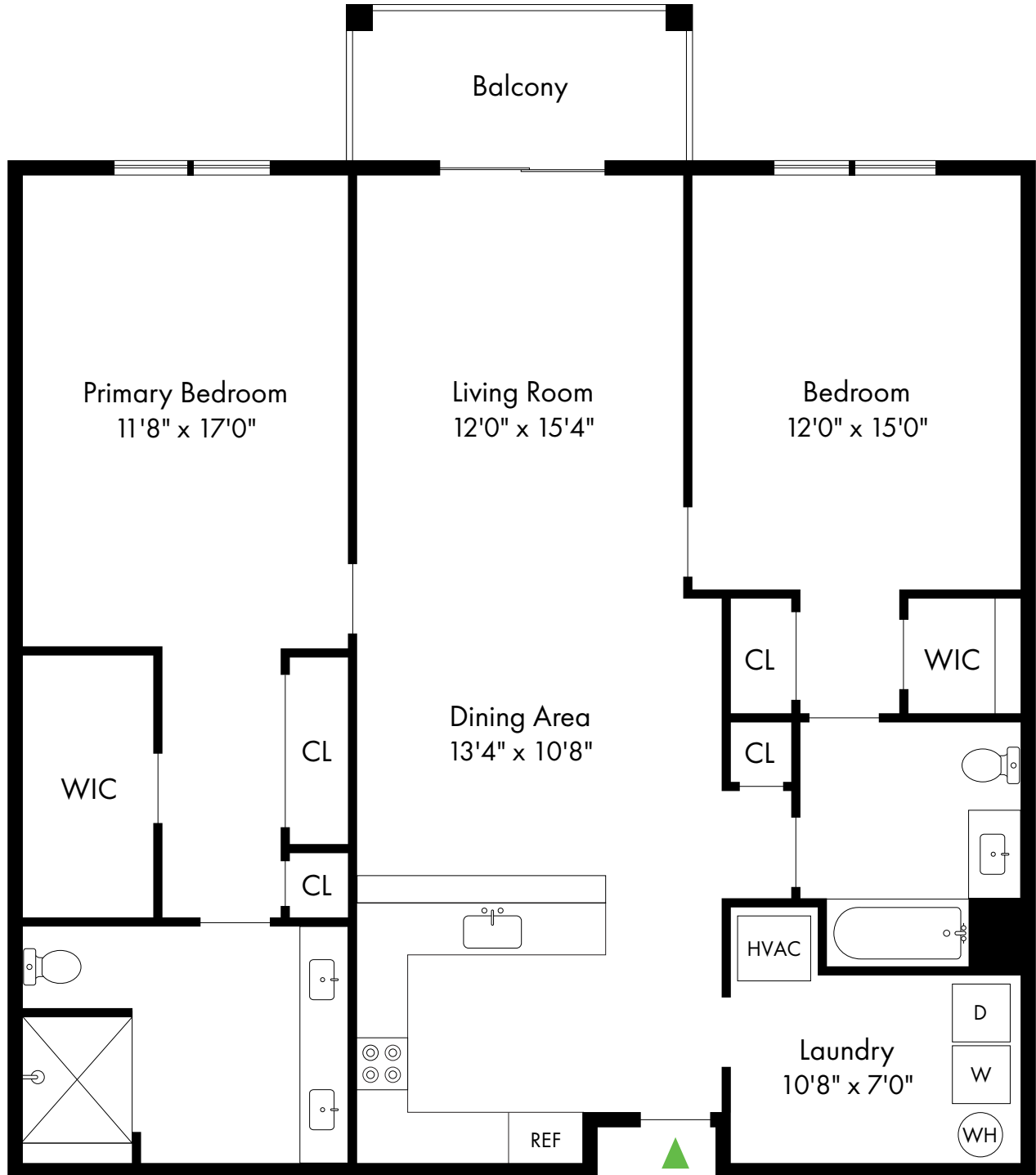
[www.BirchwoodParkNJ.com](http://www.BirchwoodParkNJ.com)

