

13 Hillview Terrace

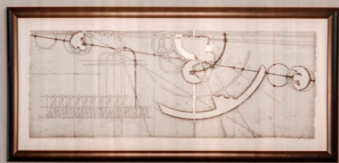
Summit, New Jersey



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Welcome to 13 Hillview Terrace, a spectacular new 6 Bedroom, 6 and ½ Bath Custom Colonial on an ultra private cul-de-sac in one of Summit's most sought after neighborhoods, near downtown restaurants and shopping and Midtown Direct train! This is a rare opportunity to own a deluxe, custom home with every modern amenity imaginable. Whether it's the dazzling Chef's Gourmet Kitchen, Family Room or Master Bedroom Suite, 13 Hillview Terrace is astounding at every turn.

Drive up to find beautiful curb appeal with crisp, manicured landscaping, a glorious entryway, elegant roof gables and a mix of stonework and clapboard. Enter into the grand 2-story Entry Foyer and become transfixed by all this house has to offer. The sophisticated Entry Foyer features hardwood floors, board and batten millwork and chic designer chandelier. Move into the graceful, sun-drenched Living Room adorned with soothing paint colors, elegant tray ceiling and a beautiful view of the outdoors. Proceed into the nearby formal Dining Room with elegant wainscoting, beautiful grey tones and breathtaking custom ceiling. Flow easily from the Dining Room into the Gourmet Chef's Kitchen that will satisfy every chef's desire. Custom, crisp white cabinetry, an abundantly sized island, marble countertops and top of the line stainless steel appliances are the best in form and function. Breakfast is served in the light-filled adjacent Breakfast Area with a stunning bay of windows and French doors with a lovely view of the outdoors. Not a thing will be out of place in the nearby Mud Room. Accessed from the Breakfast Area, relax on the bluestone patio that flows easily from inside. This tranquil and breezy space is perfect for an al fresco dinner party or simply sipping cocktails with friends. Beyond the Kitchen, you are sure to be enthralled by the magnificent Family Room. Bathed in sunlight, the Family Room is nothing less than a work of art with its statement fireplace, soothing hues and gorgeous architectural suspended ceiling. This room is well suited for family game night, movie watching or cozy nights by the fire. Guests will enjoy a visit in the roomy guest suite with its luxurious ensuite bath. A tasteful Powder Room featuring marble basket weave tile and custom vanity rounds out the first level.





When it's time to retire for the evening, a stately staircase leads you to the elegant second floor landing. Luxury abounds in the open and roomy Master Bedroom Suite with exquisite tray ceiling, ample sunlight and 2 walk-in closets with custom adjustable shelving, drawers and hanging storage. Enjoy a soak in the chic freestanding rectangular soaking tub in the en suite spa-like Master Bathroom complete with custom double vanity, oversized deluxe shower with frameless glass doors and marble throughout. The Second Level gets even better with 3 additional bedroom suites boasting phenomenal closet space and each with luxurious baths with custom vanities, stone countertops and designer tile. A conveniently located Laundry Room rounds out this level.

And there's more ... The Lower Level, with a huge Recreation Room, will provide endless hours of family entertainment. There is plenty of room for movie watching, children's art studio, and storage so that all toys, art supplies and games will be neatly tucked away. The most sophisticated sommelier is sure to be blown away by the immense Wine Cellar. A private Au Pair or Guest Suite, with a chic Full Bathroom and walk-in closet, rounds out this Lower Level.

It is not very often that a house of this caliber becomes available in Summit. 13 Hillview is a dream home in every way. One of Summit's most sought after neighborhoods, just minutes from top-notch schools, NYC transportation and downtown Summit, this home is the ultimate in class and sophistication!





Inside and Out...

