

# VALLEY VIEW AVENUE

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Welcome to 51 Valley View Avenue, a turn of the century home set on nearly  $\frac{3}{4}$  of an acre of magnificent park like property in the heart of the tree lined streets of Summit. With original period details evident at every turn, a recent renovation has only enhanced the character of this truly unique residence.

Upon arrival, you will pass through the charming front porch to enter the spacious entry foyer where you'll instantly feel the openness and inner warmth of this ageless beauty. The soaring ceilings, original oak floors and woodwork details will give you your first taste of what the home has to offer. Proceed through a broad archway into the multifunctional Living Room where the original hardwood floors gleam from light streaming in through large windows. It's a fabulous place to gather while entertaining groups large and small. Continue on into a cozy Dining Room highlighted by a natural gas fireplace with an intricately detailed stone mantel that's sure to be a conversation starter as you pass through on your way to an open and airy European style Kitchen and Dining area with unique irregular width old growth pine plank floors. Here, no detail has been spared as custom cabinetry and high-end appliances are sure to satisfy even the most discerning of chefs. Prepare quick snacks served at the marble topped center island breakfast bar or more formal meals enjoyed in the Dining Area featuring French doors leading out to the sprawling flagstone patio – a meticulously planned oasis that offers a very large and private space to entertain. A built-in office alcove assures there's no need to stack up daily mail on the kitchen counters while an impressive walk-in pantry provides fantastic storage space for demanding cooks. After the meal, relax in front of the TV in the adjacent Family Room highlighted by built-in cabinetry and wall speakers set beneath an attractive bead board ceiling. An elegant Powder Room and well equipped Mud Room outfitted with custom storage and cubbies are conveniently located to meet all your daily needs.







When it's time to retire for the night, you'll stroll up the grand staircase to the second level where unlimited charm exudes throughout the sleeping quarters. The luxurious Master Suite is drenched in light from large windows on three sides – relax there while listening to the sound of water trickling in the koi pond located just below a large window alcove, or enter the elegant spa-like en suite Master Bath boasting a large claw footed soaking tub that's perfect for further relaxation. A walk-in closet, two additional storage closets and custom shelving assure all your storage needs are met.

Two additional bedrooms with original hardwood floors, unique window alcoves and ample storage space as well as a fully updated Hall Bath assure privacy and comfort for family and guests. French doors lead to a stunning Office with 2 full walls of built-in shelving ideal for display of treasured books and other collectible items. Proceed up to the third level where you will find two additional bedrooms, both with ample storage options and one with a convenient built-in cedar closet, as well as a charming full bath featuring original brick wall detail combined with modern amenities, which provide all the additional living area your family and guests could need.

And there's more...a spacious lower level recreation room provides plenty of space with a wall-mounted, flat screen TV with quality surround sound. A fully equipped Laundry Room and plenty of unfinished storage space round out the lower level.

This tranquil oasis is a must see! With its classic turn of the century style, luxury modern renovations, park-like grounds and close proximity to world-class shopping, fine restaurants and easy access to NYC transportation, 51 Valley View Avenue is truly a one-of-a-kind home.



# INSIDE AND OUT...

## First Level

- Entry Foyer with original hardwood floors, front door with diamond patterned glass with sidelights, crown moldings, deep base moldings, chandelier, coat closet, center staircase with period banister, paneled wall and side window, access to Living Room, Living, Mud Room and lower level
- Living Room with hardwood floors, crown moldings, deep base moldings, 4 large windows with grass cloth blinds, broad archway with pocket doors to Dining Room
- Dining Room featuring fireplace with intricately detailed stone mantel, brick surround and tile hearth, hardwood floors, bay window with 3 large windows and window treatments, chandelier; access to Foyer, Kitchen and Powder Room
- Kitchen with wide plank pine hardwood floors, bead board ceiling, custom cabinetry with pietra countertops and glass paned accent cabinets, subway tile backsplash, high end appliances including Viking 6-burner stainless range with center grill and 2 ovens below, pot filler water spout, stucco hood, Sub Zero refrigerator freezer with matching cabinetry panel, Bosch dishwasher (new unit installed 2016) with matching front panel, farmhouse sink with filtered water spout, under cabinet lighting, center island/ breakfast bar with white Carrara marble top and cherry cabinetry with brass hardware below and pendant lighting above, retractable step stool, built-in desk alcove with window facing rear patio and yard, walk-in pantry with French door entry and shelving, dining area with iron chandelier and French doors to

