

# 10 Ashland Avenue

Summit, New Jersey



*Sue Adler*  
**KELLER WILLIAMS**  
PREMIER PROPERTIES

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Welcome to 10 Ashland Road, a lovingly upgraded home in the heart of Summit. The charm of the home is instantly apparent upon arrival as you step up through the sunny entry vestibule and into the welcoming Living Room featuring hardwood floors and a stately wood-burning fireplace that serves as the focal point of the room. The intricately detailed wooden mantel flanked by built-in shelves and storage provides an impressive backdrop for gatherings both large and small. Windows on either side hint at the adjacent Sun Room that's the perfect place to watch TV or cozy up with a book as light streams in through large windows on three sides.

Proceed through a broad archway into the formal Dining Room that's highlighted by an attractive built-in corner cabinet with glassed paned doors – the perfect place to showcase your favorite collectibles. Dining with views of the lovely backyard will surely please your guests while preparing meals in the nearby Kitchen is a dream thanks to high-end stainless steel appliances and plenty of counter space accented by a sleek glass tile backsplash. Enjoy a quick snack at the Breakfast Bar or proceed through the sliding doors to the raised wooden deck with plenty of room for lounging while enjoying meals prepared on the barbecue grill.





When it's time to retire at the end of the evening, you'll proceed up the staircase to the second level. The spacious Master Suite beckons with hardwood floors and large windows overlooking the backyard greenery. A 2013 addition/renovation boasts an adjacent dressing area with plenty of storage space, a large walk-in closet with built-ins and an attractive built-in vanity table nestled below a window that affords plenty of natural light. Continue on into the spa-like en suite bath featuring attractive porcelain floors with radiant heat, a Corian topped vanity with double sinks and a luxurious jetted tub with rain showerhead above. Two generous sized bedrooms with hardwood floors, ample closet space and plenty of light streaming through their large windows provide an abundance of living space for family and guests. A full Hallway Bath finishes the second level. Continue on to the sunny 3<sup>rd</sup> level that provides multiple options with an additional bedroom and Powder Room just outside.

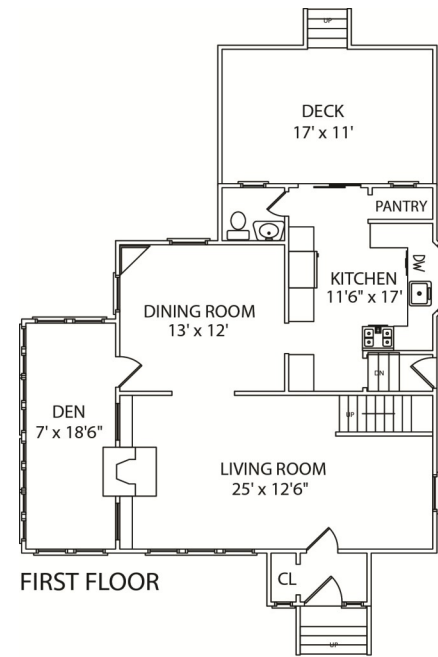
And there's more...a finished lower level Recreation Room and charming adjacent built-in bar provide the perfect place for entertaining and family fun. With plenty of storage space, a fully equipped tiled Laundry Room and a conveniently located Powder Room, the lower level is sure to meet all your needs. Outdoors, a canopy of mature trees surrounding the backyard provides ample privacy and a lush flat lawn is the perfect place for family fun and outdoor hobbies.

Just blocks to schools, fabulous shopping and restaurants as well as public transportation into nearby Manhattan, 10 Ashland Road is a wonderful place to call home.

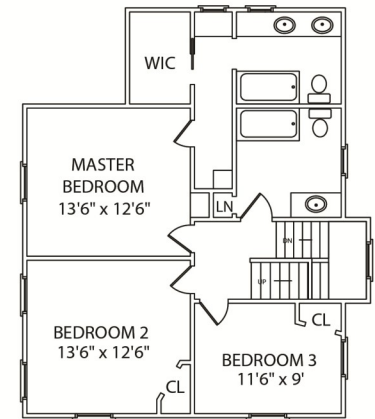
# Inside and Out...

