



99 DRUID HILL ROAD | SU M M I T, N J





Drive up to 99 Druid Hill and you know you have arrived somewhere extraordinary. Meticulously landscaped property and a regal exterior all contribute to this home's exceptional curb appeal. This pristine and stately 5 Bedroom, 3½ bathroom home, in one of Summit's best neighborhoods (Brayton Elementary School District), hits all the right notes.

Walk up the elegant bluestone walkway under the copper roofed portico and enter through the classic wood door. Gracefulness abounds in the warm and welcoming Entry Foyer complete with hardwood floors, 2 Coat Closets and an elegant staircase leading to the second level. The classic Living Room is an entertainer's dream with an exceptional statement fireplace and oversized windows bringing in the idyllic outdoor property. Flow easily into the refined Formal Dining Room with a stunning designer light fixture and classic wainscoting throughout. The Dining Room connects to the impressive Gourmet Chef's Kitchen that will satisfy any cook's desire. Crisp white wood custom cabinetry, a custom island with clever storage, granite countertops and top of the line stainless appliances check all the right boxes. The Kitchen opens to the adjacent Breakfast Room that is truly a work of art. Soaring ceilings, skylights, a Wet Bar/Coffee Station and stunning views of the light and greenery from the property and beyond make this room exceptional. Off of the Breakfast Room, prepare to be amazed by the open and airy and Family Room. This room delights with a wall of chic custom built ins for media, display and storage offers easy flow to the Living Room, Kitchen and outdoors for seamless indoor/outdoor entertaining. A tasteful Powder Room and spacious Mud Room/Pantry with custom built ins off of the 2- Car Garage round out the First Level.



Ready to retire for the evening? Enjoy complete privacy in the outstanding Master Suite. Gleaming hardwood floors, custom woven black out shades and a fully custom Walk In Closet with a stackable Washer and Dryer make this an ideal and functional retreat. The luxurious spa-like Master Bath, complete with designer tile, enormous vanity and steam shower, stylish mirror framed medicine cabinets completes this elegantly designed space. Down the hall, 3 generous Bedrooms feature tons of sunlight and generous closets. The bedrooms share the impeccably renovated Full Hall Bathroom with a jetted tub and charming custom porcelain trough sink with 2 faucets.





And that's not all! The large Lower Level with ceramic tile wood look floors provides plenty of additional living space with a newly renovated Recreation Room large enough for a pool table area and an area for TV watching. Whether it's movie watching or family game night, this room adds tremendous space to the home. An Exercise Room (easily converted to an au pair or guest room), an Arts and Crafts/Work Studio and a gorgeous Laundry/Full Bath only add to the Lower Level's appeal. Finally, attention sommeliers! Don't miss the 1200 bottle capacity custom Wine Room just waiting for your wine collection.

Another incredible bonus of 99 Druid Hill is the scenic, park-like property featuring immense privacy, mature specimen trees and multiple outdoor entertaining spaces. A maintenance free Deck, a huge brick Patio and a dreamy 3 Season Screened In Porch ensure multiple delightful venues for all your outdoor entertaining. Simply put, whether it's al fresco dining, cocktails with friends or playing sports in the yard with the kids, 99 Druid Hill's property will provide endless hours of enjoyment.

With its prestigious neighborhood, close proximity to Memorial Field, Midtown Direct train and New York City, top-notch schools and convenience to Summit's fantastic shopping and restaurants, 99 Druid Hill is a true gem!



