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135 CANOE BROOK PARKWAY | SUMMIT



A serene back yard and quiet street provide a perfect backdrop for this charming home located in the desirable Canoe Brook section of Summit. This 3 Bedroom, 2.5 Bathroom Center Hall Colonial boasts pristine hardwood floors and countless updates including newer HVAC, furnace, water heater, electrical panel and much more. Walk up the bluestone walkway and enter through the front door into a welcoming Foyer that opens to the Living Room & Dining Room. The large sun-drenched Living Room gives way to a covered bluestone patio that is perfect for intimate gatherings and al fresco dining. The Dining Room is large and comfortable and opens to the Kitchen that features new appliances and doors that open to the wood deck. A short hallway further connects the Kitchen to the Living Room, creating circularity and flow. A large bonus room that can serve as a Home Office or Guest Bedroom is accessible through the Dining Room & completes the First Level.





Upstairs features three generously sized, light-filled Bedrooms that include plenty of storage space. Bedroom 2 comes with a Juliette balcony that in addition to being an ideal reading spot is perfect for sunbathing during the day or stargazing at night. Two large Full Hall Bathrooms round out the Second Level. The backyard is surrounded by walled gardens featuring beautiful flowers and mature plantings. A quiet slice of tranquility, it's the perfect locale to enjoy a lazy summer afternoon lounging on the patio and enjoying the beautiful outdoors.

Perfectly located, 135 Canoe Brook is walking distance to Summit's Blue Ribbon's schools and a mile from shopping, parks, restaurants and New Jersey Transit lines.



INSIDE & OUT



FIRST LEVEL

- Entry Foyer featuring hardwood floors, crown and baseboard molding, flush decorative light fixture, deep coat closet with shelving.
- Living Room featuring hardwood floors, 3 windows with shades at 2 exposures, wood burning fireplace with brick surround and decorative custom mantle, French Double Doors to covered blue stone patio and opening to Kitchen.
- Dining Room featuring hardwood floors, baseboard and crown molding, large window with custom window treatments, 3 modern designer sconces, leading to Kitchen and Office.
- Kitchen with tile floor, track and recessed lighting, window and exterior 1/4 French Door to large wood deck, wood cabinetry with custom shelving, stainless steel sink with new pull down faucet, formica countertop, white Kitchen Aide 4 gas burner stove with microwave hood, Kitchen Aide dishwasher, white Sub Zero Top/Bottom refrigerator, door to Powder Room and Lower Level.
- Powder Room with tile flooring, baseboard and crown molding, American Standard pedestal sink, flush mount light fixture, window with wood blinds, wood framed medicine cabinets.
- Office featuring carpeted floors, painted naughty pine walls, crown and baseboard molding, recessed lighting, 3 large windows with shades and custom valances at 2 exposures.

BACKYARD

- Blue Stone Pathway to Front landing
- Back Yard covered blue stone patio with railing and lighting
- Wood deck with steps to blue stone pathway to Garage
- Second floor front deck with railing
- 2-car garage with new insulation and lighting, 2 windows, and door to backyard
- Brick planters, blooming perennial, garden and stones

ADDITIONAL FEATURES & UPGRADES

- Furnace/HVAC/Water Heater House Humidifier (2019)
- Chimney Relined (2019)
- New Electrical Panel (2019)
- Updated Powder room (2019)
- New Light Fixtures (2018)
- Freshly Painted Exterior/Interior (2018)
- French Drains and Sump Pump (with Battery back up) (2017)
- Driveway resurfaced (2017)



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SECOND LEVEL

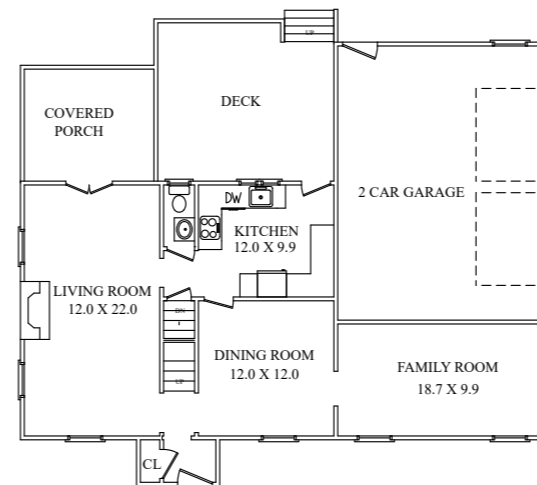
- Wood staircase to Second Level Landing with hardwood floors, flush mount light fixture.
- Master Bedroom featuring hardwood floors, 3 windows at 2 exposures, His and Hers walk-in closets flanked by floor to ceiling mirror, crown and baseboard molding.
- Hall Full Bathroom with tile flooring, window, Toto toilet, American Standard pedestal sink with decorative bathroom sconces, framed plexi-glass enclosed shower with tile surround.
- Bedroom 2 featuring hardwood floors, baseboard molding, exterior 1/4 French door (and storm door) to second floor deck, walk-in closet with shelving, alcove with designer flush light fixture and decorative window, door to walk up storage attic.
- Renovated Hall Full Bathroom with tile floor, Brondell toilet with Bindel seat, custom wood vanity with marble countertop and storage, window, tub with shower and tile surround.
- Bedroom 3 featuring hardwood floors, 2 walk-in closets with shelving, baseboard and crown molding, flush decorative light fixture, 5 windows with blinds at 3 exposures.

LOWER LEVEL

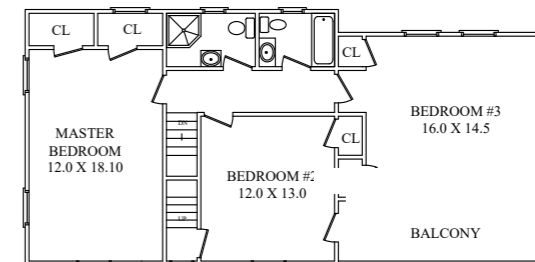
- Stairway to painted cement Lower Level with 4 windows at 3 exposures, commercial lights, work desk with shelving, laundry room with new whirlpool Front Load Washer and Kenmore Dryer, utility sink and White General Electric refrigerator.

THE FLOORPLAN

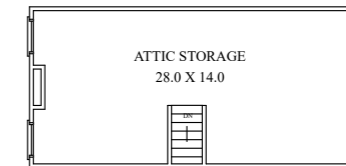
FIRST LEVEL



SECOND LEVEL



THIRD LEVEL



LOWER LEVEL

