

34 GLENSIDE AVENUE | SUMMIT



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Welcome to 34 Glenside Avenue! Get ready to fall in love with this pristine, move-in ready charmer situated in sought after Summit close to top-notch schools (Jefferson Elementary), Midtown Direct Train and downtown shopping and restaurants.

Walk up to the covered front porch and enter through the cheery and delightful Shaker style front door. This home's open and airy vibe is apparent from the onset of your tour. Dinner parties are a dream in the magnificent Dining Room featuring a chic chandelier with filament lighting and gleaming hardwood floors. Flow easily into the gracious Living Room complete with soothing cool tones and a large picture window where light pours in. The Living Room connects easily to the outstanding Family Room that really brings the "wow" factor. This room is a work of art with its soaring vaulted ceiling, fireplace, custom built ins and leaded glass windows. Double French doors make indoor/outdoor entertaining seamless and provide easy access to the outdoor Patio. The Family Room and Living Room connect easily to the classic Country Kitchen with crisp white cabinetry, bead board detail and all NEW (2016) stainless Fisher & Paykel and Kitchen Aid appliances. Enjoy a cup of tea or simply contemplate your day in the 3-season Sun Room that flows easily from the Kitchen. This tranquil and breezy space exudes relaxation and is well suited for spending time with family or simply sipping cocktails with friends. Just beyond, enjoy complete privacy in the idyllic fenced in yard featuring a charming patio, tasteful landscaping and a NEW 6' wood fence. Back inside, don't miss the roomy first floor Bedroom beaming with natural light, flexibly being used as the Master Bedroom. An updated Powder Room beautifully renovated to perfection rounds out the First Level.





When you are ready to retire for the evening, flow easily up the attractive wood staircase to find two enormous bedrooms (either can easily be used as a Master if so desired), both with tons of sunlight and each having 3 roomy Closets. The upstairs bedrooms share the exquisitely renovated Full Hall Bathroom with a chic vanity, bead board wainscoting and marble hexagonal floor tile.

And that's not all! The finished Lower Level provides plenty of additional living space. A spacious Recreation Room is the perfect spot for children's play and family game night, with plenty of room for additional activities you may want to enjoy. A convenient Laundry Room and spacious Storage Area round out the Lower Level.

This cheery home exudes charm and has a sunny, relaxed feel. With its proximity to New York City, easy access to Midtown Direct train service, sought after school district and convenience to fantastic shopping and restaurants in downtown Summit, you will undoubtedly want to call 34 Glenside Avenue home!



INSIDE & OUT

FIRST LEVEL

- Shaker style door at Entry
- Living Room featuring hardwood floors, baseboard molding, sconce, double windows at front, in ceiling speakers
- Dining Room featuring hardwood floors, 2 windows, modern chandelier, Coat Closet, baseboard molding, in ceiling speakers
- Kitchen featuring laminate wood look floors, wood cabinetry, glass door cabinetry, wood look laminate countertop, bead board backsplash, track lighting, recessed lighting, Fisher & Paykel stainless refrigerator/freezer (NEW 2016), Kitchen Aid stainless 5-burner oven/range (NEW 2016), Kitchen Aid stainless dishwasher (NEW 2016), stainless fan, door to Sun Room, movable island, bead board wainscoting, window overlooking Sun Room
- Sun Room featuring bead board wainscoting, bead board ceiling, windows at 3 exposures, door to side yard/Garage, wood floor
- Family Room featuring hardwood floors, fireplace with brick surround and hearth, custom millwork mantle, custom built in bookshelves, decorative leaded glass windows, vaulted ceiling, double French doors with large sidelites out to deck steps/ Patio, ceiling fan, recessed lighting, window shades, in ceiling speakers
- Rear Hallway featuring hardwood floors, baseboard molding, flush mount light fixture, Pantry Closet with floor to ceiling shelving
- Updated Half Bathroom featuring hexagonal floor tile, vanity with 2 drawers and ceramic top, wall of tile, crown molding, baseboard molding, 2

pendant light fixtures, Kohler toilet, window with shade, rectangular tilt mirror

- Bedroom #3 featuring hardwood floors, flush mount light fixture with drum shade, 2 windows, baseboard molding, Closet

SECOND LEVEL

- Second floor landing featuring hardwood floors, chair rail, semi-flush mount light fixture
- Master Bedroom featuring NEW hardwood floors, NEW recessed lighting, vaulted ceiling, 3 Closets, windows with shades
- Bedroom #2 featuring NEW hardwood floors, NEW recessed lighting, vaulted ceiling, 3 Closets, windows with shades
- Updated Full Hall Bathroom featuring marble hexagonal floor tile, vanity with 2 drawers and acrylic top, medicine cabinet, bead board wainscoting shower over tub with subway tile surround, 2 light sconce, flush mount light fixture, Kohler toilet, window with shade