First Level

- Warm and welcoming oversized craftsman style Wood and Glass Front Door with sidelites
- 2-story Entry Foyer featuring hardwood floors, baseboard molding, board and batten style millwork, 2 coat closets, chandelier with glass crystals and antique finish, stairway to 2nd Level
- Living Room featuring hardwood floors, baseboard molding, crown molding, tray ceiling, recessed lighting
- Dining Room featuring hardwood floors, wainscoting, crown molding, rectangular shaped glass chandelier, painted inset ceiling
- Gourmet Chef's Kitchen featuring hardwood floors, baseboard molding, custom white wood cabinetry, glass door cabinets with custom lighting, subway tile backsplash, marble and quartz countertops, island with seating for 3, recessed lighting, designer pendant lighting over island, stainless Miele dishwasher, stainless Wolf 48" range, stainless Wolf wall oven and microwave, stainless Subzero refrigerator/freezer, Breakfast Area with pendant light fixture with drum shade, double French doors out to patio area
- Family Room featuring hardwood floors, baseboard molding, crown molding, recessed lighting, painted architectural drop ceiling, fireplace with custom millwork and marble surround, oversized windows overlooking lush yard
- Mud Room featuring slate flooring, custom cabinetry with bead board detail, closet, crown molding, baseboard molding, flush mount light fixture with drum shade, doorway to garage
- Powder Room featuring marble basket weave floor tile, marble subway tile wainscoting, custom wood vanity with quartz countertop, 2 light sconce, flush mount light fixture, wood framed mirror
- 3-car garage with carriage style doors, epoxy flooring and door to outside
- Ensuite Bedroom #5 featuring hardwood floors, baseboard molding, crown molding, recessed lighting, flush mount light fixture with drum shade, double door closet, ensuite bathroom featuring hexagonal penny floor tile, custom wood vanity with quartz countertop, custom mirror, 2 light sconce over mirror, flush mount light fixture, shower over tub with marble subway tile and mosaic accent tile surround, rain shower head

Second Level

- Second Level landing featuring double door linen closet and with floor to ceiling shelving
- Master Bedroom featuring hardwood floors, tray ceiling, baseboard molding, orb chandelier light fixture, recessed lighting, fireplace with custom millwork and stone surround, dual walk in closets with custom adjustable shelving, drawers and hanging storage
- Master Bathroom featuring modern rectangular soaking tub, custom dual vanity with marble countertop, custom mirrors with 3-light crystal sconces above, recessed lighting, oversized shower with frameless glass door and marble tile surround and seat, rain shower head, handheld shower, marble floor tile, separate area for toilet, linen closet with floor to ceiling shelving
- Ensuite Bedroom #2 featuring hardwood floors, baseboard molding, crown molding, recessed lighting, flush mount light fixture with drum shade, walk-in closet with custom adjustable shelving, ensuite bathroom featuring marble floor tile, custom vanity with quartz countertop, custom mirror, 4 light sconce above mirror, flush mount light fixture, shower with subway tile and mosaic accent tile surround
- Ensuite Bedroom #3 featuring hardwood floors, baseboard molding, crown molding, recessed lighting, flush mount light fixture with drum shade, walk-in closet with custom adjustable shelving, ensuite bathroom featuring mosaic floor tile, custom vanity with quartz countertop, custom mirror, 4 light sconce above mirror, flush mount light fixture, shower over tub with subway tile and mosaic accent tile surround, rain shower head
- Ensuite Bedroom #4 featuring hardwood floors, baseboard molding, crown molding, recessed lighting, flush mount light fixture with drum shade, dual closet with double doors, ensuite bathroom featuring marble hexagonal floor tile, custom vanity with quartz countertop, custom mirror, 4 light sconce above mirror, flush mount light fixture, shower over tub with subway tile surround, rain shower head
- Laundry Room featuring marble floor tile, laundry hook up, custom cabinetry with sink, flush mount light fixture