# Birchwood Park

2A

Cranford, NJ

2 Bed, 2 Bath | 1,360 - 1,395 SF



908.336.4567

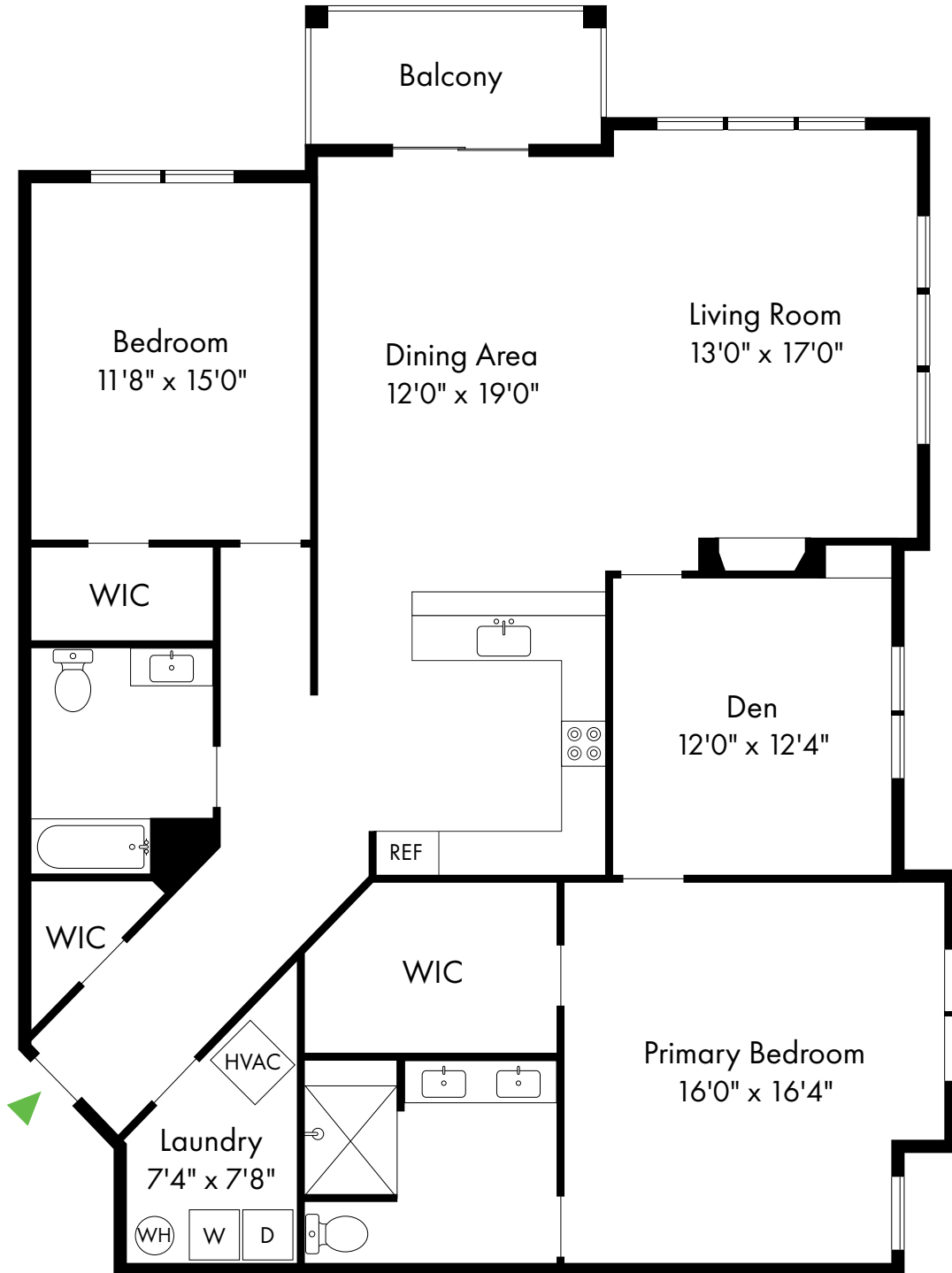
[www.BirchwoodParkNJ.com](http://www.BirchwoodParkNJ.com)

