

85 Butler Parkway

Summit, New Jersey



Sue Adler
KELLER WILLIAMS
PREMIER PROPERTIES

sueadler 
THE #1 KELLER WILLIAMS TEAM IN NEW JERSEY team

Each Keller Williams office is independently owned and operated.



Welcome to 85 Butler Parkway! Rebuilt from the foundation up, this meticulously maintained custom home with 4 Bedrooms and 3 Baths sits on a beautiful tree-lined block in Summit's Washington School District, just steps from recreational pursuits at Tatlock Park, close to NYC Midtown Direct train, Short Hills Mall and all downtown Summit has to offer.

Walk up the paver front walk and admire this charming home - step up the front steps with brick riser, through the front door and into the warm and welcoming Living Room. Take in the high ceilings and abundance of natural light. Hardwood floors, built in cabinetry and an open floor plan make this home the perfect spot to entertain friends and family. Dinner parties are a dream in the Dining Room featuring hardwood floors and beautiful French doors looking out on lush greenery. Move into the Chef's Kitchen where you are sure to be impressed. The Kitchen is renovated to perfection featuring custom off-white cabinetry, granite countertops, granite backsplash, stainless steel GE appliances and a Breakfast Bar with an abundance of storage.

Walk down a few steps and get ready to settle in for family time in the beautifully renovated sun-drenched Family Room featuring gleaming chic wide plank hardwood floors, recessed lighting and floor to ceiling double French sliding doors leading out to a basketball court, spacious deck and extremely private fenced-in backyard, making indoor and outdoor living seamless. Conveniently located off of the Family Room is a large-sized Laundry/Mud Room that includes an abundance of cabinetry and countertops so that jackets, backpacks and sports equipment will be neatly in their place. A Full Bathroom rounds out this level.



Ready to retire for the evening? Enjoy the immensely private Master Bedroom featuring dual walk-in closets and a third closet for overflow. The spa-like Master Bathroom, with double vanities and marble walls, is simply divine. Relax in the Jacuzzi tub overlooking the outdoor trees and gardens or the shower with rain showerhead and 6 wall jets. Three additional generously sized bedrooms (with one having its own private level) boast tons of closet space with custom adjustable shelving and hanging storage. As a bonus, don't miss the office nook area featuring hardwood floors, recessed lighting and plenty of light, which will provide the work/life balance you're looking for.

85 Butler Parkway has been rebuilt from the foundation up and is the perfect home in one of New Jersey's most sought-after towns. With easy access to restaurants and shopping, proximity to Tatlock Park, walking distance to Washington Elementary School, Midtown Direct train and top school system, this home is a must see!

Inside and Out...

First Level

- Entry wood door with frosted glass and design inlay
- Entry Foyer area featuring high ceiling with large arched window, large pendant chandelier, open floor design to living room, dining room and kitchen, coat closet
- Living Room area featuring hardwood floors, baseboard molding, crown molding, recessed lighting, fireplace with custom millwork mantel and stone surround, built in shelving with underneath cabinetry, 3 double hung windows overlooking front yard
- Dining Room area featuring hardwood floors, baseboard molding, crown molding, pendant light fixture, 2 sconces, French doors leading to backyard stairs
- Chef's Kitchen featuring hardwood flooring, custom off white cabinetry, granite countertop, granite backsplash, recessed lighting, Breakfast Bar, pendant lights over Breakfast Bar, stainless steel sink and a half with commercial style faucet, stainless steel GE Profile Refrigerator/freezer, GE Profile 4 burner gas cooktop/oven, stainless steel KitchenAid dishwasher, GE Profile stainless steel built in microwave, casement window overlooking backyard
- Staircase with runner to Ground Level and 2nd Level

Second Level

- 2nd Level landing featuring hardwood floors, baseboard molding, linen closet with floor to ceiling shelving, recessed lighting
- Bedroom #3 featuring carpeting, baseboard molding, double hung windows overlooking back yard, wood blinds, recessed lighting, ceiling fan, double door closet with custom adjustable shelving and hanging
- Bedroom #4 featuring carpeting, baseboard molding, double hung windows overlooking front yard, wood blinds, recessed lighting, ceiling fan, double door closet with adjustable shelving and hanging
- Office Nook featuring hardwood floors, baseboard molding, recessed lighting, double hung window overlooking front yard
- Full Hallway Bath featuring tile stone flooring and walls, Toto toilet, vanity with storage and granite countertop, brushed nickel hardware, 3 light sconces over glass medicine cabinet, recessed lighting, shower over tub with stone tile surround, recessed lighting. Separate corner shower with rain shower head, handheld and 3 nozzle wall jets, frameless glass sliding door, white base with tile surround
- Wood staircase with runner to 3rd Level