patio; open to Family Room and access to Mud Room

- Family Room with built-in storage cabinets, wide plank pine hardwood floors, picture window facing backyard, additional window facing side patio, Roman shades, bead board ceiling
- Mud Room with built-in cubbies, laser etched terracotta tile floor sourced from a 16<sup>th</sup> century church in France, wainscoting, large coat closet, crown moldings, access to rear staircase, lower level and exterior side door
- Powder Room with wide plank pine hardwood floors, wainscoting, crown molding, deep base moldings, pedestal sink, 2 sconces and window with window treatments

## Second Level

- Gallery landing with crown moldings, deep base moldings, hardwood floors and access to rear staircase to Mud Room
- Master Bedroom Suite featuring wide plank hardwood floors, walk-in closet with custom shelving, windows on 3 sides with Roman shades, 2 window nooks with built-in shelving, sitting alcove below window facing side yard, 2 sets of double door closets, ceiling fan, hallway leading to large walk-in closet with custom shelving and en suite bath with marble tile floor with radiant heat, 2 pedestal sinks, 2 built-in medicine cabinets with mirrors, 3 sconces, chandelier, bead board wainscoting, claw foot soaking tub with oval window and window treatments above, walk-in tiled shower with glass door, hand held and rain shower heads
- Bedroom #2 with original hardwood floors, crown moldings, deep base

moldings, double closet with custom shelving, sitting area with 2 windows

- Bedroom #3 with original hardwood floors, crown moldings, deep base moldings, built-in desk with side shelving, windows on 2 sides, ceiling fan with light, window seat sitting alcove with wall sconces, walk-in closet with custom shelving
- Office with French door entry, original hardwood floors, crown moldings, 2 full walls of built-in shelves/bookcases/storage cabinets, crown moldings 3 windows with grass cloth shades, chandelier
- Full Hallway Bath featuring mosaic hexagon tiled floor, crown moldings, 2 sink vanity with Carrara marble counter and storage below, large framed mirror above, chandelier and 3 pendant lights, shower over jetted tub with hand held shower head, wainscoting, subway tile wall, window with window treatments, linen closet with built-in shelving

## Third Level

- Staircase with arched window leading to landing with original hardwood floors
- Bedroom #4 with angled ceiling, arched window, original hardwood floors, access to large cedar closet and storage area, track lighting, additional storage closet
- Bedroom #5 with original hardwood floors, closet with access to spacious walk out attic storage, angled ceiling
- Full Hall Bath with wainscoting, pedestal sink and fixture above, mosaic tile floor, exposed brick wall, angled ceiling, walk-in shower tiled shower with built-in bench and hand held and rain shower heads

## Lower Level

- Laundry Room with washer/dryer, folding surface, utility sink
- Large unfinished storage area with terracotta wine racks
- Recreation Room with carpet, recessed lighting, track lighting, surround sound system, baseboard heat, double door closet with built-in shelving, grade level windows, exterior access through Bilco doors

