

77 PINE GROVE AVE  
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Welcome to 77 Pine Grove Avenue! This absolutely charming 4 Bedroom, 2 Full and 2 Half Bath storybook home in sought after Summit has it all with close proximity to New York City and easy access to Summit's Midtown Direct train, excellent restaurants and top notch shopping. Drive up the gorgeous tree-lined street and admire this home's stately brick exterior complemented by charming shutters and a large bluestone sitting area. Step inside the Entryway to see the blissful sun drenched Living Room with generous windows, hardwood floors and beautiful fireplace with lovely millwork and brick surround. Flow easily into the luminous Dining Room with hardwood floors, chair rail and beautiful view of the extraordinary property. The Dining Room flows seamlessly into the updated Kitchen featuring oak cabinetry, granite countertops, and high-end stainless steel appliances. Prepare to be wowed by the stunning Family Room complete with architectural arched ceiling, tons of windows, fireplace and custom built-ins. The Family Room leads easily to an enormous outdoor deck making indoor and outdoor entertaining seamless. Accessed from the Living Room, relax in the dreamy Sun Porch. This tranquil and breezy space, with architectural windows and doors and a bead board ceiling, exudes relaxation and is well suited for sipping cocktails with friends. Just beyond the porch, enjoy complete privacy in the lovely and lush flat yard. A tasteful Powder Room rounds out the first level.





Ready to retire for the evening? Walk upstairs to find three of the home's four bedrooms. The Master Bedroom, with its own Master Bath, boasts tons of sunlight, hardwood floors, and 2 large Closets. Off of the Master Bedroom, don't miss plenty of unfinished space that can easily be transitioned for you to use as an additional bedroom or to create a roomy Master Suite. The possibilities simply are endless! Walk down the hallway to find a Linen Closet with floor to ceiling shelving and two additional bedrooms. Each Bedroom features hardwood floors, large windows and spacious Closets and share the tasteful hall Bathroom. A sunny fourth Bedroom resides on the Third Level.

And that's not all! Don't miss the Lower Level with TONS of potential. Here you will find a Laundry/Half Bath and plenty of unfinished space to finish to your heart's content. Whether it's creating a Recreation Room, Playroom, Office, Storage and/or Wine Cellar, the Lower Level adds plenty of additional living space.