I N S I D E + O U T

FIRST LEVEL

- Entry Foyer featuring wood door with leaded glass sidelites, Refinished hardwood floors and new Andersen windows throughout which carry throughout 1st level, grass cloth wallpaper, flush mount light fixture with drum shade, baseboard molding, crown molding, 2 Coat Closets, staircase to Second Level, rear hallway with flush mount light fixture, door to Lower Level
- Front to Back Living Room featuring hardwood floors, fireplace with custom millwork mantle and brick surround, large picture window at rear, recessed lighting, baseboard molding, crown molding, custom designer window treatments, in ceiling speakers
- Dining Room featuring hardwood floors, wainscoting, wallpaper, globe light fixture with crystal detail, custom designer window treatments, crown molding, in ceiling speakers
- Family Room with pocket door at entry to Living Room, custom wall to wall built in with open and concealed storage (wired for media) includes 62" mounted Samsung TV, hardwood floors, recessed lighting, pendant light fixture with iron drum shade at rear, in ceiling speakers for surround sound, baseboard molding, crown molding, wood blinds, open to Breakfast Room
- Gourmet Chef's Kitchen featuring hardwood floors, white custom wood cabinetry at exterior, oversized island with seating for 3 and hidden storage areas, granite countertops, marble subway tile backsplash, Vigo stainless farm sink, Wolf stainless 6 burner cooktop, Wolf exhaust hood, 2 fully integrated Fisher & Paykel dishwasher drawers, Jenn Air stainless double wall ovens, Kitchen Aid stainless refrigerator/freezer, Panasonic stainless microwave, recessed lighting, 2 orb pendant light fixtures over island. Cabinet above microwave wired for cable TV
- Breakfast Room featuring cathedral ceiling, skylights and architectural window at peak, rustic wood beam, orb chandelier, hardwood floors, windows at 2 exposures, wood blinds, baseboard molding, custom built in, 2nd custom built in Wet Bar/Coffee Station with custom cabinetry (upper, lower and open), granite countertop, mirrored backsplash, Marvel beverage refrigerator, French door to Deck
- Mudroom/Pantry featuring hardwood floors, custom cabinetry, built in window seat with storage, window with wood blinds, desk area with laminate countertop and corkboard backsplash, recessed lighting, door to Garage
- 2 car Garage with electric doors, carriage style garage doors, Storage Area with storage and bike lifts
- Powder Room featuring tumbled floor tile, wainscoting, wallpaper, wood vanity with marble countertop, Toto toilet, chandelier, crown molding, fan

SECOND LEVEL

- Second Floor Landing featuring refinished hardwood floors and new Andersen windows which carry throughout 2nd level, lantern, baseboard molding, crown molding, 2 Linen Closets

- Master Bedroom featuring hardwood floors, double door Closet with floor to ceiling shelving and built-in sage, 3 windows with custom woven blackout shades, recessed lighting, ceiling fan, crown molding, baseboard molding, Walk In Closet with custom shelving, drawers and hanging storage, Whirlpool stackable washer and dryer (in closet), 2 semi pendant light fixtures, window with blinds
- Master Bathroom featuring floor tile, subway tile wainscoting with mosaic trim, custom double wood vanity with solid surface countertop, 2 oversized recessed mirror framed medicine cabinets, two 2-light sconces, recessed lighting, frameless glass door shower with tile surround, Steam Shower, Toto toilet, crown molding, fan
- Full Hall Bathroom featuring floor tile, tile wainscoting with mosaic border, custom double faucet vanity with porcelain trough sink, framed mirror with ledge, Picture frame medicine cabinet over Toto toilet, recessed lighting, 3-light sconce, jetted shower over tub with subway tile surround, fan/light
- Bedroom #2 featuring hardwood floors, custom woven blackout window shades, fan/light, baseboard molding, crown molding, double door Closet
- Bedroom #3 featuring hardwood floors, custom woven blackout window shades, fan/light, baseboard molding, crown molding, double door Closet
- Bedroom #4 (flexibly being used as Office) featuring hardwood floors, chair rail, floating shelves, custom woven blackout window shades, ceiling fan, baseboard molding, crown molding, Closet

FRONTYARD/BACKYARD

- New Bluestone front walkway to Copper roof portico covered entry
- Tiered front gardens
- Maintenance free composite Deck featuring metal railings (conversation and dining areas), staircase to backyard, outdoor speakers
- Brick Patio for entertaining (with basketball hoop)
- Firepit area framed with boxwood hedge
- Screened In Porch featuring brick floors, wainscoting and screens at 3 exposures, beadboard ceiling, recessed lighting, 2 screened doors (1 to Patio, 1 to backyard), ceiling fan
- Professionally landscaped yard with inground sprinkler system with blooming perennials, established foundation plantings, mature specimen trees and privacy plantings (includes boxwoods, hostas, cypress, arborvitae and mature magnolia and dogwood and redbud trees)
- Evergreen lined backyard with giant privacy evergreens

ADDITIONAL FEATURES + UPGRADES

- House renovated 2009 and 2016 (Whole house renovation including Floors, Windows, Kitchen, 3 full bathrooms and half bathroom, Closets, Wine Cellar)

