

# 91 Passaic Avenue

Summit, New Jersey



*Sue Adler*  
**KELLER WILLIAMS**  
PREMIER PROPERTIES

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Welcome to 91 Passaic Avenue! This charming and meticulously maintained 3 Bedroom, 2 Full Bath home sits beautifully on a shady lot in Summit's sought after Summit School District (Washington elementary), close to New York City, Midtown Direct train and all downtown Summit has to offer.

Walk up the curving front walk and admire this appealing, move-in ready home with beautiful windows adorned by quaint black shutters. Step into the Entry Vestibule complete with stunning stone floors and coat closet. Stroll into the large, sun-drenched formal Living Room featuring gleaming hardwood floors, a statement wood burning fireplace adorned by classic brickwork and fresh neutral paint. A large picture window and freshly painted walls make this room the perfect spot to entertain friends or simply to cozy up with a book. Dinner parties are divine in the nearby Dining Room featuring hardwood floors, stylish chandelier with filament lighting, fresh paint and large bay window looking out on lush greenery. Flow easily into the Kitchen where you are sure to be impressed. Crisp white cabinetry, stainless steel appliances and a Breakfast Bar for 2 make this the perfect spot for even the fussiest cook. A charming Sun Porch, with windows at 3 exposures, a rustic pine ceiling and access to the bluestone patio, makes indoor/outdoor entertaining a snap – framed by manicured landscaping and mature trees, this outdoor area is your own peaceful oasis.



Step down to the spacious Lower Level offering immense living space with a Family Room and further down to a large unfinished space easily converted to a Playroom, Wine Cellar or additional living space – whatever your needs may be! A large Laundry Room, with access to the outdoors, conveniently located for all of your needs.

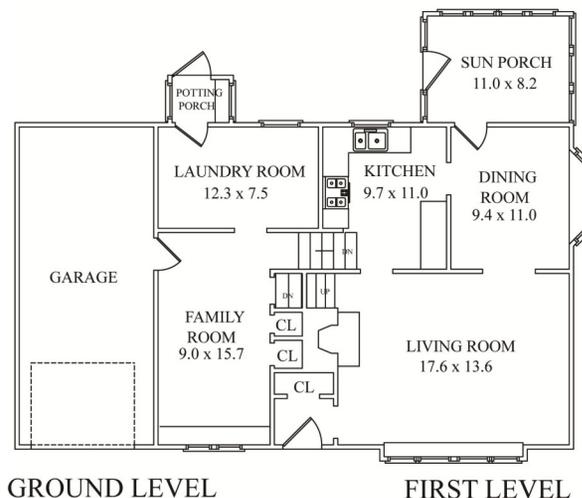
Ready to retire for the evening? The open, bright and airy Second Level has gleaming hardwood floors, fresh paint and generously sized rooms. The Master Bedroom, bathed in sunlight and soothing grey paint, is ensuite with a renovated full Bathroom. Two additional spacious and sunny Bedrooms share the well-appointed renovated hall Bathroom. And that's not all! Walk up to the unfinished "stand-up" Third Level that can easily be converted to two extra Bedrooms, a Playroom and/or just additional living space – the possibilities simply are endless!

91 Passaic Avenue is the perfect starter home in one of New Jersey's most sought-after towns. With easy access to restaurants and shopping, proximity to Midtown Direct train and top school system, this home is a must see!

# Inside and Out...

## First Level

- Entry Vestibule featuring stone flooring, crown molding, flush mount light fixture, coat closet
- Living Room featuring fireplace with brick surround, decorative ledge above fireplace, large bay picture window, paneled accent wall on fireplace wall, hardwood floors, baseboard molding, crown molding, recessed lighting, flush mount light fixture, freshly painted neutral off white
- Dining Room featuring hardwood floors, baseboard molding, crown molding, modern light fixture with filament lighting, large bay window, chair rail, Dutch door to Sun Porch and doorway to Kitchen, freshly painted neutral off white
- Sun Porch featuring rustic wood ceiling, flush mount light fixture, windows at 3 exposures, door to outdoor bluestone patio, cement floor, freshly painted
- Kitchen featuring linoleum flooring, formica countertops, flush mount light fixture, freshly painted white wood cabinetry, Frigidaire refrigerator, stainless steel GE built-in microwave, stainless steel dishwasher and stainless steel Oven/Range, Breakfast Bar with room for 2 stools, tile backsplash with decorative dark green border tile



GROUND LEVEL

FIRST LEVEL

## Ground Level

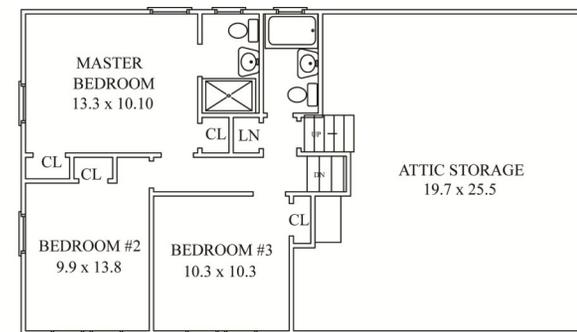
- Carpeted staircase to Lower Level
- Family Room featuring carpeting, built-in cabinetry with open shelving and under cabinet storage, additional built-in storage cabinet, 2 large windows, baseboard molding, door to Laundry Room, freshly painted neutral off white
- Laundry Room featuring linoleum flooring, new Speed Queen Washer, Inglis Dryer, utility sink, Potting Porch with exterior door to backyard area, window, freshly painted neutral off white
- 1 car garage with electric doors, ample peg storage

## Lower Level

- Unfinished large utility/storage room, fully carpeted, easily converted to Playroom, Wine Storage or additional Recreation Room space, freshly painted neutral off white

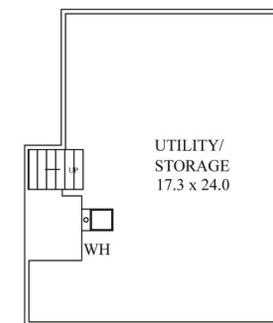
## Second Level

- Wood Staircase to Second Level
- Hallway with hardwood floors and flush mount light fixture, linen closet with floor to ceiling shelving
- Master Bedroom featuring hardwood floors, dual closets, 2 windows, reading scone, freshly painted soothing grey
- Renovated en-suite Master Bathroom featuring tile flooring, pedestal sink, window with Roman shade, large shower with seat and sliding glass doors, hand held shower head, medicine cabinet with mirror, single scone, freshly painted
- Bedroom #2 featuring hardwood floors, baseboard molding, large picture window, additional window, closet
- Bedroom #3 featuring hardwood floors, baseboard molding, large double windows, closet, freshly painted neutral off white
- Renovated full Hall Bathroom featuring tile flooring, pedestal sink, bath/shower combination with tile surround, window, medicine cabinet with mirror, 3 scone light fixture, freshly painted



SECOND LEVEL

THIRD LEVEL



LOWER LEVEL

NOT TO SCALE - This floor plan is provided for illustration purposes only. Room positions and dimensions are approximate and should be independently measured for accuracy.

## Third Level

- Staircase to unfinished Third Level, full "stand up" space currently used as storage, easily converted to additional bedrooms or other functional space

## Backyard

- Level, large yard
- Bluestone patio
- Privacy fencing by patio
- Brick path
- Mature trees with privacy
- Fenced in yard
- Greenhouse storage/vestibule off of Laundry Room

## Additional Features and Upgrades

- Approximately 1/3 Acre
- Central Air, 1 zone
- New Water Heater (2016)
- New Air Conditioner (2015)
- New Washing Machine (2016)
- Generator
- Alarm System

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