

313 ASHLAND ROAD | SUMMIT



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THE #1 KELLER WILLIAMS TEAM IN NEW JERSEY team

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Located in sought after Summit, this private 4 bedroom, 2 ½ bath colonial style home boasts tall windows, a two-car garage and a secluded, tree-lined backyard. Upon entering, you are greeted by custom dentil molding and hardwood floors that lead to a bright, warm Living Room, showcasing a stunning focal fireplace. Continue to a spacious Dining Room that's graced by sunlight and perfect for grand entertaining or family dinners. Next to the Dining Room is a gourmet Kitchen outfitted with quartz countertops, high-end stainless steel appliances, center island seating and a custom window bench overlooking the deep, private backyard that invites al fresco dining on the expansive brick paver patio. Just off the main foyer, the light-filled Den, complete with a designer ceiling fan, is ideal for reading and deep thinking. A Powder Room featuring soothing gray walls and luxurious Carrera marble completes the main floor.

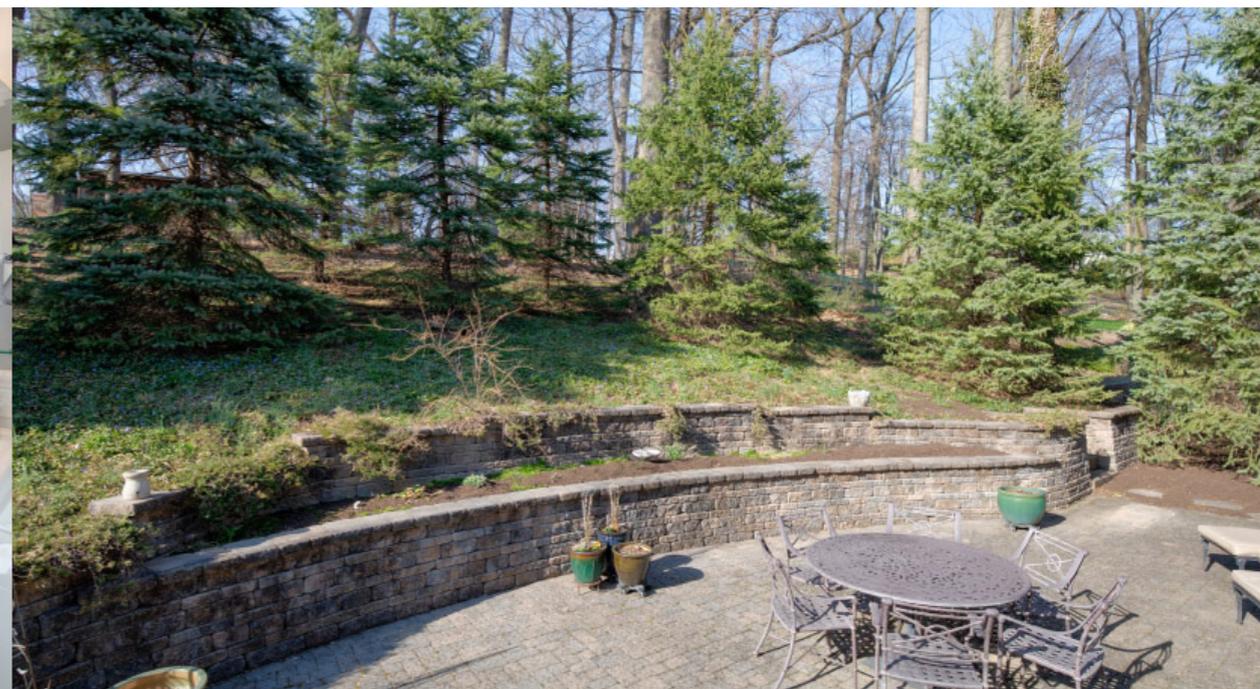
A classic center hall stairway leads to the second floor and the Master Bedroom that features a walk in cedar closet and en suite bathroom. The three additional bedrooms are all generously sized, bright with large windows and ample space for storage. The renovated Full Hall Bathroom, which is shared by three additional bedrooms, features a custom double vanity and decorative tile wainscoting.





