

# 17 JOANNA WAY | SUMMIT



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Blending traditional detail with a modern aesthetic, 17 Joanna Way is the perfect union of comfort and elegance. This home features 6 gracious bedrooms with 5 1/2 baths, grand-scale living spaces and luxurious finishes throughout, plus a gorgeous, flat backyard situated on a quiet tree-lined street in the sought after Highland section of Summit.

Introducing 17 Joanna Way! Stroll up the bluestone front walkway to the stunning front portico graced by a stately double arched wooden front door. From the moment the doors open, eyes are drawn to the soaring ceilings, wide plank oak floors that greet guests and impressive 2-story Entry Foyer. An expansive light filled Living Room and attached Sun Room that's encased by windows overlooking the rear, side and front yards allows for grand entertaining or a serene oasis. The Family Room features a gas marble fireplace with plenty of large windows and adjoins the Gourmet Chef's Kitchen. Designed for serious cooks and amateurs alike, the Kitchen includes a Butler's Pantry and comes adorned with modern custom cabinetry, marble countertops and back splash, professional grade appliances, an eat-in custom center island with built-in sink and stunning globe pendant lighting fixtures. Like a hub and spoke, the Kitchen connects to an elegant Dining Room that has stunning coffered ceilings and a Breakfast Room that features cathedral ceilings, a wall of windows and French Doors that lead to the Back Porch. Designed with flow in mind, entertaining will be a snap, but don't be surprised if the party keeps coming back to the Kitchen. As a bonus, the First Level features an En Suite Bedroom for overnight guests.





Just off the Family Room, an open and bright oak staircase leads to the Second Level Landing that overlooks the Entry Foyer. Upstairs has four spacious Bedrooms including a luxurious Master Retreat with high-pitched ceiling, His and Her walk-in Closets and a gorgeous marble bathroom with a separate soaking tub and marble shower. A 3rd en-suite Bedroom and Bedrooms 4 and 5 that share a large Jack and Jill Bath complete the Second Level bedrooms. A large Laundry Room is accessible off the Second Floor Landing that is equipped with custom wood cabinetry and granite countertops, a stainless steel utility sink and a spacious Linen Closet.

A second staircase in the Family Room leads to the Lower Level that boasts 9-foot ceilings and plenty of play space for both children and the adults. The Lower Level landing leads to a sweeping light filled Media/Recreation Room or Game Room, with direct access to a 2-car Garage and to a backyard sanctuary meticulously landscaped with a large wood deck and plenty of green spaces for a football catch or game of tag. That's not all! A Lower Level en-suite 6th Bedroom with a Full Bathroom can also be used as a private office or gym.

Newly constructed and conveniently located, 17 Joanna Way is minutes to Blue Ribbon schools, shops, restaurants and New Jersey Transit Lines. Quite simply, 17 Joanna Way has it all!





# I N S I D E + O U T

## First Level

- Solid Wood Arched Double Front Door with glass paneling leading to open two story Entry Foyer featuring hardwood flooring, Coat Closet, recess lighting, baseboard and crown moldings, door to Bedroom, opening with custom millwork to Living Room and Great Room
- Living Room featuring hardwood flooring, recessed lighting, 2 elongated windows, baseboard molding, open to Sun Room with hardwood flooring, cathedral ceiling, modern designer chandelier, 8 elongated windows at 3 exposures and baseboard molding
- En Suite Bedroom #6 featuring hardwood flooring, baseboard molding, recessed lighting, double door Closet with shelving, 2 elongated windows, Bathroom with porcelain wood tile floor, custom wood vanity (painted white) with marble countertop with Kohler sink, bathroom sconce, Kohler toilet, window, frameless glass shower door with plank tile surround, recessed light in shower, Delta showerhead
- Family Room featuring hardwood flooring, recessed lighting, gas fireplace with marble surround and custom marble modern mantle, 4 elongated windows, baseboard and crown molding, door to Powder Room, staircase to Upper Level, door to Lower Level, open to Breakfast Room and Butler's Pantry
- Dining Room featuring hardwood flooring, baseboard molding, coffered ceiling painted cool gray, modern designer chandelier, recessed lighting, 4 elongated windows at 2 exposures, entry to Kitchen
- Powder Room featuring designer tile flooring, recessed lighting, custom wood vanity with marble countertop with bathroom sconce, Kohler toilet and baseboard molding
- Butlers Pantry featuring hardwood flooring, stainless bar sink, modern custom wood cabinets (painted pale gray) with lighting, mini subway Carrara marble tile back splash, recessed lighting, wine refrigerator, double door to Pantry with flush mount lighting fixture and floor to ceiling shelving
- Breakfast Room featuring hardwood flooring, 3 elongated windows, French Doors with picture windows to Backyard porch, baseboard molding, cathedral ceiling, open to Kitchen
- Gourmet Chef's Kitchen featuring hard wood flooring, recessed lighting, modern custom cabinets, cabinets with glass panels, Carrara marble countertop, mini subway Carrara marble tile backsplash, 2 casement windows, professional grade appliances, stainless sink with Kohler pull down faucet and soap dispenser, custom wood center island (painted soothing gray) with stone countertop with seating for 4, stainless sink, 2 large globe pendant lights