Lower Level

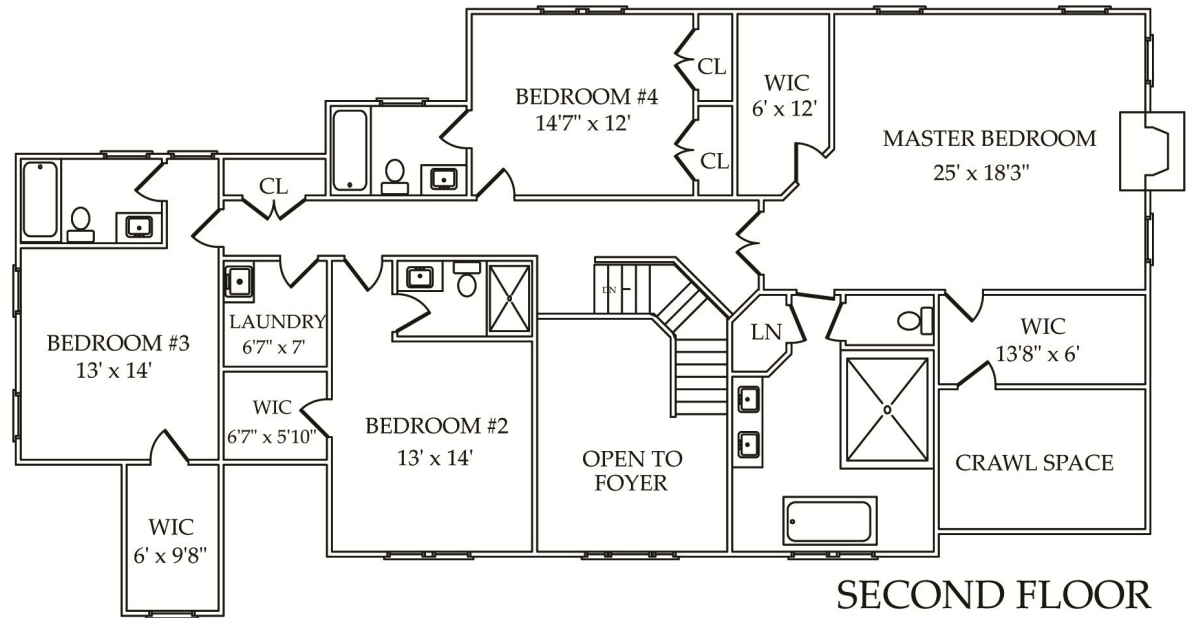
- Recreation Room featuring hardwood floors, baseboard molding, crown molding, recessed lighting, storage closet
- Wine cellar with double frosted glass doors, custom shelving and wine racks, recessed lighting, tile floor
- Ensuite Bedroom #6 featuring hardwood floors, baseboard molding, crown molding, recessed lighting, dual closets with double doors
- Full Bathroom (also accessed from Bedroom #6) featuring hexagonal tile flooring, custom vanity with quartz countertop, custom mirror, 2 light sconce, flush mount light fixture, shower over tub with subway tile surround
- Utility/Storage area

Front and Backyard

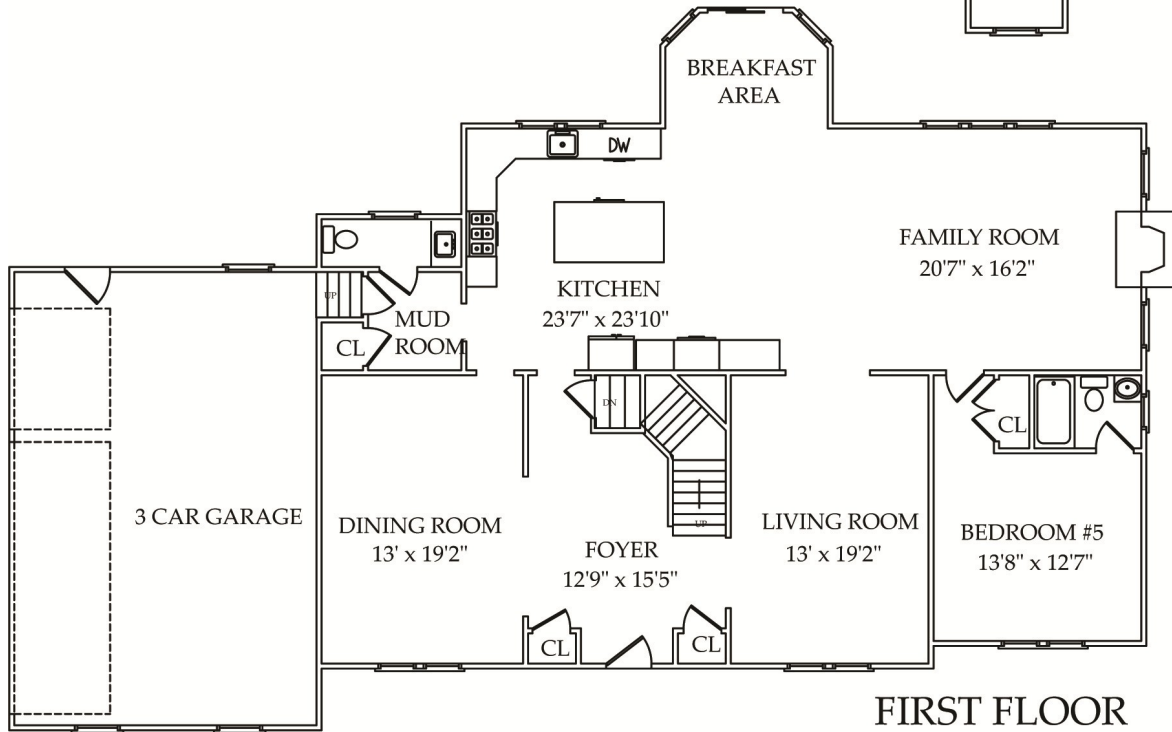
- Bluestone walkway
- Serene view out front of mature specimen trees
- Just under 1/2 Acre
- Flat backyard with professional landscaping with sod, foundation and specimen plantings
- Bluestone patio
- Paved driveway with cobblestone detail
- Irrigation