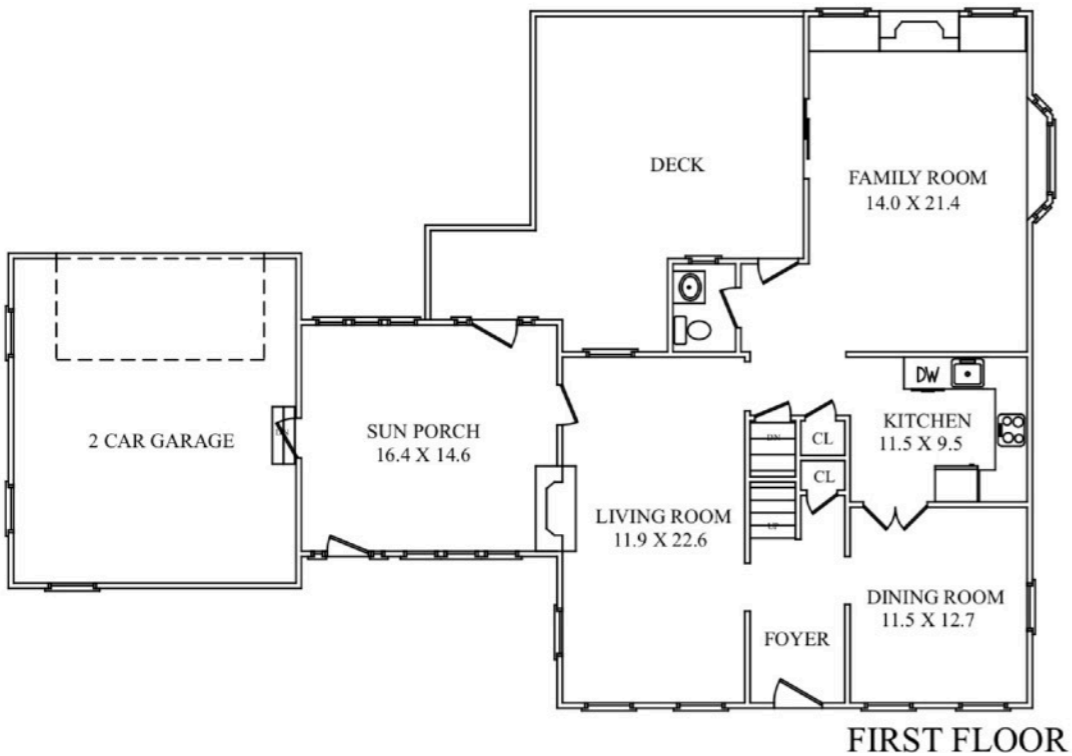


With its proximity to fabulous downtown Summit, easy access to New York City, Midtown Direct train service, and sought after school district, you will undoubtedly want to call 77 Pine Grove Avenue home.

# INSIDE AND OUT...

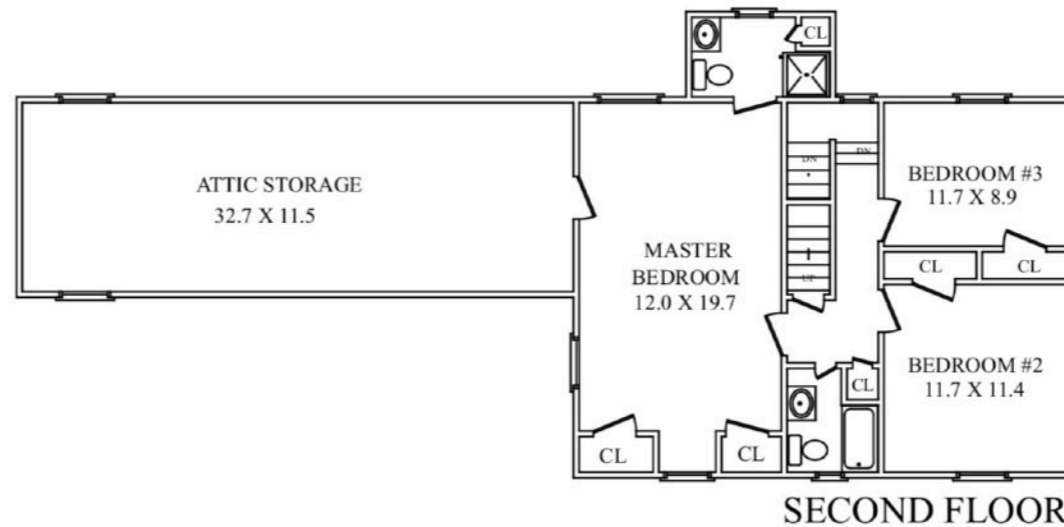
## First Level

- Entry Foyer featuring hardwood floors, stucco walls and ceiling, flush mount light fixture, Coat Closet, baseboard molding, staircase with runner to Second Level
- Dining Room featuring hardwood floors, chair rail, stucco walls and ceiling, flush mount light fixture, baseboard molding
- Living Room featuring hardwood floors, paneled walls, fireplace with brick surround and custom millwork mantle, stucco walls and ceiling, chair rail, French door to Sun Porch, greenhouse window, crown and baseboard molding
- Sun Porch featuring painted flooring, accent brick walls, architectural arched windows and doors, bead board ceiling, ceiling fan, doorway to garage, doorway to front bluestone area, doorway to rear deck
- 2 car garage with electric doors
- Updated Kitchen featuring parquet flooring, oak cabinetry, granite countertops, Frigidaire stainless range with oven, Kenmore stainless refrigerator, Kenmore stainless dishwasher, pantry with floor to ceiling shelving, breakfast bar open to Family Room with seating for 6, flush mount light fixtures
- Rear Hallway featuring parquet flooring, French door to rear deck
- Powder Room featuring pedestal sink, crown and baseboard molding
- Family Room featuring hardwood flooring, custom built-ins with open and concealed storage, brick accent walls, vaulted ceiling with skylights, ceiling fan/light fixture, recessed lighting, fireplace with brick surround, sliding French doors to rear deck, bay window