The Lower Level includes a finished Basement that provides a great space for kid's play, a game room or an exercise area. Located off the Basement, the Laundry and Utility Room include a new LG front load washer and dryer along with ample shelving and storage areas that lead to the spacious, electric two car Garage. Just a few steps outside the Garage are stairs leading to a tree-lined Backyard. Secluded and quiet, beautiful brick retaining walls and plantings create a serene ambience and the perfect spot to relax and unwind by yourself or with family and friends.

313 Ashland Road is located in the award-winning Franklin Elementary School district and is close to both the Summit and the New Providence NJ Train Stations. With a highly secluded setting in a quiet neighborhood that is only minutes from shopping, restaurants, parks and New York City, this home is minutes away yet worlds apart.



INSIDE & OUT

THE FLOORPLAN

FIRST LEVEL

- Entry Foyer featuring hardwood flooring, 2 decorative flush mount light fixtures, decorative frosted window, baseboard and dentil molding and Coat Closet
- Powder Room with Carrara marble flooring, window with blinds, Toto toilet, tile wainscoting with decorative tile inlay, pedestal sink with decorative mirror, designer sconce and freshly painted soothing gray
- Living Room featuring hard wood flooring, baseboard and crown molding, wood burning fireplace with custom millwork mantle with dentil detail and brick surround, large bay window overlooking backyard, two large windows with blinds to front exposure, large opening to Dining Room
- Dining Room featuring hard wood flooring, decorative chandelier, baseboard, chair rail and crown molding, large double window with blinds overlooking backyard, swing doors to Kitchen
- Gourmet Kitchen with modern custom cabinetry, open shelving, slate-look floor tile, custom bench with shelving, quartz countertops and modern glass tile back splash, recessed lighting, stainless steel GE refrigerator/freezer, GE Space maker microwave, GE 5 burner gas stovetop and oven, GE Zephyr hood, Bosch dishwasher, custom center island with quartz countertop including under mount sink and faucet and seating for four (bar stools included), 3 designer pendant lights, 4 windows with blinds at 3 exposures and door to brick paver patio
- Den with carpet (hardwood floors underneath), baseboard and crown molding, ceiling fan/light, 3 windows with blinds at 2 exposures

SECOND LEVEL

- Stairway with carpeted runner and hard wood risers to Second Floor Landing with 2 decorative flush mount lights and Linen Closet with shelving
- Master Bedroom featuring a ceiling fan/light, baseboard molding, walk in cedar closet with shelving, hardwood flooring, 2 windows with shades at 2 exposures, en suite Bathroom with tile floor, tile wainscoting, American Standard toilet, tub with shower and surround tile, window with blinds, double vanity with custom cabinetry and large brass framed mirror/medicine cabinet and decorative bathroom sconce
- Bedroom #2 featuring hard wood flooring, 3 windows at 2 exposures and a double sliding closet with shelving
- Renovated Full Hall Bathroom with tile flooring, tile wainscoting, fan with timer, Toto toilet, shower over tub with tile surround, large double

- sink vanity with custom cabinetry, large matching wood framed mirror with designer bathroom sconce and window with blinds
- Bedroom #3 featuring hardwood floors, 3 windows at 2 exposures, baseboard molding and walk in closet with shelving
- Bedroom #4 featuring hardwood flooring, ceiling fan/light, 2 windows with blinds and double door closet with shelving

