

41 Butler Parkway

Summit, New Jersey



Sue Adler
KELLER WILLIAMS
PREMIER PROPERTIES

sueadler 
THE #1 KELLER WILLIAMS TEAM IN NEW JERSEY team

Each Keller Williams office is independently owned and operated.



Welcome to 41 Butler Parkway, a meticulously maintained 4 Bedroom, 2 Bath home sits on a beautiful tree-lined block in Summit's Washington School District, just steps from recreational pursuits at Tatlock Park, close to New York City, Midtown Direct train and all downtown Summit has to offer.

Walk up the new paver front walk and admire this charming home with beautiful windows adorned by quaint black shutters. Step up the front steps with brick riser, through the front door and into the warm and welcoming Living Room. Admire the beautiful wood beamed ceiling that gives the room the feel of a charming chalet. Hardwood floors, large bay and picture windows and crisp white walls make this room the perfect spot to entertain friends or simply to cozy up with a book. Get ready to host family gatherings and dinner parties in the adjoining Dining Area featuring hardwood floors, chandelier, fresh paint and window looking out on lush greenery. Move into the Kitchen where you are sure to be impressed. The Kitchen is renovated to perfection featuring shaker-style cabinetry, granite countertops, subway tile backsplash, stainless steel GE profile appliances, recessed lighting, tile flooring, fresh neutral white paint and an eat-in dining area.

Walk down a few steps to settle in for family time in the beautifully renovated sun-drenched Family Room featuring warm wainscoting with chair rail, brand new carpeting, recessed lighting, and floor to ceiling double French sliding doors. The French Doors lead out to a spacious deck and extremely private fenced-in backyard, making indoor and outdoor living seamless. Conveniently located off of the Family Room is a large-sized Laundry Room that includes Whirlpool Duet front loading washer and dryer.



Ready to retire for the evening? Walk upstairs to the Master Bedroom featuring his and her closets (each with double sliding doors), brand new carpeting (hardwood floors under carpeting), fresh paint and a large window. An ensuite Bathroom with ceramic tiled shower and floor, wood vanity with plenty of storage and fresh paint round out this room. Two additional bedrooms feature brand new carpeting (hardwood floors under carpeting), fresh paint, ample closet space and windows allowing for plenty of light. An updated Hallway Bath features stylish white and black dot floor tiling, bath/shower combination with decorative border, single white wood vanity with storage and closet for additional storage. Walk up a few steps to find generously sized and private Bedroom 4 featuring brand new carpeting, 2 closets, each with double sliding doors, fresh paint and its own efficient Sanyo ductless air conditioner.

41 Butler Parkway is the perfect starter home in one of New Jersey's most sought-after towns. With easy access to restaurants and shopping, proximity to Tatlock Park, walking distance to Washington Elementary School, Midtown Direct train and top school system, this home is a must see!

Inside and Out...

First Level

- Living Room featuring beamed ceiling, hardwood floors, large bay window, large picture window, freshly painted neutral white
- Dining Area featuring hardwood floors, chandelier, window, freshly painted neutral white
- Coat Closet
- Renovated Kitchen featuring shaker cabinetry, granite countertops, subway tile backsplash, stainless steel GE Profile appliances, recessed lighting, tile flooring, freshly painted neutral white, eat-in dining area

Lower Level

- Stairway with runner to Lower Level
- Family Room featuring wainscoting with chair rail, brand new carpeting, recessed lighting, floor to ceiling double French sliding doors with floor to ceiling sidelights, freshly painted neutral white
- Utility/Laundry Room with Whirlpool Duet high efficiency washer and dryer and Hotpoint supplemental Refrigerator
- Water softener
- 1 car garage