## Second Level

- Second Level Landing featuring hardwood floors, stucco walls, baseboard molding, flush mount light fixture, Linen Closet with floor to ceiling shelving, doorway to Third Level
- Master Bedroom featuring hardwood floors, dual closets, crown and baseboard molding, flush mount light fixture, doorway to unfinished Attic area, crystal hardware
- Master Bathroom featuring tile flooring, stall shower, linen closet, vanity with Corian countertop, recessed medicine cabinet, vanity lighting, heat lamp
- Full Hallway Bath featuring tile flooring, pedestal sink, recessed medicine cabinet, shower over tub with tile surround, heat lamp, 3 light sconce
- Bedroom #2 featuring hardwood floors, baseboard and crown molding, arched ceiling, Closet, flush mount light fixture, crystal door hardware
- Bedroom #3 featuring hardwood floors, baseboard and crown molding, Closet, flush mount light fixture, crystal door hardware



## Third Level

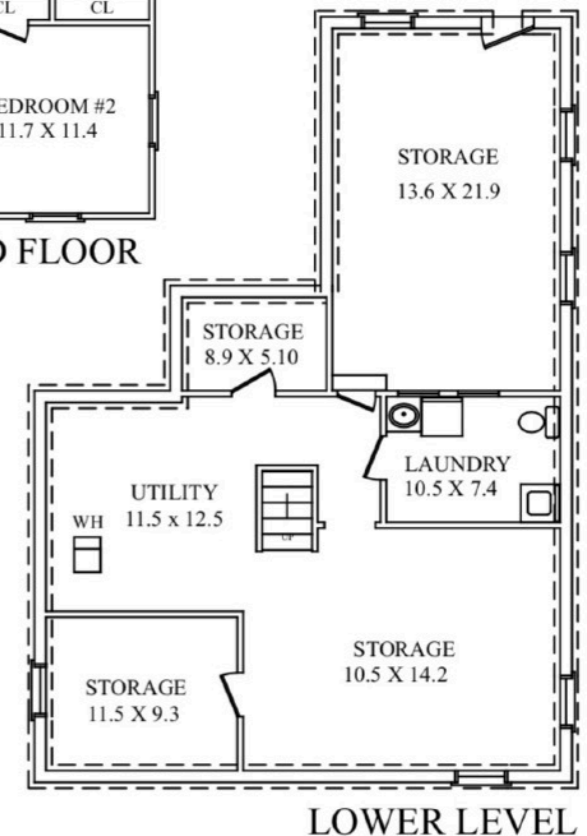
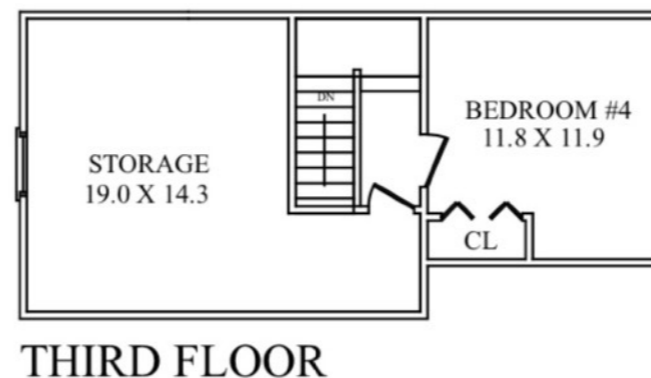
- Bedroom #4 featuring hardwood floors, baseboard molding, arched ceiling, Closet, crystal door hardware
- Unfinished Attic space

## Lower Level

- Multiple Unfinished Rooms with potential for Recreation Room, Exercise Room, etc.
- Half Bathroom/Laundry Room featuring vanity with sink, Kenmore front loader washer and dryer

## Front Yard/Backyard

- Bluestone Patio at Front Entry
- Large wood deck
- Privacy fence at rear of property
- Interior painting (2017)
- Roof replaced (2013)
- Furnace (2017)
- Water heater (2017)



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