Third Level

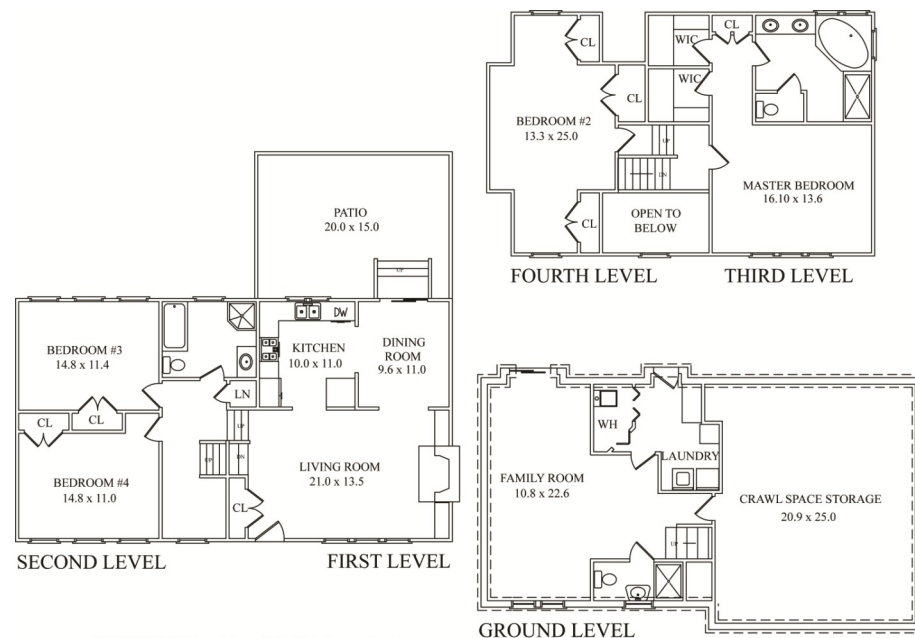
- 3rd Level landing featuring hardwood floors and wooden railing overlooking front entrance and arched window, baseboard molding
- Master Bedroom Suite featuring carpeting, baseboard molding, recessed lighting, ceiling fan with light, double hung windows overlooking front yard, side by side dual walk in closets with custom adjustable shelving and hanging, flush lighting, 3rd closet
- Master Bathroom featuring stone tile flooring, double vanities with custom wood, black marble wainscoting, grayish white marble with decorative design, double mirrors over vanity with two 3 light sconces, soaking tub with Jacuzzi jets under 4 picture windows overlooking side and back yards, separate shower with marble tile and basket weave floor tile, rain shower head, hand held shower, and 6 nozzle wall jets, recessed lighting, separate room with baseboard molding, Toto toilet, flush light fixture
- Wood staircase with runner to 4th Level

Fourth Level

- 4th level landing, hardwood floors, baseboard moldings, recessed lighting
- Front to back Bedroom #2 featuring carpeted floors, vaulted ceiling, baseboard molding, double hung windows wood blinds, recessed lighting, ceiling fan with light, 3 double door closets with custom adjustable shelving and hanging

Ground Level

- Family Room featuring wide plank hardwood floors, baseboard molding, recessed lighting, side-by-side double hung windows overlooking front yard and French doors to backyard, separate nook area with closet
- Laundry Room/Mud Room featuring stone tile flooring, GE top load washer, GE front load dryer. Built in floor to ceiling cabinetry and countertops, cabinetry over washer/dryer, utility closet. Flush lighting, door to back yard
- Full Bath featuring tile flooring, baseboard molding, pedestal sink, Toto toilet, shower with tile surround and frameless double glass doors, recessed lighting, window, wood blinds



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.

Front Yard/Backyard

- Heated and electrified detached 2 car oversized garage, shelving on two walls, hooks for hanging tools
- Stone paver patio with grill, dining and seating area
- Flat yard featuring privacy hedges
- Paved driveway leads to parking area/basketball court and detached garage
- Across street from oldest house in Summit, Crane Carter House, protected land where nothing can be built. Walk to Tatlock Park with municipal tennis courts and football, lax and soccer fields, walking track

Additional Features and Upgrades

- Entire house rebuilt from foundation in 2007
- Anderson windows
- Pro Via high efficiency rear entry door
- Tax base 11.7. (everyone else on street is 18)
- Forced hot air - 2 zone
- Central air - 2 zone
- Alarm system (SimpliSafe)
- Sump Pump and French Drains

Sue Adler
KELLER WILLIAMS
PREMIER PROPERTIES

Cell: (973) 936-9129
Office: (973) 376-0033 x101
admin@sueadler.com
www.sueadler.com/85Butler