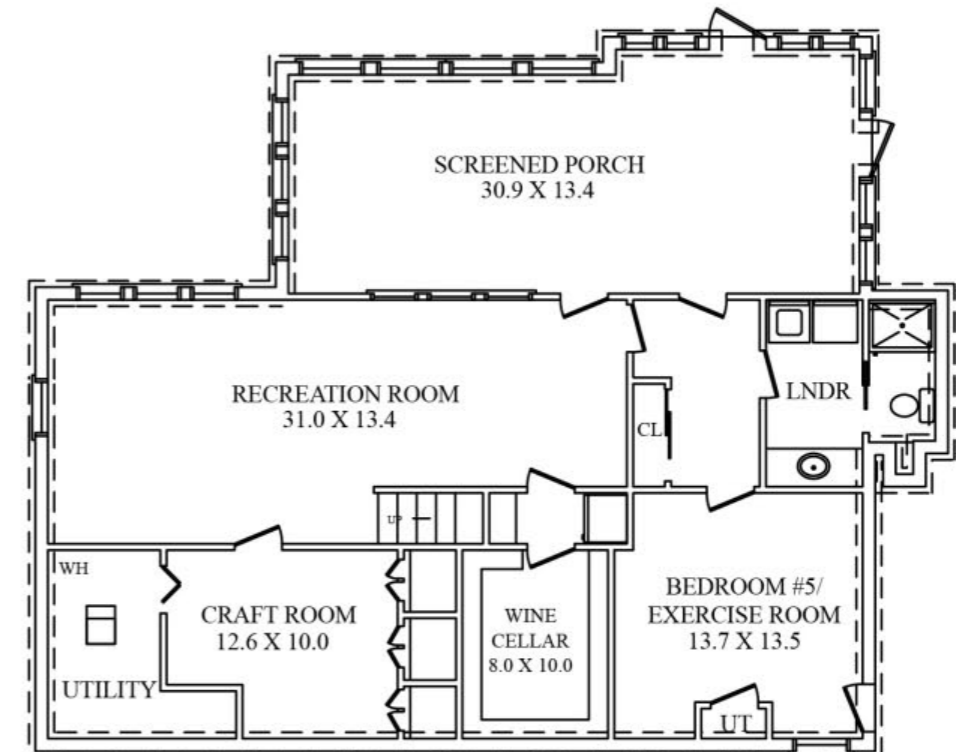
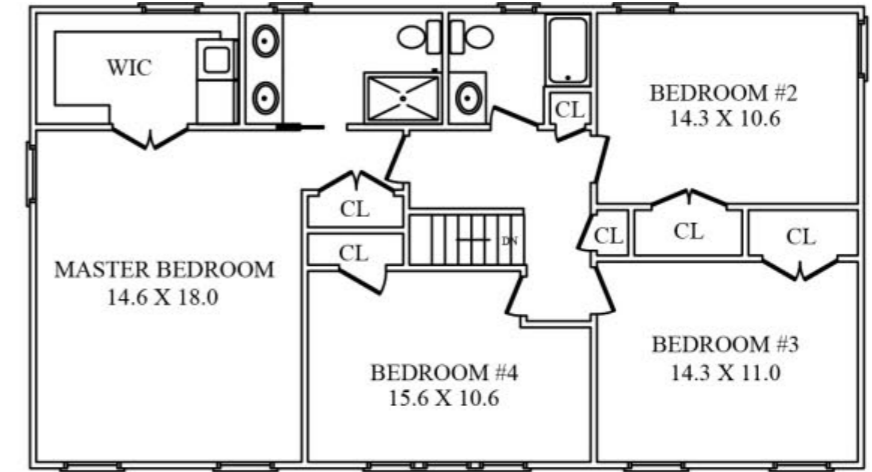
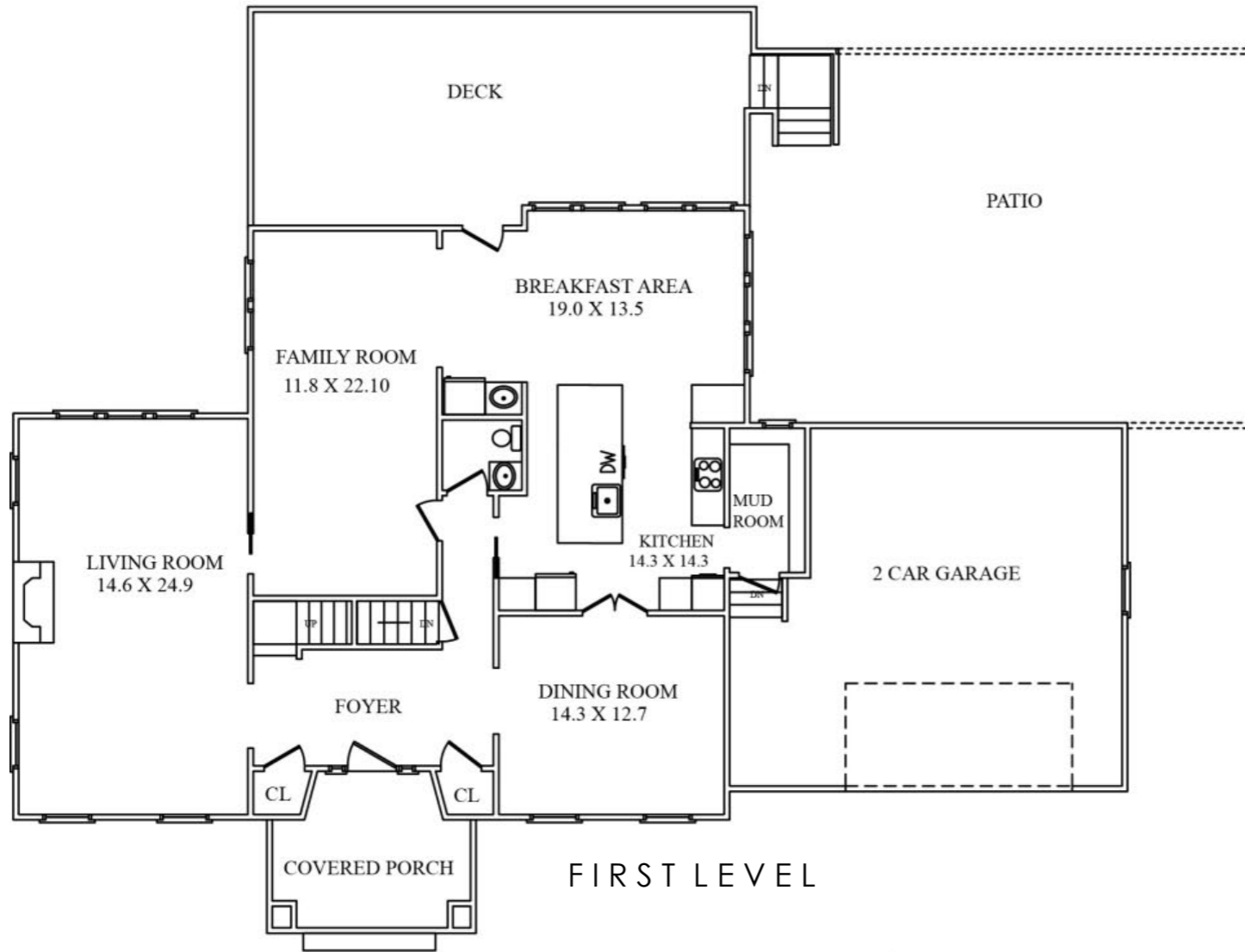
LOWER LEVEL

