



Sue Adler
KELLER WILLIAMS
PREMIER PROPERTIES



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SUMMIT | NEW JERSEY

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THE #1 KELLER WILLIAMS TEAM IN NEW JERSEY team

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Picture perfect, this classic side-hall colonial sits atop over a quarter acre of beautifully landscaped property. Certain to turn heads, a broad front porch evokes images of relaxation and quiet enjoyment in the company of friends and loved ones. Step inside and you are struck by an open, easy flow, where a wide array of tastes and furnishings are welcome.

THE FIRST LEVEL

- ♦ Dramatic 2-story foyer with custom stained glass window, panel wainscoting, crown molding, Brazilian cherry stairs and railings, custom stair runner, chandelier lit, guest closet and access to the lower level
- ♦ Living room with wood-burning fireplace with gas log, custom built-in cabinets, recessed lights, speakers, crown molding and large windows
- ♦ Formal dining room with custom plate rail, crown molding and trim, oversized ceiling medallion, speakers and custom floor
- ♦ Family room with custom floor, surround sound, ceiling fan, recessed lights, crown molding, wet bar with granite counter top, custom backsplash, under-cabinet lighting and GE Monogram wine chiller
- ♦ Eat-in kitchen with custom cherry cabinets, granite counters, custom backsplash, under-cabinet lighting, GE Monogram stainless steel 36-inch bottom mount refrigerator, Advantium oven, 48-inch 6-burning gas range with grill and double oven, custom 1200 CFM hood with warming shelf and lights, dishwasher and trash compactor, Maytag garbage disposal, Moen oversized sink, pot-filler, recessed lights, speakers, in-wall iPod docking system, pantry closet with shelves, breakfast area with sliders to the backyard, side exit and open to the family room
- ♦ Laundry room with custom cabinets, granite counter tops, oversized sink and washer/dryer hook-ups
- ♦ Powder room features a custom vanity with marble counter top, Kohler fixtures, crown molding and quiet exhaust fan



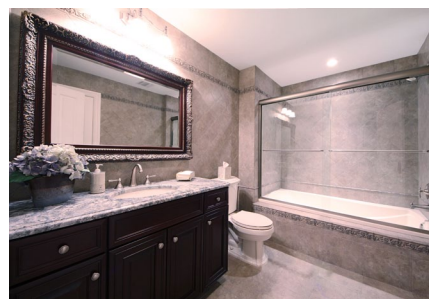
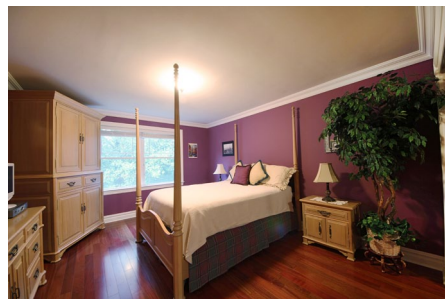
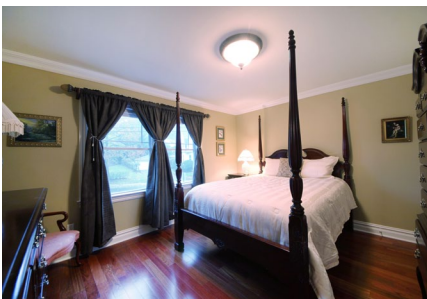


THE FIRST LEVEL (cont.)

- ◆ Bedroom 4 / Office with Brazilian cherry floor, large closet with shelving, crown molding, recessed lights and an en suite full bath with vanity/sink, linen closet and tile shower

THE SECOND LEVEL

- ◆ Master bedroom with Brazilian cherry floor, recessed ceiling, recessed lights, crown molding, morning bar with custom cabinets, granite counter, under-cabinet lights, bar sink and GE Monogram beverage center, two oversized walk-in closets with built-ins, ceiling fan and speakers
- ◆ Master bath with oversized vanity featuring a granite counter top, two medicine cabinets, quiet exhaust fan, custom tile floor, oversized tile shower with seat and radiant heating, frameless glass shower door, Kohler fixtures and Moen faucets
- ◆ Bedroom 2 with Brazilian cherry floor, crown molding, large closet with mirrored sliders and ceiling fan
- ◆ Bedroom 3 with Brazilian cherry floor, crown molding and custom closet
- ◆ Hall bath with custom tile floor and walls, furniture quality vanity with granite counter top, recessed lights, oversized shower/tub with custom glass doors, Kohler fixtures and quiet exhaust fan
- ◆ Sun room with Brazilian cherry floor, cathedral ceiling, ceiling fan and windows on three walls