Additional Features/Upgrades

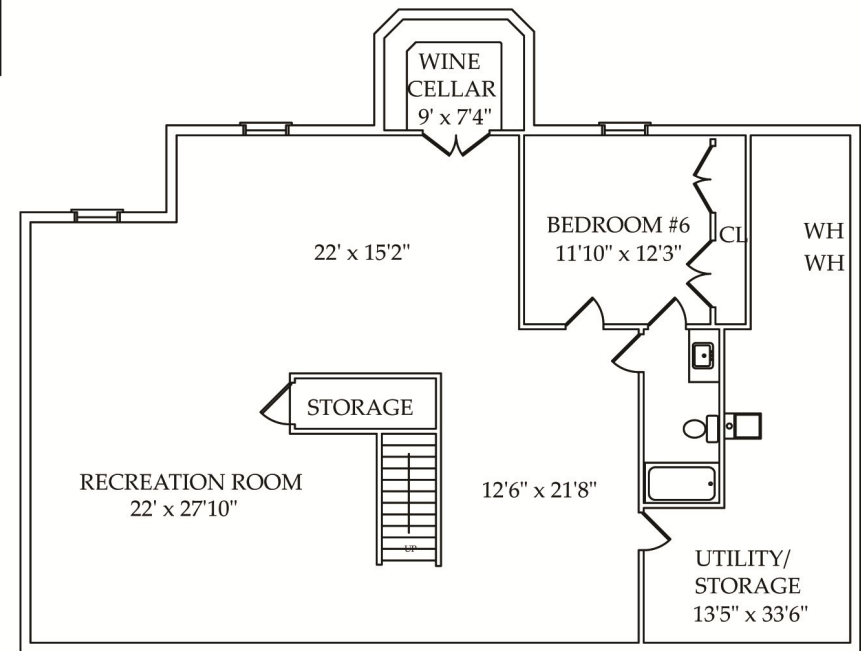
- Built by Millennium Custom Homes (recognized as New Jersey's best home builders by Metropolitan Builder and Contractor Association)
- High ceilings throughout
- Solid core Masonite interior doors throughout
- Rubbed bronze door hardware
- Kohler fixtures throughout
- Hardie Plank siding and shakes
- Cultured stone exterior base
- Architectural metal roof
- GAF 30 year shingle roof
- Pella windows and doors
- Frost free hose bibs front, rear and garage
- LED recessed lighting throughout
- Pre-wired for sound in Living Room, Dining Room, Family Room and Patio
- 300 Amp electrical service, telephone and cable all underground
- Home security system with smoke and carbon monoxide detectors (with battery backup)
- CAT 5 wires and cable wire throughout
- Two 50-gallon high efficiency water heaters with recirculating line
- 4 zone high efficiency forced hot air/AC
- Pre-wired for 20Kw generator
- Central vacuum system
- Sump pump
- Digital clock thermostats



SECOND FLOOR



FIRST FLOOR



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



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