## Second Level

- Wood staircase with recessed lighting, 2 windows and custom wood railing to Second Level
- Second Level Landing with hardwood floors, baseboard molding, 3 elongated windows, recessed lighting, custom wood railing open to Lower Level Entry Foyer
- Master Bedroom Suite featuring hardwood floors, recessed ceiling, recessed lighting, baseboard and crown molding, dressing area with His/Her Walk-in Closets with shelving and flush mount light fixtures, Bathroom with marble tile floors, recessed lighting, 4 windows at 2 exposures, Kohler soaking tub and spray faucet, custom L shaped double wood vanity painted soothing gray with Kohler sinks and 2 double bathroom sconces, frameless glass shower door with marble tile surround, recessed light, Delta rain showerhead and pull down spray showerhead, sliding pocket door to separate room with Kohler toilet, recessed lighting and baseboard molding
- Bedroom #2 with hardwood floors, baseboard molding, 2 windows, recessed lighting, Closet with shelving, pocket door to Jack and Jill Bathroom
- Jack and Jill Bathroom with textured tile floor, recessed lighting, 2 windows, custom wood vanity with double above marble counter sinks, pocket door to separate room with Kohler toilet, window, recessed lighting, shower over bath with tile surround and recessed light, Delta showerhead
- Bedroom #3 featuring hardwood floors, recessed lighting, baseboard molding, 2 windows and pocket door to Jack and Jill Bathroom
- En suite Bedroom #4 with hardwood floors, recessed lighting, 2 windows, baseboard molding, walk-in Closet with shelving and flush mount light fixture, pocket door to Bathroom with textured tile floor, recessed lighting, Linen Closet, Kohler toilet, custom wood vanity painted soothing gray with bathroom sconce, frameless glass shower door with textured tile surround, Delta showerhead and recessed light
- Laundry Room with hardwood floors, recessed lighting, custom wood cabinetry with granite countertop, baseboard molding, stainless utility sink with pull down faucet, Linen Closet

## Lower Level

- Wooden Staircase to Lower Level with 2 windows, recessed lighting, baseboard molding
- Lower Level Landing with engineered flooring, recessed lighting, 3 large windows, Double Door Closet, exterior Door to back yard, access to 2-car Garage (1/4 panel window garage doors), baseboard molding
- Large Media/Recreation Room with recessed lighting, engineered flooring, walk-in Closet, double door Closet with shelving, door to Bedroom 6, Full Bathroom and Utility Room
- En suite Bedroom #5 featuring recessed lighting, 3 framed windows at 2 exposures, walk-in Closet with shelving and lighting, Bathroom with tile floor, recessed lighting, Kohler toilet, modern custom wood vanity, baseboard molding, frameless glass shower door with tile surround and recessed light, Delta showerhead, door to Media/Recreation Room