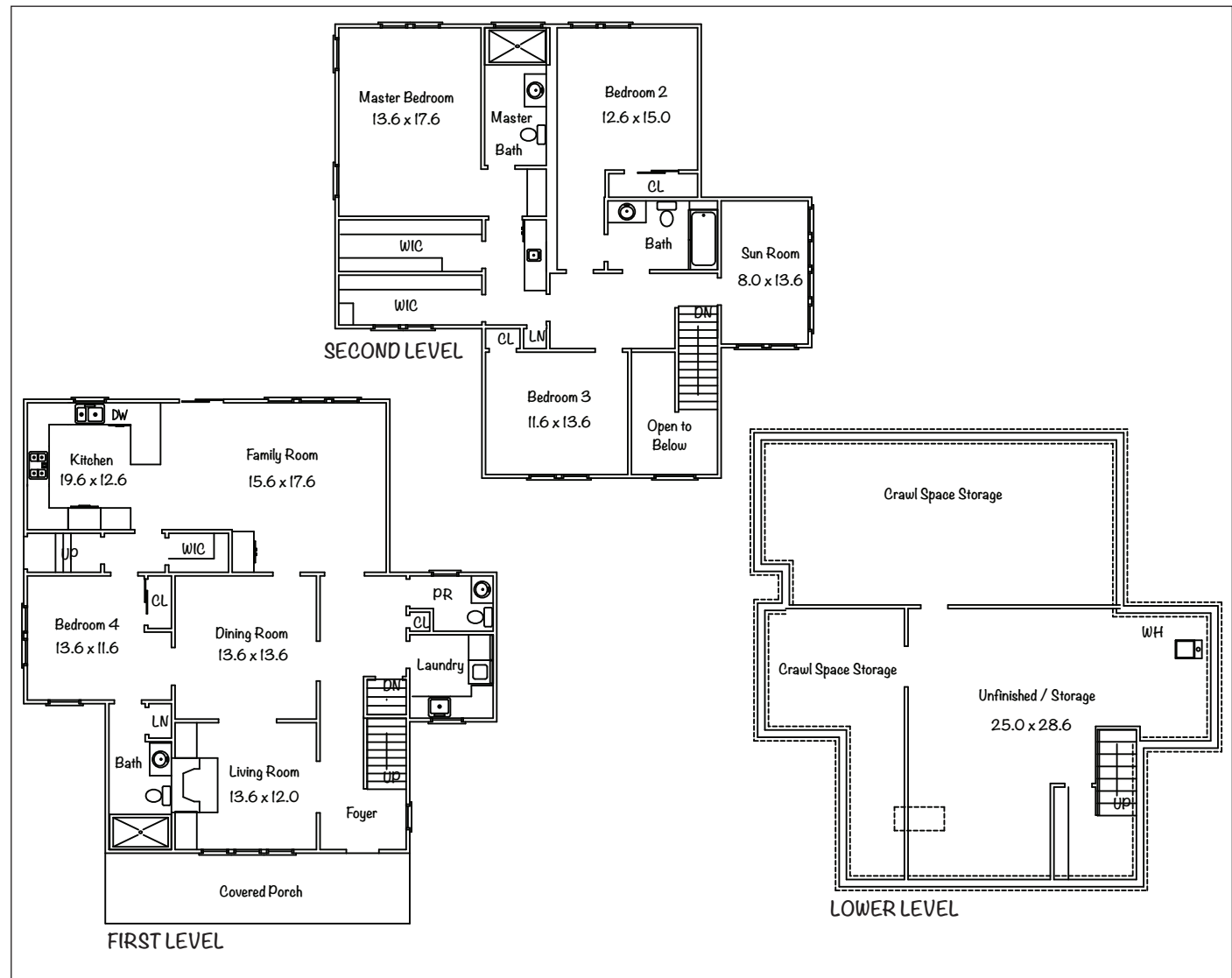


ADDITIONAL FEATURES

- ♦ 8-zone radiant heating throughout the house
- ♦ 1-zone lower level heat
- ♦ 2-zone central air conditioning
- ♦ 200 AMP electrical service
- ♦ All TV/phone/internet wired individually to the lower level
- ♦ Sirius satellite radio antenna
- ♦ Main water supply prepared for underground sprinkler system
- ♦ GE whole house water filter and water softener systems
- ♦ 8-zone security system and wired for security cameras at the front and side doors
- ♦ Custom marble style porcelain floors on the first level, Brazilian cherry floors on the second level and main staircase
- ♦ Unfinished lower level with substantial storage capacity
- ♦ Professionally landscaped property includes mature trees, mulch beds, foundation shrubbery and established lawns
- ♦ Prime location in the Franklin school district, with easy access to major highways and close to shopping, recreation and NYC transportation

PROPERTY PARTICULARS

- ♦ Lot Size: .29 Acre
- ♦ 2010 Taxes: \$15,221



Beautifully updated with the finest materials and quality craftsmanship, this remarkable colonial successfully marries classic charm with modern amenities. Rarely does a property of this quality and distinction come along. Illustrating just what "move-in condition" really means, this exquisite home requires only your furnishings and personal touch.

Brought together are spacious, sun-filled rooms, a versatile floor plan, lovely setting and prime location. This is truly a place you can easily call home and one you will want to showcase often.

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