Second Level

- Stairway with runner to Second Level
- Hallway with hardwood floors and flush mount light fixture
- Linen Closet in Hallway with floor to ceiling shelving
- Master Bedroom featuring his and her closets (each with double sliding doors), brand new carpeting (hardwood floors under carpeting), freshly painted neutral white, large window
- En-suite Full Master Bathroom featuring tiled shower, single wood vanity, tiled floor, mirror with sconce
- Bedroom #3 featuring brand new carpeting (hardwood floors under carpeting), freshly painted neutral white, large picture window, closet
- Bedroom #4 featuring brand new carpeting (hardwood floors under carpeting), freshly painted neutral white, closet with double doors, 2nd closet, 2 windows
- Full Bathroom featuring white and black dot floor tiling, bath/shower combination with decorative border, single white wood vanity, toiletry closet, freshly painted neutral white

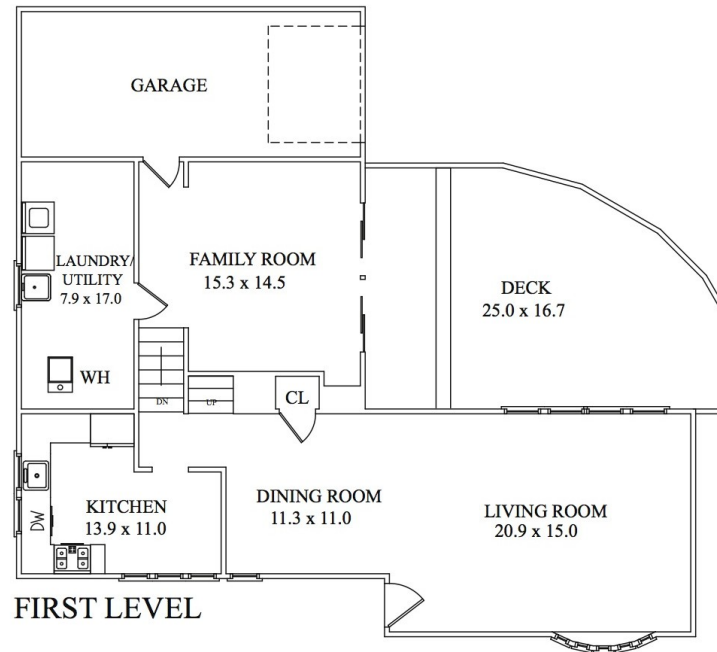
Third Level

- Bedroom #2 featuring brand new carpeting, 2 closets (each with double sliding doors), freshly painted neutral white, Sanyo ductless air conditioner

Backyard

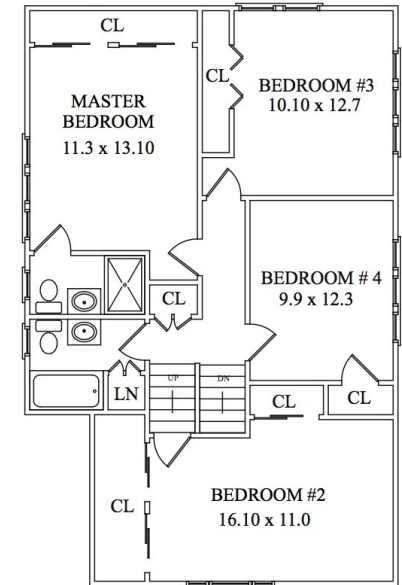
- Fully fenced in yard (white stockade style)
- Composite Deck with rails, stone landing off of deck
- Irrigation system
- Lush green Flat yard with mature trees

GROUND LEVEL



FIRST LEVEL

SECOND LEVEL



THIRD LEVEL

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.

Additional Features and Upgrades

- Freshly painted throughout
- Andersen windows and doors
- New carpeting throughout
- Forced air, furnace and AC Unit 1 year old
- Water Heater 1 year old
- Deluxe ADT Alarm System with Cellular Backup
- 1/4 Acre

Sue Adler
KELLER WILLIAMS
PREMIER PROPERTIES



Cell: (973) 975-0197
Office: (973) 376-0033 x101
Sue@sueadler.com
www.sueadler.com/41Butler