

83 BLACKBURN ROAD

SUMMIT, NJ 07901

Cell: (973) 936-9129

Office: (973) 376-0033 x101

admin@sueadler.com

www.sueadler.com/83Blackburn



Sue Adler
KELLER WILLIAMS
PREMIER PROPERTIES

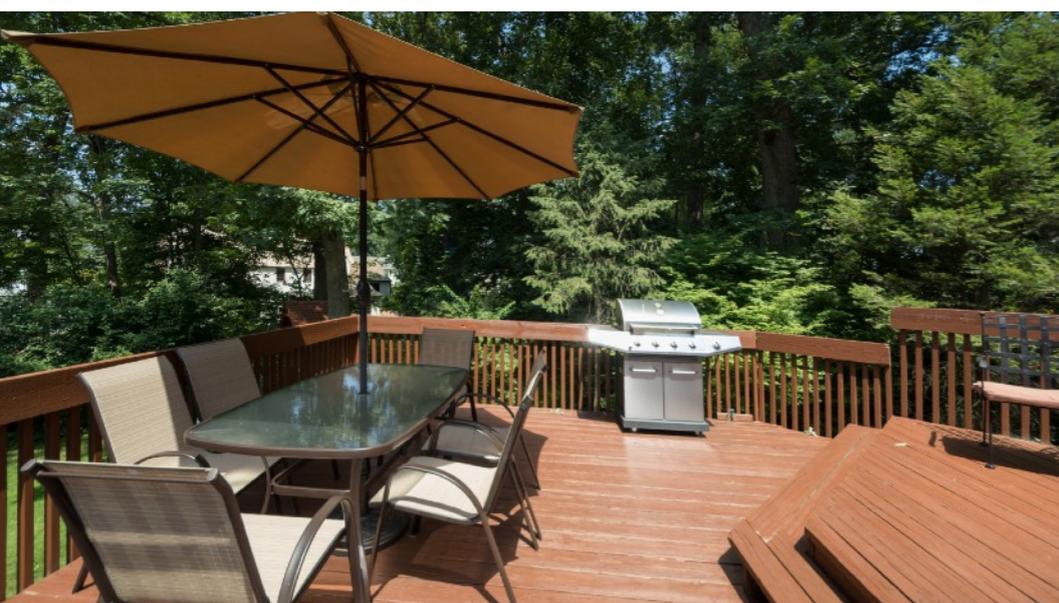
sueadler 
THE #1 KELLER WILLIAMS TEAM IN NEW JERSEY **team**

Each Keller Williams office is individually owned and operated.



Welcome to 83 Blackburn Road! This picture perfect 5 Bedroom, 3 Full and 2 Half Bath colonial in the sought after Franklin School District and on one of Summit's best blocks has it all with close proximity to New York City, Midtown Direct train and Summit's excellent restaurants and shopping. Drive up the picturesque tree-lined street and stroll up the charming walkway to the welcoming front door. Step inside the Entry Foyer to see the blissful sun drenched Living Room with a generous bay window, hardwood floors and beautiful fireplace with lovely millwork and brick surround. Take a step down to the light and airy Family Room featuring vaulted ceilings with rustic beams, a gorgeous fireplace and tons of natural light thanks to double French doors and huge windows overlooking the serene yard and expansive deck. The deck is the perfect spot for al fresco dining or cocktails with family and friends. Dinner parties are divine in the luminous Dining Room with hardwood floors and a lovely chair rail. The Dining Room flows seamlessly into the tasteful Chef's Kitchen featuring new chic slate flooring, crisp white cabinetry, stainless steel appliances, granite countertops, convenient exterior door and enormous Breakfast Room with a dazzling view of the backyard. A tastefully renovated Powder Room and an Office with custom built ins round out the 1st floor.





Ready to retire for the evening? Walk upstairs to find 3 of the home's 5 bedrooms. The Master Bedroom boasts tons of sunlight, hardwood floors, 2 Walk In Closets plus a 3rd closet and a built in window seat. The Master Bathroom is stylishly renovated with new shower tile, frameless glass door and fixtures. Walk down the hallway to find a Linen Closet with floor to ceiling shelving and Bedrooms 2 and 3. Well-sized bedrooms 2 and 3 share the gorgeously renovated Hall Full Bath featuring marble topped vanity (new 2017) and modern penny tile. Walk up a few steps and you will be in awe of the spacious, light and airy Third Level perfect for additional bedrooms, an au pair or visiting guests. Bedrooms 4 and 5 feature tons of storage and vaulted ceilings. The tasteful Full Hall Bathroom rounds out this level.

