

307 Summit Avenue

Summit, New Jersey



Sue Adler
KELLER WILLIAMS
PREMIER PROPERTIES

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Welcome to 307 Summit Avenue, a meticulously maintained and lovingly upgraded home in the heart of Summit's 'Northside'. This beautiful home with superb curb appeal is surrounded by a charming post and rail fence, lush lawns and colorful gardens - and is conveniently located within walking distance to downtown Summit shopping, dining, and NYC transportation.

The appeal of the home is instantly apparent as you follow the bluestone walkway to the covered entryway and then into the welcoming Entry Foyer. Step through the adjacent archway to find the open and airy Living Room that provides the perfect space for entertaining family and friends in front of the large fireplace that is the attractive focal point of the room. Another broad archway leads to the elegant Dining Room featuring a large bay window, a striking chandelier and side door access to an inviting screened in bluestone patio. On a warm summer night, you'll enjoy al fresco appetizers there before sitting down to dine on gourmet creations prepared in the neighboring chef's dream Kitchen. The Kitchen has been renovated to perfection and features crisp white custom cabinetry accented by fine marble counters and floors and top notch stainless steel appliances. Around the corner from the Kitchen is an attractively detailed Den with hardwood floors and built-in cabinetry that provides the perfect place to unwind at the end of the day.



When it's time to retire for the night, proceed upstairs to the second level where the spacious Master Bedroom Suite plus 2 additional bedrooms and a fully remodeled Hall Bath provide privacy and comfort for family members. The light filled Master Suite is highlighted by abundant closet space, a cozy sitting area and en suite access to the fabulous Hall Bath featuring a Corian topped 2-sink vanity, a radiant heated floor and a striking glass enclosed shower. An additional bedroom and another fully renovated bath on the first level assure comfort for all your guests.

And there's more...in the lower level you'll find a cozy carpeted Recreation Room that's ideal for family fun and a fully outfitted workshop with workbenches, tool pegboard and storage cabinets to assure all your home projects are completed with ease. An unfinished Utility Room with a fully equipped Laundry Area and plenty of additional storage space completes the lower level space. Outdoors, the lush lawns and bursts of color in the beautifully maintained gardens create a stunning backdrop to this very special home.

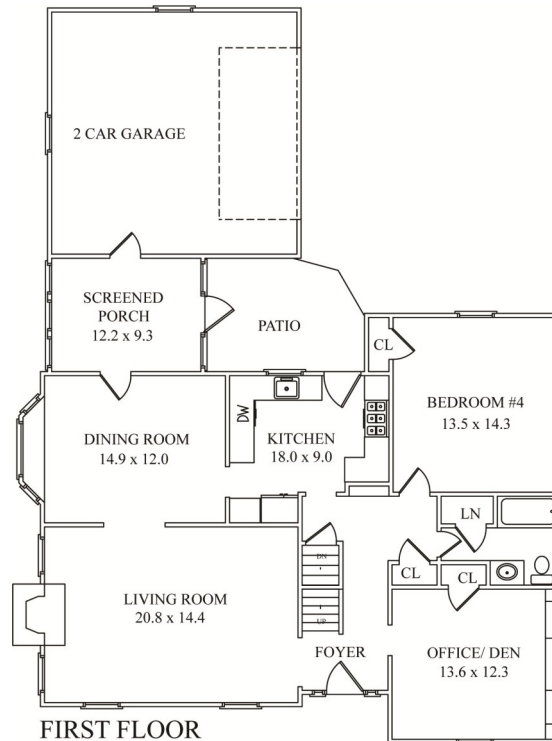
Upon viewing, you will undoubtedly see how much the home at 307 Summit Avenue has to offer. With its sought-after location within walking distance to downtown Summit, its numerous upgrades and amenities combined with its spectacularly landscaped property, this pristinely maintained residence is just waiting for you to call it home!



