



Sue Adler
KELLER WILLIAMS
PREMIER PROPERTIES



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SPACIOUS ROOMS, AN EASY FLOW AND ABUNDANT SUNLIGHT CHARACTERIZE THIS ENGAGING RANCH. Located on a quiet street, in one of Summit's premier pocket neighborhoods, residents enjoy easy access to major highways, while shopping, recreation, top rated schools and NYC commuter trains are only minutes away.

As you approach, curb appeal is unmistakable. Tall trees, specimen plantings and manicured shrubbery frame the exterior. Now step inside. From a convenient entry, you have open access to the adjoining rooms. The living room is awash in sunlight, courtesy of the front picture window, while the wood-burning fireplace casts its warm glow. When you are ready to host your next dinner party, the dining room allows everyone enjoy a savory meal in complete comfort.

For anyone who loves to cook, the kitchen is made to order. Cabinets and counters are in ample supply, while stainless steel appliances are arranged for easy access. If you've ever been called to cook a feast for a hungry crowd, you will appreciate the space you have to maneuver and the fact that everything is right at your fingertips. With sliders to the patio and backyard, outdoor dining has been made easy.





CONVENIENCE IS THE HALLMARK OF THIS EXCEPTIONAL HOME. Situated off the main living area are three bedrooms and a full bath. The master bedroom welcomes your oversized furnishings and includes plenty of natural light and closet storage. The remaining two bedrooms are beautifully decorated and also include large windows and sufficient closet storage. Exposed hardwood floors encourage you to bring a wide array of furnishings and artwork.

The hall bath, nicely updated, has everything you need to get through the hectic weekday rush. A linen closet is located in the hallway along with access to attic storage.

Additional finished space is found on the lower level. The recreation room has been comfortably finished with wall-to-wall carpet, beadboard

wainscoting and recessed lights. Cheery and inviting, this room also features built-in storage, ideal for electronics, toys and games. The full bath will come in handy when everyone must be ready at the same time. Finished to main level standards, this bath includes a tile floor, tile wainscoting and a tile shower/tub.

Outside, the property is deep and private. The flagstone patio is perfect for entertaining, while the backyard welcomes active play and gardening. Majestic hardwoods provide dappled shade, enhancing the experience.



Just bring your furnishings and artwork. This is a fabulous opportunity to enjoy all Summit has to offer in complete comfort and style.



Inside and Outside...

MAIN LEVEL

- Foyer entry with guest closet and open to the adjoining rooms
- Living room with hardwood floor, recessed lights and wood-burning fireplace
- Dining room with two walls of windows, hardwood floor, built-in corner cupboard and chair rail
- Kitchen with hardwood floor, ample cabinets, granite counter tops, garbage disposal, Kenmore dishwasher and refrigerator, KitchenAid gas range, recessed lights, breakfast area with sliders to flagstone patio
- Sleeping Wing
- Master bedroom with hardwood floor and slider closet
- Bedroom 2 with hardwood floor, closet and beadboard wainscoting
- Bedroom 3 with hardwood floor and closet
- Hall bath with tile floor and wainscoting, pedestal sink and tile shower/tub
- Hall linen closet

LOWER LEVEL

- Recreation room with wall-to-wall carpet, recessed lights, cedar closet, crown molding and beadboard wainscoting
- Bath with tile floor and wainscoting, tile shower, linen closet and a vanity with limestone counter
- Laundry room with washer/dryer hook-ups and built-ins
- Utility / Storage room

ADDITIONAL FEATURES

- Picture frame and chair rail installed in the dining room in 2009
- Wainscoting installed in the recreation room
- Interior painted throughout
- Forced air heating and central air conditioning
- Partial brick exterior
- Stone front walkway
- Paved driveway with Belgian block curbs and additional parking
- Attached 2-car garage with automatic garage door opener
- Flagstone patio overlooking a private backyard
- Concrete upper patio with railings
- Professionally landscaped property includes mature trees, foundation shrubbery and established lawns
- Quiet, neighborhood street offers easy access to major highways and close to parks, recreation, top rated schools and NYC commuter trains

PROPERTY PARTICULARS

- Built: 1952
- Lot Size: 80 x 136 (.24 Acre)
- 2010 Taxes: \$8,042