- Wood staircase to Lower Level
- "Walk Out" Recreation Room featuring Ceramic wood look floor, Pool Table Room, TV watching area with oversized windows with wood blinds, door to 3 Season Screened In Porch
- 3 Season Screened In Porch with wainscoting and screens at 3 exposures, bead board ceiling, recessed lighting, ceiling fan, 2 doors to backyard
- Dry Bar/Closet featuring built in open shelving for storage, display and counterspace, Frigidaire refrigerator, Kitchen Aid microwave, French door to Wine Room
- Custom 1200 Bottle capacity Wine Room featuring tile flooring with stone accents, temperature and humidity control system, floor to ceiling racks
- Rear Hallway/2nd Mud Room Area featuring ceramic wood look floor, double door Closet, door to Screened in Porch, recessed lighting
- Full Bathroom/Laundry Room featuring ceramic wood look floor, wood vanity with marble countertop, floating shelves, barn light, recessed lighting, Bosch washer, Whirlpool dryer, open shelving over washer/dryer, pocket door to toilet and shower, subway tile wainscoting, fan
- Exercise Room featuring rubber gym flooring, recessed lighting, utility closet, wired for TV. Easily converts to a 5th bedroom with separate entrance for an Au Pair or In-law suite. Extra Ceramic wood look ceramic floor tile included.
- Arts and Crafts Studio/Workshop featuring wood look ceramic floor tile, wall of custom built in cabinetry, recessed lighting, utility closet





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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