LOWER LEVEL

- Recreation Room featuring click soft flooring, recessed lighting, window with blind
- Storage Room with built in shelving
- Laundry Room with utility sink
- Sump pump

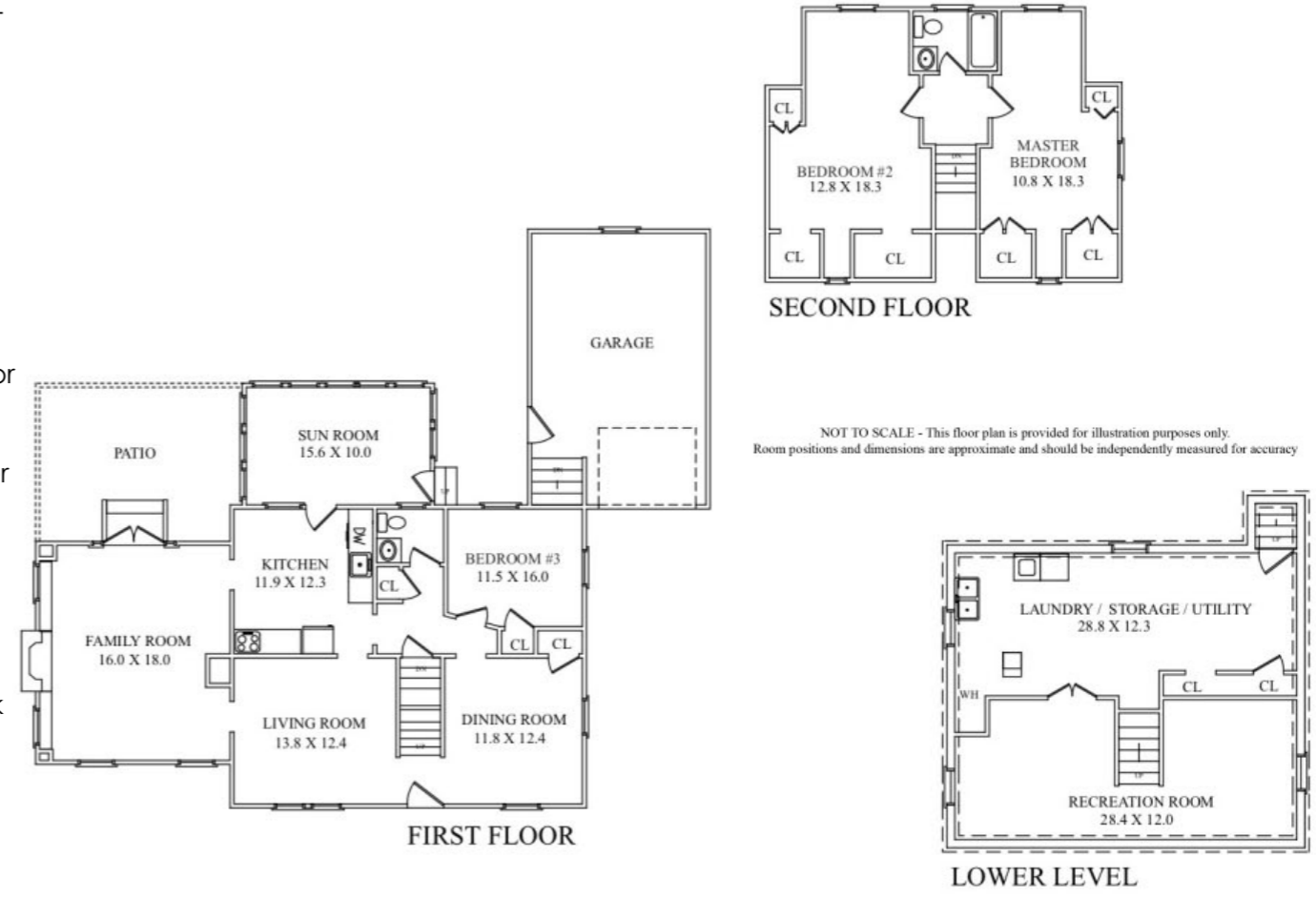
BACKYARD

- Private, fully fenced in yard with NEW fence (2018)
- Paver Patio
- Landscaped with Mature specimen trees
- 1 car attached Garage

ADDITIONAL FEATURES

- Forced Air/AC
- New furnace (2016)
- New driveway (2017)

THE FLOORPLAN



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