LOWER LEVEL

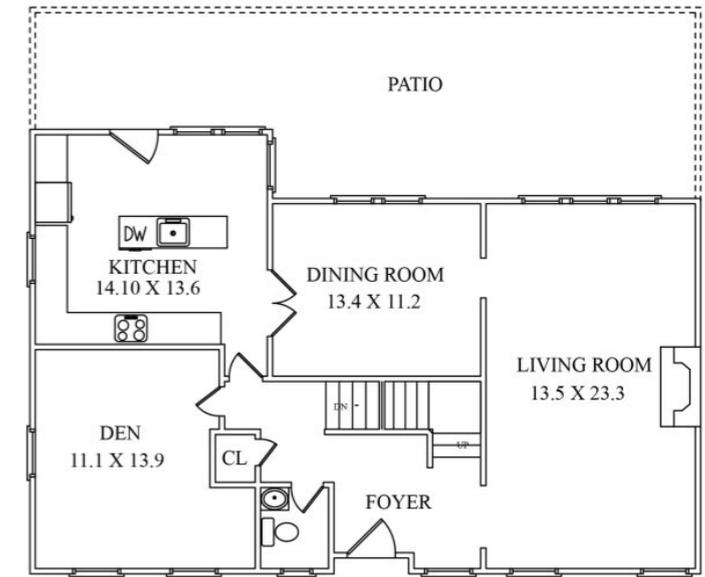
- Carpeted stairs leads to lower level recreation room with carpeted flooring, two large framed wall mirrors, 2 large double closets with shelving, 2 casement windows at 2 exposures
- Utility/Laundry Room with concrete floor, commercial lighting, built in shelving and work desk with storage for tools, pegboard walls, LG Front Load Tru Steam washer and dryer, window, door to 2 car garage with electric door opener and Maytag full refrigerator

BACKYARD

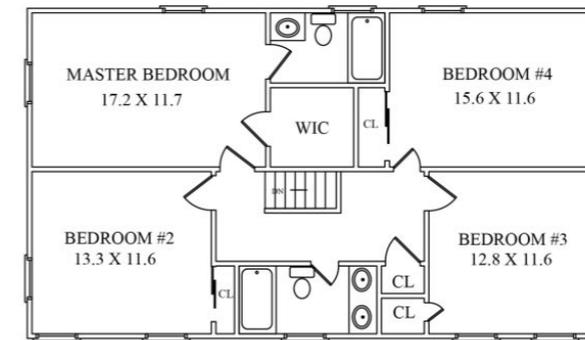
- Large brick paver patio
- Seasonally private backyard lined with mature trees
- Terraced raised brick laid planting beds
- Professionally landscaped with blooming perennials
- Brick retaining wall with drainage system
- Brick stairway to backyard from driveway with wrought iron fence
- Front yard blue stone walkway with brick risers

ADDITIONAL FEATURES

- Renovated Kitchen - new custom cabinets, quartz countertop, GE gas range and refrigerator, Bosch dishwasher (2009)
- Updated Powder Room & Half Bath (2008)
- New Anderson windows throughout entire house except Kitchen (installed 2016)
- Roof (replaced 2009)
- Water heater (replaced 2016)
- New gutter guard (2018)
- LG Tru Steam Front Load washer (2011) and dryer (2018)
- Aprilaire humidifier (replaced 2018)
- 2 car garage with electric doors
- Freshly painted (interior) (2017)
- Wireless security system throughout house

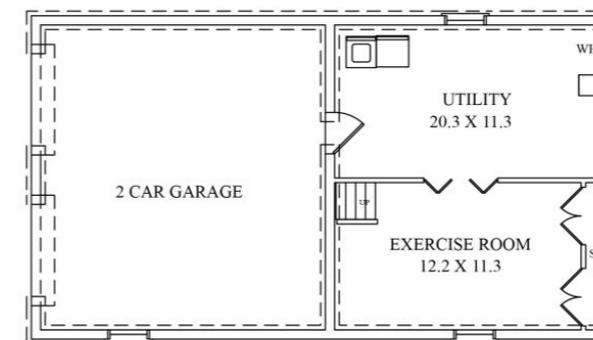


FIRST FLOOR



SECOND FLOOR

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



LOWER LEVEL

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