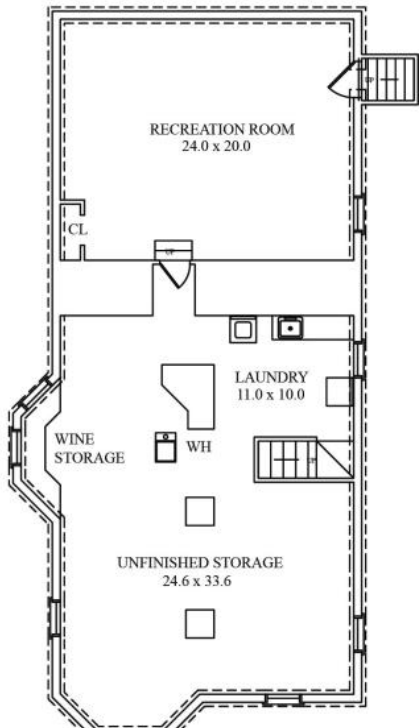
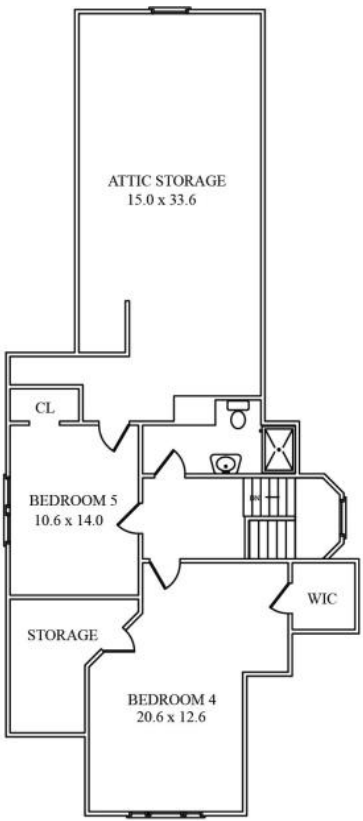
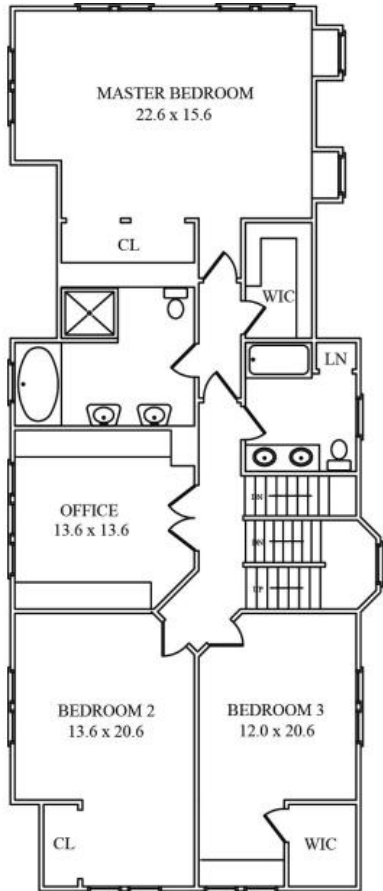
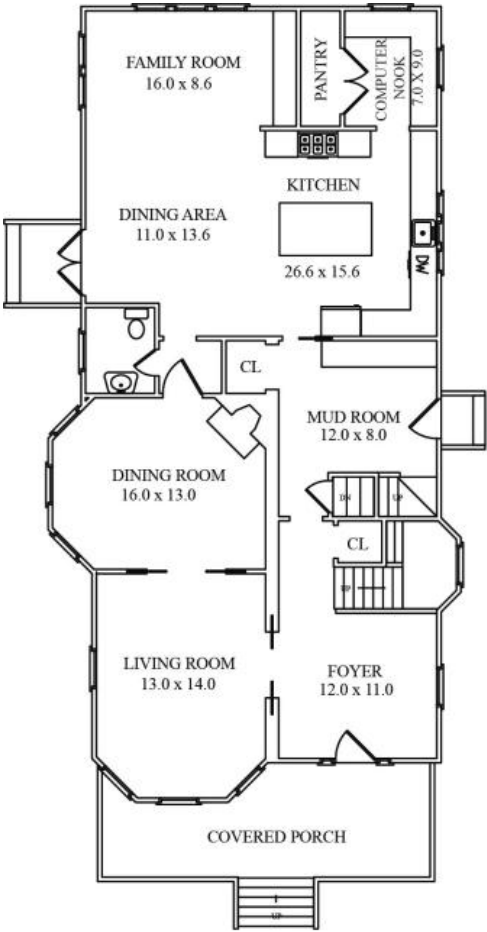
## Additional Features/Upgrades

- Originally built circa 1904 with 2002-2010 major renovation including replacement of all windows, roof, electrical system and water pipes
- 2-Car detached garage (remodeled in 2010) with electric doors, insulated walls, paneled workshop with built-in tool shelving, fluorescent lighting, 2 large windows and French doors to stone patio, attic storage
- Lower level recreation room painted and carpeted (2015)
- Exterior painting (2013)
- 2-tiered professionally landscaped property including 2 retaining walls surrounding flagstone patio that wraps around to driveway, koi pond, large flat lawns, specimen trees and plantings, underground irrigation system
- 2-Zone gas heat/AC – Zone 2 (second and third floors) replaced July 2017, American Standard)
- Sump pumps
- New hot water heater installed June 2016 (permit available)









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.



