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259 ASHLAND ROAD | SUMMIT



Welcome to 259 Ashland Road! This picture perfect 3 Bedroom, 2½ Bath Colonial in the sought after Franklin School District has it all with close proximity to New York City, Midtown Direct train, excellent restaurants, shopping and all Summit has to offer.

Drive up the breathtaking tree-lined street and take in this home's curb appeal with a stately stone façade, charming shutters and a welcoming front entrance. Step inside to the Entry Vestibule and go through a lovely French door leading to the spacious Entry Foyer with gleaming hardwood floors, soothing hues and a view of the gracious staircase. Walk into the blissful Living Room with a beautiful fireplace with lovely millwork and brick surround and a huge picture window so that the sunlight pours in. Flow easily into the luminous Dining Room with hardwood floors, a chic chair rail and beautiful views of the property beyond. The Dining Room flows seamlessly into the exquisitely renovated Chef's Kitchen featuring custom cabinetry, fabulous island with seating for 2, high-end stainless steel appliances and granite countertops. Curl up with a novel or enjoy family game night in the stunning Family Room with a vaulted ceiling and beautiful views of the patio and rear yard. Don't miss the picturesque, huge patio and lush backyard, with professional landscaping and mature shade trees, ideal for al fresco dining and hosting family and friends. A Powder Room and convenient side entrance/Mudroom Area round out the First Level.





Ready to retire for the evening? Walk upstairs to find the sun-drenched Master Bedroom with gleaming hardwood floors and a large Double Closet with custom shelving and hanging storage. Walk down the hallway to find Bedrooms 2 and 3. Each bedroom boasts hardwood floors, tons of sunlight and generous closets. Don't miss the tastefully renovated Hall Full Bath featuring chic tile and a vanity with ample storage.

And there's more...The Lower Level ...with its spacious Recreation Room (complete with its own Wet Bar and tons of room for entertaining or just hanging out), an Office, Full Bath and Cedar Closet ...adds tons of functional space to the home.

With its proximity to New York City, easy access to Midtown Direct train service, sought after school district and convenience to fantastic shopping and restaurants in downtown Summit, you will undoubtedly want to call 259 Ashland Road home.



INSIDE & OUT

THE FLOOR PLAN

FIRST LEVEL

- Entry Vestibule featuring hardwood floors, semi pendant light fixture, baseboard molding, French door to Entry Foyer
- Entry Foyer Area featuring hardwood floors, baseboard molding, crown molding, staircase to 2nd Level
- Living Room featuring hardwood floors, fireplace with custom millwork mantle and brick surround, baseboard molding, crown molding, picture window, window shades, painted soothing gray, sconces
- Gourmet Chef's Kitchen featuring French door at entry, tile flooring, custom cabinetry, granite countertops, subway tile backsplash, high-end stainless steel appliances, island with seating for 2, baseboard molding, crown molding, recessed lighting, Pantry with custom cabinetry, French door to Lower Level, French door to Dining Room
- Mud Room Area off Kitchen featuring side door, Coat Closet
- Dining Room featuring hardwood floors, chair rail, chandelier, crown molding, large picture window, French door to Family Room
- Family Room featuring carpeting, vaulted ceiling, recessed lighting, large windows at 3 exposures
- Powder Room
- 1 car garage with electric door, door to Backyard

SECOND LEVEL

- Master Bedroom featuring hardwood floors, ceiling fan/light fixture, baseboard molding, 2 windows, window blinds, Double Closet with custom shelving and hanging storage
- Bedroom #2 featuring hardwood floors, light fixture, Closet with custom shelving and hanging storage, baseboard molding, 2 windows with wood blinds
- Bedroom #3 featuring hardwood floors, light fixture, Closet with custom shelving and hanging storage, baseboard molding, floating shelf, 2 windows with wood blinds
- Full Hall Bathroom featuring tile flooring, tile wainscoting with mosaic accent tile border, vanity with washbasin sink, shower over tub with tile surround and sliding glass door, sconce over mirror