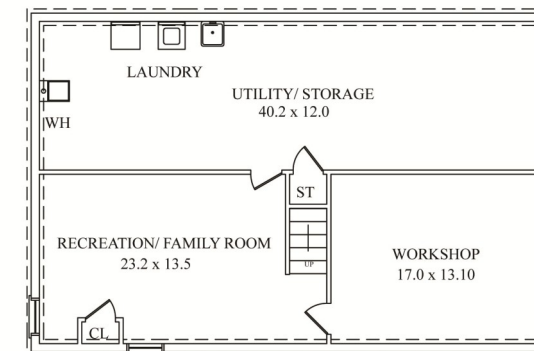
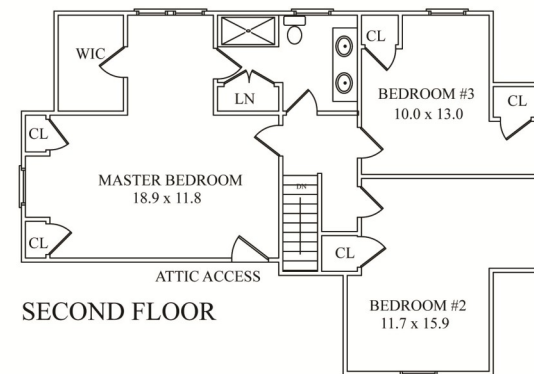
Inside and Out...

First Level

- Entry Foyer with hardwood floors, wood door with etched glass sidelights, crown molding, 2 ceiling fixtures; access to center staircase, Dining Room and Kitchen, archway to Living Room
- Living Room with hardwood floors, crown molding, 4 windows with blinds and valences, fireplace with wood mantel and granite surround; broad archway to Dining Room
- Dining Room with hardwood floors, bay window with display ledge, chandelier, crown molding, chair rail; glass paned door to screened in patio with garage access, doorway to Kitchen
- Fully updated Kitchen with custom cabinetry with glass front accent panels, display shelving and soft-close drawers including knife and spice drawers, under-cabinet lighting, marble tile floor, ceramic tile backsplash, high end stainless steel appliances including, Wolf 6-burner range with oven below and stainless steel hood above, Jenn Air refrigerator/freezer, GE Profile built-in microwave, Miele dishwasher, farmhouse style sink with window above, recessed lighting, side door to driveway; access to lower level
- Den with hardwood floors, 3 windows with blinds, built-in cabinetry with storage and display shelving, closet, chair rail, picture frame moldings
- Bedroom #4 with hardwood floors, chair rail, 2 windows, large closet
- Updated Full Bath with ceramic tile floor, vanity with Corian top, storage below and built-in mirrored medicine chest above, light fixture, deep linen closet with shelving, shower over tub, window with wood blinds, ceiling fixture



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



Second Level

- Landing with hardwood floors, light fixture and access to all bedrooms
- Master Bedroom Suite with hardwood floors, angled ceiling, walk-in closet with Elfa system shelving, 2 additional large closets with shelving, sitting area with bank of windows with wood blinds, additional window with wood blinds, en suite access to hall bath; access to attic storage
- Full Hall Bath with radiant heated ceramic tile floor, 2-sink vanity with marble top, storage below, and 2 framed mirrors above, 3 sconce lights, recessed lighting, deep crown molding, glass enclosed tiled shower with 2 showerheads, large double door linen closet; en suite access to Master Bedroom
- Bedroom #2 with hardwood floors, large closet, angled ceiling, sitting area, 2 windows
- Bedroom #3 with hardwood floors, 2 windows with mini-blinds, 2 closets

Lower Level

- Recreation Room with carpet, recessed lighting, 2 grade level windows, storage closets
- Workshop with tile floor, paneling, 2 workbenches, tool pegboard, tool shelving, fluorescent lighting and grade level window
- Laundry Area with Whirlpool Duet front load washer and dryer, utility sink
- Unfinished storage area with supplemental refrigerator/freezer, wine racks, storage closets

Additional Features and Upgrades

- Single zone forced air heat/AC (2013)
- New high efficiency furnace installed (2007)
- Impeccably maintained hardwood floors throughout
- Screened-in bluestone patio
- 2-car detached garage (accessed via enclosed screened in patio) with electric doors and key pad entry
- Roof (2009)
- Exterior painting (2011)
- Gutters (2011)
- Electrical panel upgrade (2012)
- Professionally landscaped property with lush lawn, mature trees, perennial gardens, post & rail fence, trellis partitions, underground sprinkler system
- Kitchen update (2007) includes all new custom cabinetry, marble counter tops and floor, high end stainless steel appliances (Wolf stove 2016)
- First Level bath updated (2010) with new fixtures, vanity and window
- Second Level Bath fully remodeled (2012)
- Master Bedroom closet (2012)
- Attic insulation (2016)
- New carpet runner on staircase to second level installed and banister added (2016)
- Master Bedroom walk-in closet upgraded with Elfa storage system
- Lower Level upgrades include new Recreation Room carpet (2010), all walls painted with water tight seal paint, French drains and sump pumps (2012)

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