## First Level

- Entry Vestibule with patterned ceramic tile floor, coat closet, light fixture, crown moldings, front door with glass panes and side lights and French door to Living Room
- Living Room with hardwood floors, dentil moldings, large picture window with wood blinds, fireplace with intricately detailed wood mantel and brick surround flanked by built-in book/display shelves with windows to Sun Room on either side, large mirror above fireplace, archway to Dining Room and staircase to second level
- Dining Room with hardwood floors, built-in corner cabinet with glass paneled doors and display shelving, 2 windows with window treatments, dentil moldings, chair rail; French door to Sun Room and archway to Kitchen
- Sun Room with hardwood floors, 3 full windowed walls with window treatments, painted brick accent wall, ceiling fan and accent windows with Living Room views
- Kitchen with faux wood patterned tile floor, bay window with ceramic tile and light fixture, double sink, U-shaped Quartz countertop with breakfast bar and light fixture above, stainless steel appliances including Viking 4 burner range with gas oven below, built-in microwave, GE refrigerator/freezer with water/ice dispenser in door, dishwasher, recessed lights, built-in cubby/storage nook, full slate/chalkboard wall, large pantry closet, ceiling fan, recessed lights, built-in shelves, sliders to raised wood deck; access to Powder Room and staircase to side door and lower level
- Powder Room featuring pedestal sink with light fixture above, window with Roman shade, faux wood grain tile floor and recessed light



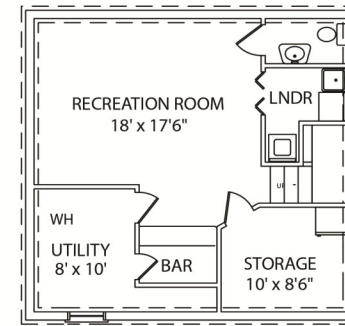
FIRST FLOOR



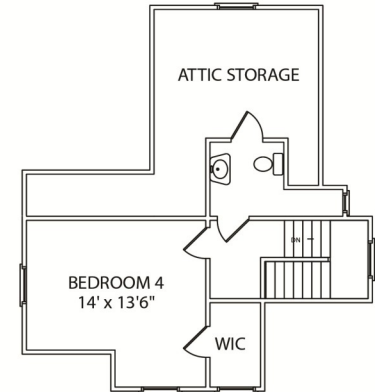
SECOND FLOOR

## Second Level

- Gallery landing with hardwood floors and access to third level staircase
- Master Bedroom Suite featuring hardwood floors, crown moldings, 2 windows with blinds and decorative treatments, doorway to dressing area with carpet, built-in shelves, walk-in closet with built-in shelving, vanity alcove with drawer space, mirror and window above, light fixture, recessed lighting and access to Master Bath with recessed lights, porcelain tile floor and half wall, 2 sink Corian topped vanity with storage below and mirror above, shower over jetted spa tub with porcelain tile walls, hand held and rain shower heads, built-in medicine cabinet and window with backyard views
- Bedroom #2 with hardwood floors, crown moldings, closet with built-in shelving, 3 large windows with blinds
- Bedroom #3 with hardwood floors, crown moldings, closet and 2 large windows with shades and decorative window valence
- Hall Bath with mosaic tile floor, large sink and vanity with Corian countertop, 2 sconces, window with blinds, shower over tub with subway tile walls and hand held shower head, linen closet with shelves, recessed lights



LOWER LEVEL



THIRD FLOOR

## Third Level

- Bedroom #4 with carpet, dormer ceiling, walk-in closet with shelving and window, built-in display shelving, light fixture and 2 windows with window treatments
- Powder Room with hardwood floors, pedestal sink, built-in medicine cabinet with mirror, sconce and recessed lighting, dormer alcove with window and doorway to large attic storage area

## Lower Level

- Stone floor landing with side door to driveway
- Recreation Room with carpet and painted wood paneling, recessed lighting, built-in shelves, built-in bar with glass shelving, grade level window
- Laundry Room with washer, dryer, utility sink, shelving and ceramic tile floor
- Powder Room with commode, sink, sconce and grade level window
- Utility Room
- Storage Room with refrigerator

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.

## Updates and Additional Features

- Oversized 1-car detached garage with shelving and electric door opener
- 1 Zone central air conditioning
- Steam heat throughout home
- Professionally landscaped property with underground sprinkler
- Backyard swing set
- Driveway repaved (2015)
- Kitchen renovation (2013)
- Master Bath/dressing area renovation (2013)
- Third floor addition including bedroom and powder room (2013)
- Radiant heat in Master Bath, Hall Bath and 1<sup>st</sup> Level Powder Room

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