And there's more ... The Lower Level, with a fantastic Recreation Room, will provide endless hours of family entertainment. An impeccable Mudroom, with walk out access and custom cubbies and storage, is certain to be the hub of the home. A tastefully renovated Half Bathroom and large Laundry Room, with tons of shelving storage and closet space, rounds out this level.

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 83 Blackburn Road home!

INSIDE AND OUT...

First Level

- Entry Foyer featuring wood front door with sidelites, hardwood floors, flush mount light fixtures, coat closet, baseboard molding, crown molding, wood staircase to second level
- Powder Room featuring tile flooring, pedestal sink, baseboard molding, crown molding, recessed lighting, sconce, new fixtures (January 2017)
- Living Room featuring hardwood floors, fireplace with brick surround and detailed millwork mantle and stone hearth, bay window, recessed lighting, art lighting, crown molding, baseboard molding, built in bookcases, wiring for speakers, double doors to Family Room
- Family Room featuring hardwood floors, vaulted ceiling with beams, skylights (new October 2017) and custom lighting, fireplace with stone tile surround and decorative floor to ceiling wood mantle, double French doors to outdoor deck, architectural arched window, casement windows, built-in speakers, baseboard molding
- Eat-In Updated Kitchen featuring slate tile flooring (new December 2017), tile backsplash, custom wood cabinetry, granite countertops, breakfast bar with seating for 3, recessed lighting, pendant lighting over breakfast bar, stainless sink, pantry closet with double doors, baseboard molding, GE Profile stainless refrigerator freezer with water (2012), Blue Star commercial stainless stove, Bosch stainless dishwasher, door to side yard, wired with Bose speakers, baseboard molding, Breakfast Area with bay window
- Dining Room featuring hardwood floors, bay window, chair rail, chandelier with crystal detail, crown molding, baseboard molding
- Office featuring French door at entry, carpeting, custom built ins with open and concealed storage, flush mount light fixture, baseboard molding, blinds

Second Level

- Second floor landing featuring hardwood floors, linen closet, baseboard molding, flush mount light fixture, doorway to 3rd Level
- Master Bedroom featuring hardwood floors, baseboard molding flush mount light fixture, 2 Walk-In Closets, 3rd Closet, built in window seat
- Master Bathroom featuring floor tile, frameless glass shower door (new 2018), subway and penny tile in shower (new 2017), new fixtures in shower (2017), wood vanity with granite countertop, recessed lighting, 2 light sconce, fan, medicine cabinet, Toto toilet, glass shelf, wood blinds
- Hallway Bath featuring penny floor tile (new 2017), vanity with new marble countertop (2017), new medicine cabinet (2017), recessed lighting, tiled walls with accent tile, tub/shower combination with tile surround, Kohler toilet, fan
- Bedroom #2 featuring hardwood floors, baseboard molding, flush mount light fixture, closet
- Bedroom #3 featuring hardwood floors, baseboard molding, flush mount light fixture, closet

Third Level

- Carpeted staircase to 3rd Level
- Bedroom #4 featuring carpeting and wood look laminate flooring, vaulted ceiling with skylight, blinds, baseboard molding, flush mount light fixture, closet (flexibly usable as desk area), eave storage
- Bedroom #5 featuring carpeting and hardwood floors, vaulted ceiling with skylights, curtains, baseboard molding, recessed lighting, closet, built in shelving, eave storage
- Full Bathroom featuring tile flooring, bath/shower combination with subway tile surround, pedestal sink, glass shelf, wood blinds, recessed lighting, 1 light sconce, Kohler toilet