LOWER LEVEL

- Recreation Room featuring carpeting, Built In Wet Bar with blond wood and seating for 3, under counter storage in Wet Bar, paneled walls, built in bookcases, recessed lighting, Walk In Cedar Closet
- Laundry/Utility Room
- Office
- Full Bathroom featuring tile flooring, pedestal sink, shower with sliding glass door, 3 light sconce, medicine cabinet

FRONT/BACKYARD

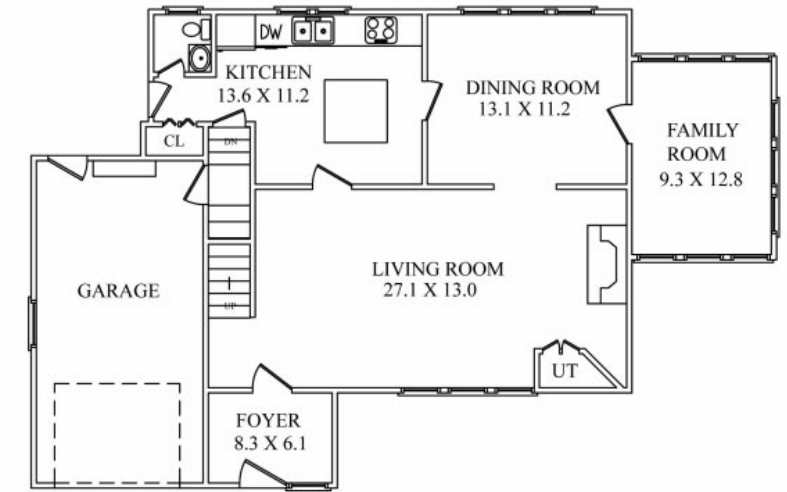
- Professionally landscaped with mature trees
- Wrap around rear patio with semi-circle retaining wall with built in planters
- Flat, grassy area for play, surrounded by privacy plantings

ADDITIONAL FEATURES & UPGRADES

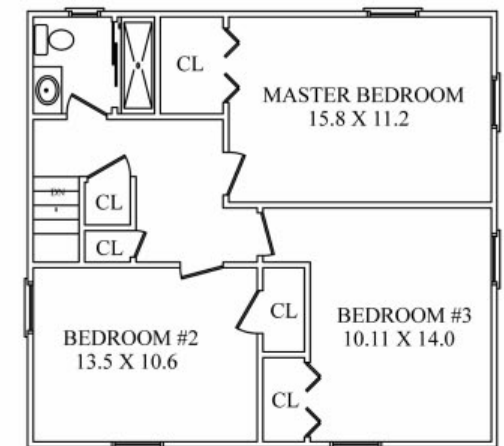
- Freshly painted soothing hues throughout
- Updated AC
- Updated Furnace
- New Roof Layer with guaranty
- Refinished driveway
- Energy efficient windows



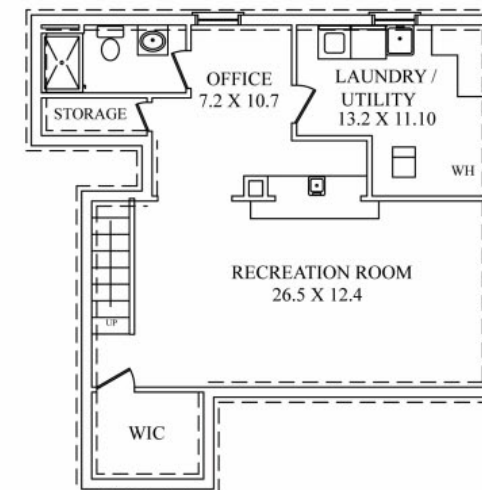
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FIRST LEVEL



SECOND LEVEL



LOWER LEVEL



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