# Birchwood Park

2B

Cranford, NJ

2 Bed, 2 Bath with Den | 1,775 - 1,802 SF



908.336.4567

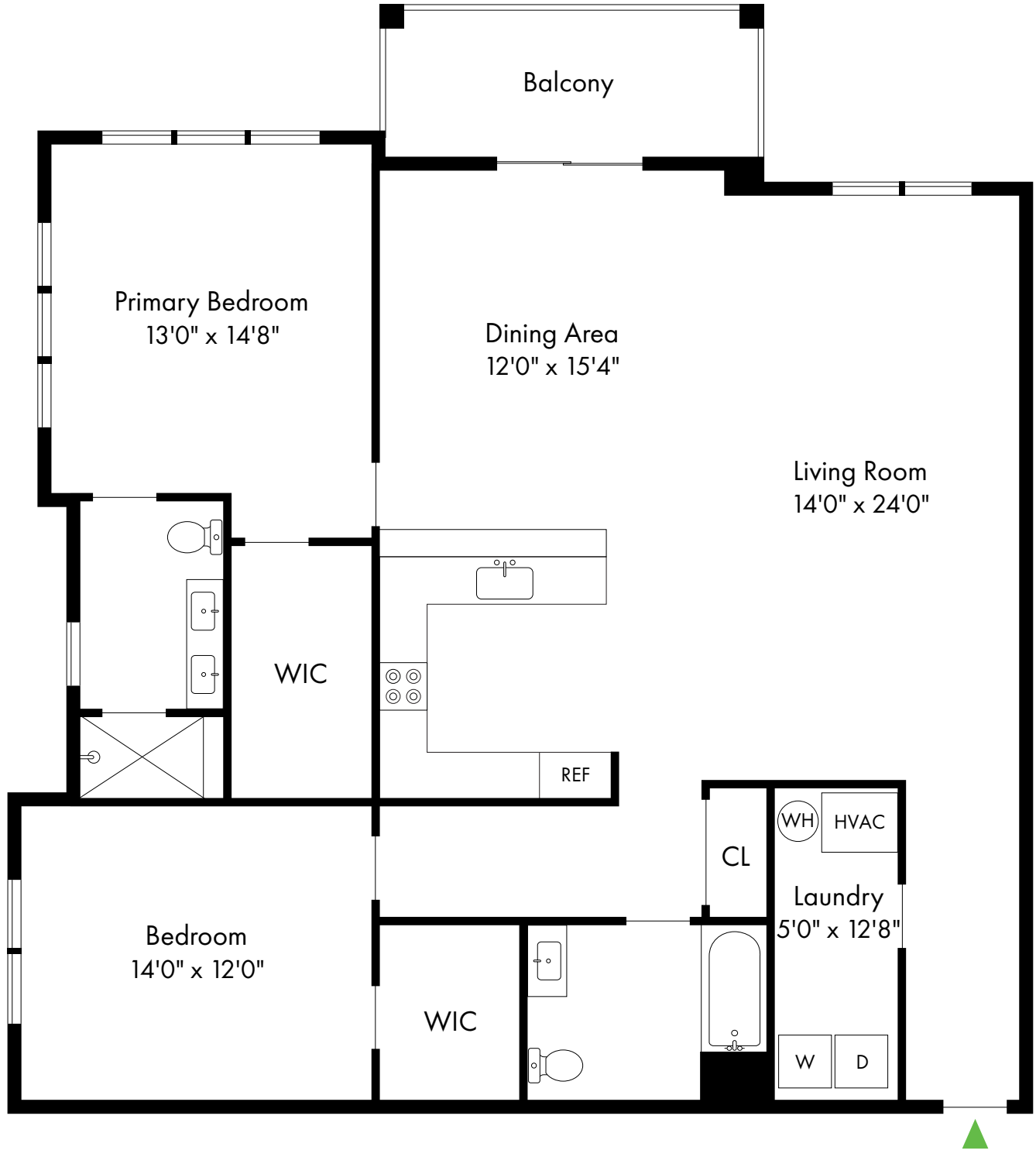
[www.BirchwoodParkNJ.com](http://www.BirchwoodParkNJ.com)

# Birchwood Park

2C

Cranford, NJ

2 Bed, 2 Bath | 1,477 - 1,771 SF



908.336.4567

[www.BirchwoodParkNJ.com](http://www.BirchwoodParkNJ.com)