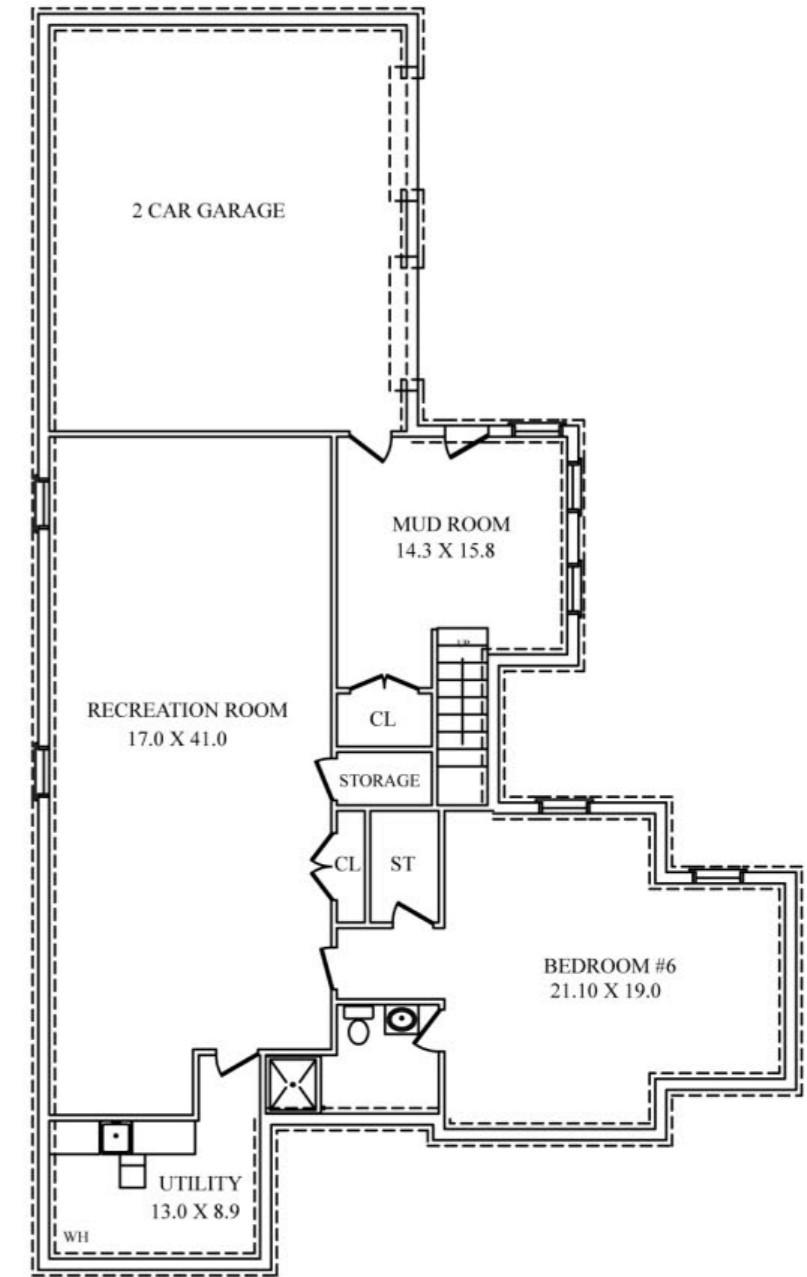
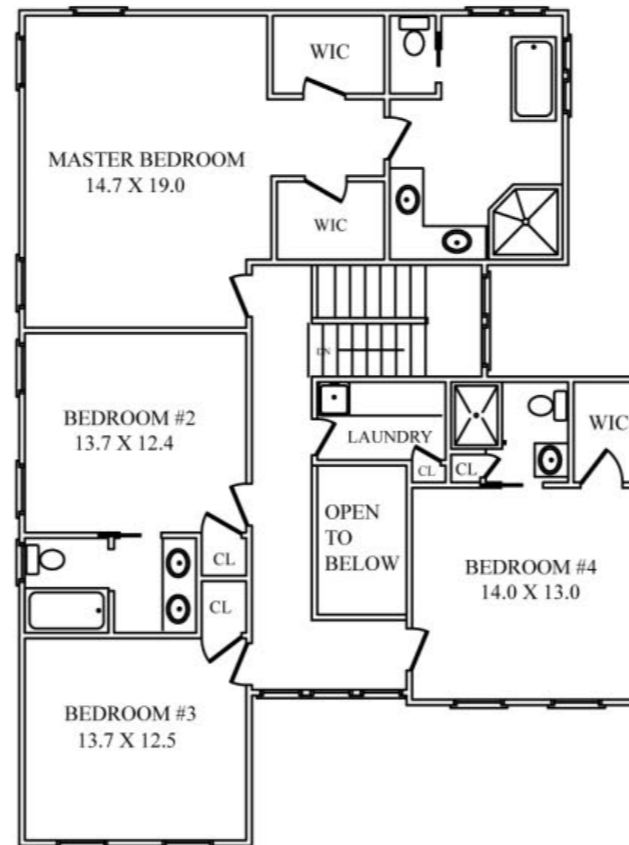
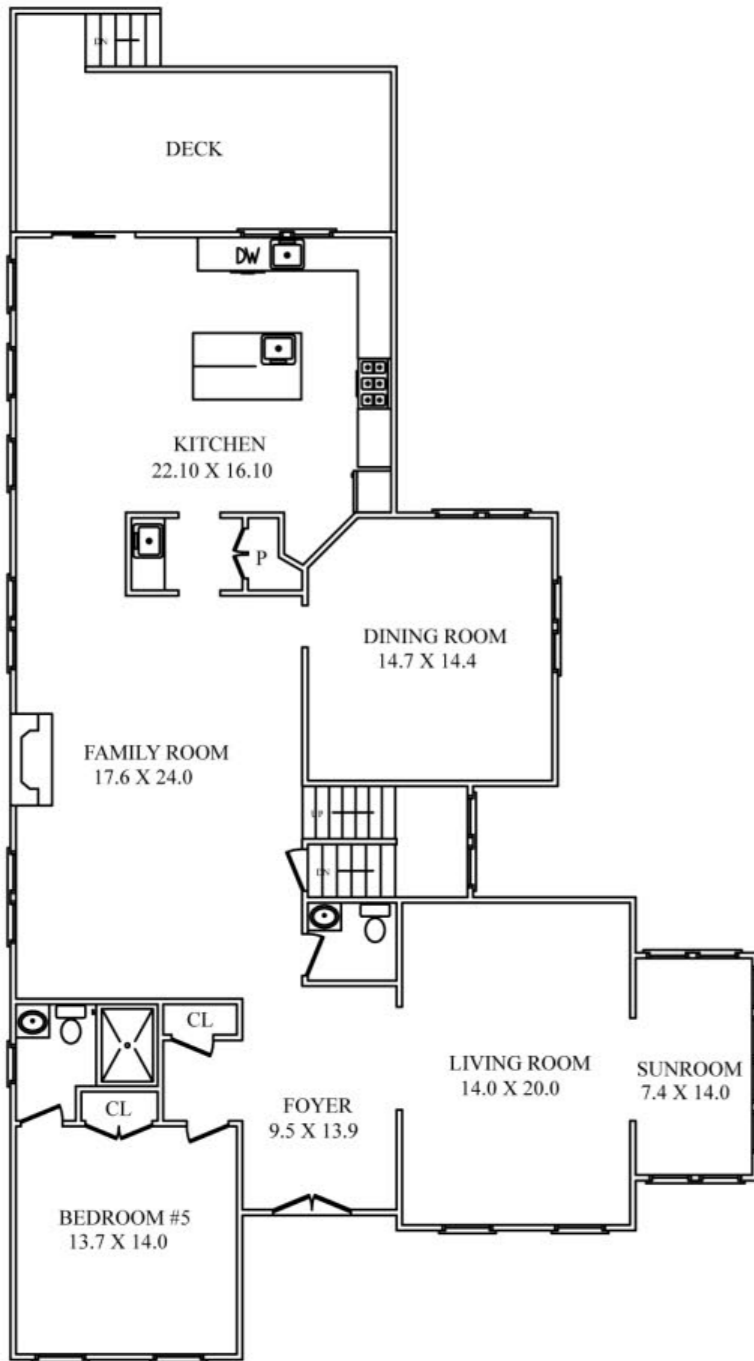
## Landscaping/Backyard

- Blue stone front pathway leading to front portico with blue stone landing.
- Large Back Porch with custom wood railing, 3 designer outdoor light fixtures, wooden staircase to level deep back yard lined with mature trees
- Blue stone back pathway leading to Driveway, 2 large designer outdoor light fixtures flanking a 2-car Garage
- Professionally landscaped with blooming perennials

## Additional Features

- Wired for home security system
- 9' to 11' foot ceilings throughout Lower, First and Second Levels
- Wide plank oak floors throughout First and Second Levels
- Ample recessed lighting throughout home
- New Anderson Architectural wooden doors with modern paneling throughout all levels
- New Anderson double hung windows throughout house with added picture windows above on First Level
- Freshly painted walls in a beautiful white color with cool gray trim and doors

# THE FLOORPLAN



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



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