Lower Level

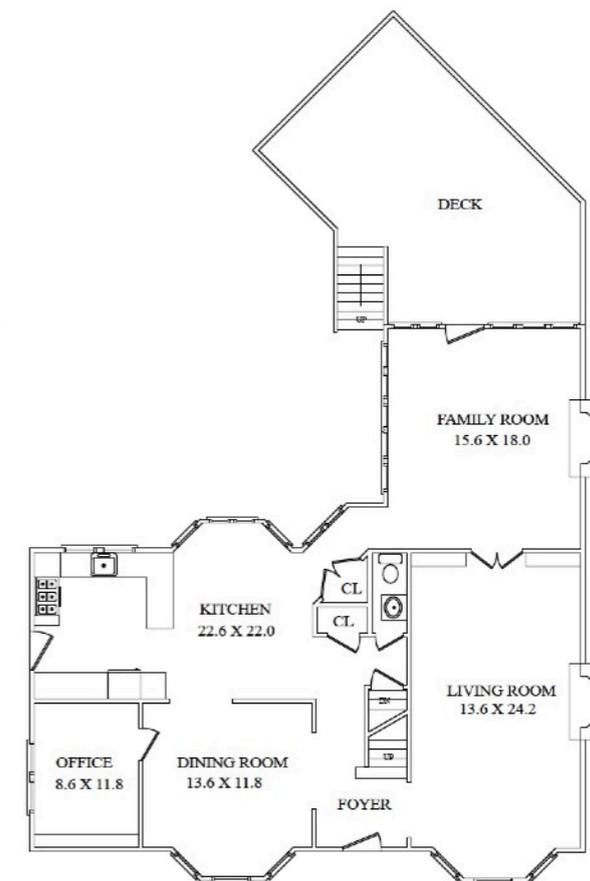
- Carpeted staircase to Lower Level
- Recreation Room featuring with tile flooring, recessed lighting, baseboard molding, 2 utility closets
- Mudroom featuring tile flooring, custom cabinets and cubbies with bead board detail, recessed lighting, baseboard molding, walk out door to backyard
- Laundry Room featuring travertine flooring, custom cabinetry with laminate countertop, Kenmore front loader washer and dryer, custom built in shelving, recessed lighting, built-in utility sink with commercial fixture, baseboard molding
- Half Bathroom featuring tile flooring, washstand sink, recessed lighting, baseboard molding
- Walk in closet with floor to ceiling shelving
- 2 car garage with epoxy flooring, electric doors (new 2013), freshly painted
- Sump pump

Backyard

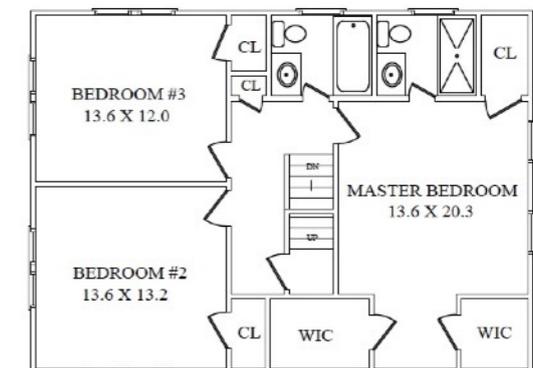
- .28 acre
- New driveway (September 2017)
- Paver front walkway (August 2013)
- Irrigation system
- Meticulous front landscaping (June 2014)

Additional Features/Upgrades

- Interior freshly painted throughout (2018)
- Alarm system
- Heat/AC, 2 zones, forced air (3rd floor Heat/AC unit new 2013)
- Walk out basement
- Replaced roof above family room (October 2011)
- Basement floor redone (November 2011)
- Replaced front and kitchen storm doors (February 2013)
- Replaced side deck (May 2013)
- Replaced Family Room door to back deck (May 2013)
- Exterior painted (May 2013)
- New water pump in storage room (June 2013)
- Replaced entire pump and plumbing within first floor powder room toilet (June 2013)
- Installed hardwood flooring and painted in Family Room (March 2014)
- New 75 Gallon Hot Water Heater (July 2014)
- New water softener (July 2014)
- Insulation work – storage room, family room, third floor (November 2014)



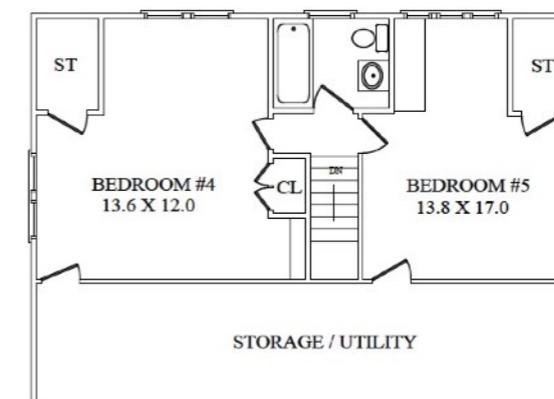
FIRST FLOOR



SECOND FLOOR



LOWER LEVEL



THIRD FLOOR