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72 BLACKBURN PLACE | SUMMIT



Welcome to 72 Blackburn Place! This picture perfect 4 Bedroom, 4 Bathroom custom home in the sought after Franklin Elementary School District (just one block to Franklin School!!) and on one of Summit's best blocks has it all with close proximity to New York City, Midtown Direct train and Summit's excellent restaurants and shopping.

Drive up the astounding tree-lined street and pull up to this amazing corner lot flanked by meticulous landscaping where mature trees and blooming perennials abound. Stroll up the charming brick walkway and admire the charming clapboard siding and shutters. Step inside the Entry Foyer which leads to the blissful sun drenched Living Room with hardwood floors and a beautiful fireplace with lovely millwork and brick surround. Go through French doors and prepare to be wowed by the 4-Season Sun Room complete with bluestone flooring and windows at 3 exposures with exquisite vistas of the outdoor property. Dinner parties are divine in the luminous Dining Room with hardwood floors, French doors and a lovely bay window overlooking the tranquil backyard. The Dining Room flows seamlessly into the tasteful Chef's Kitchen featuring chic wide plank hardwood floors, custom cabinetry, stainless steel appliances and granite countertops. The Kitchen connects easily to the outstanding Family Room that really brings the "wow" factor. This room is a work of art with its soaring vaulted ceiling, fireplace, custom Wet Bar and 2 French doors that provide easy access to the outdoor Patio. The huge and idyllic Brick Patio, accessed from the Family Room, Sun Room or Mud Room, is the perfect spot for al fresco dining or cocktails with family and friends. An impeccable Mud Room, a second front entrance, a well-appointed Full Bath and Ensuite Bedroom #4 (flexibly being used as an Office) round out the First Level.





Ready to retire for the evening? The spacious and sunny Master Bedroom Suite boasts tons of sunlight, hardwood floors and deep custom closets and a Dressing Room with additional closets so that not a thing will be out of place. The Master Bathroom is stylishly renovated with marble tile throughout, a soaking tub, double vanity and frameless glass door shower. Walk down the hallway to find a Linen Closet with floor to ceiling shelving and massive Bedroom 2 with custom built ins. A well-appointed Hall Full Bathroom serves Bedroom #2. Want privacy for your guests or au pair? No problem! Bedroom #3 is accessed via a private rear staircase and boasts a vaulted ceiling, tons of sunlight and a huge closet – tons of flexibility in this floorplan!

And there's more ... The Lower Level, with an enormous fantastic Recreation Room with its own fireplace, will provide endless hours of family entertainment. Another large Recreation Room is the perfect spot for a Play Room, Exercise Room or for your arts and crafts. A huge Laundry/Utility Room, with tons of storage space, rounds out this level.

With its prestigious neighborhood, 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 72 Blackburn home!



INSIDE & OUT

THE FLOOR PLAN

FIRST LEVEL

- Entry Foyer featuring hardwood floors, chandelier with crystals, baseboard molding, Coat Closet, staircase to Second Level
- Ensuite Bedroom #4/Office featuring hardwood floors, chandelier, baseboard molding, crown molding, Closet
- Ensuite Full Bathroom featuring tile flooring, vanity with corian countertop, tile walls, shower with tile surround, recessed lighting, heat lamp
- Living Room featuring Double French Doors at entry, hardwood floors, fireplace with custom millwork mantle and brick surround, crown molding with dentil detail, baseboard molding, recessed lighting, 2 sconces, accent paneled wall
- Full Season Sun Room featuring Double French Doors at entry, bluestone flooring, windows at 3 exposures (floor to ceiling windows at 2 exposures), sliding French doors, blinds, paneled walls
- Dining Room featuring bi-fold Double French Doors at entry, hardwood floors, bay window, blinds, chandelier, crown molding, baseboard molding, door to Lower Level, swinging door to Kitchen
- Gourmet Chef's Kitchen featuring wide plank pine hardwood floors, custom cabinetry including glass door cabinetry, granite countertops, tile backsplash, recessed lighting, Kitchen Aid stainless refrigerator/freezer, Kitchen Aid stainless dishwasher, Kitchen Aid 4-burner cooktop, stainless hood, Kitchen Aid stainless double ovens, Viking stainless microwave, decorative tile backsplash behind cooktop
- Pantry featuring wide plank pine hardwood floors, custom cabinetry, granite countertops, pegboard storage
- Mud Room/Breakfast Room featuring tile flooring, Double French Door Sliders, recessed lighting, baseboard molding, crown molding, Closet, blinds, pass through to Family Room
- Family Room featuring wide plank pine hardwood floors, fireplace with custom millwork mantle and granite surround, vaulted ceiling, track lighting, recessed lighting, custom built in Wet Bar with beverage refrigerator, open and concealed cabinetry, cabinetry for media center, chair rail, baseboard molding, 2 French doors to backyard, door to Rear Staircase leading to Bedroom 3
- Full Bathroom featuring marble tile flooring, wood vanity, marble countertop, marble wall tile, shower with tile surround, Linen Closet, recessed lighting, fan
- Second Front Entry Foyer featuring Dutch Door, tile flooring blinds, flush mount light fixture, Double Door Closet
- 2 car garage with electric doors, peg storage throughout, door to Backyard

SECOND LEVEL

- Wood staircase to Second Level
- Second Level landing featuring hardwood floors, lantern, Linen Closet
- Master Bedroom Suite with Dressing Room featuring hardwood floors, 7 Closets with custom shelving and hanging storage, vaulted ceiling in dressing room, recessed lighting
- Master Bathroom featuring vaulted ceiling, marble tile flooring with decorative inlay, double wood vanity, marble countertop, marble wainscoting, built in jetted tub, frameless glass door shower with marble tile surround, multiple showerheads, recessed lighting, 2 sconces, blinds
- Full Hall Bathroom featuring tile flooring, wall mount sink, tub/shower combination with tile surround, medicine cabinet
- Bedroom #2 featuring hardwood floors, arched ceiling, built in Desk Area, 2 Closets, built in window seat
- Bedroom #3 (accessed via rear staircase off of Family Room) featuring wide plank pine hardwood floors, vaulted ceiling, double door Closet, blinds

LOWER LEVEL

- Carpeted staircase to Lower Level
- Office/Play Room featuring wood look laminate flooring, fireplace with floor to ceiling brick surround, bead board wainscoting, built in storage and storage closets, flush mount light fixtures, French door to rear hallway
- Rear Hallway with sconces and double door utility closet
- Laundry/Utility Room featuring wood look laminate flooring, bead board built in cabinetry, peg board storage, GE Profile washer, LG Dryer
- Enormous Recreation Room featuring wood look laminate flooring, fireplace with floor to ceiling brick surround, built in cabinetry with granite countertop, bead board wainscoting, recessed lighting, crown molding, surround sound speakers
- Utility Room

EXTERIOR

- Enormous Corner Lot with professional privacy plantings
- Curved brick front walkway
- Brick Patio with room for conversation and dining area
- Bluestone Landing and staircase with brick risers off of Sun Room, Family Room and Mud Room
- Professionally landscaped with mature privacy trees, blooming perennials and shade trees
- Storage Shed

