

9 ARGYLE COURT SUMMIT, NJ



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Welcome to 9 Argyle Court! Situated gracefully on a quiet cul de sac in Summit's sought after Northside, don't miss this entertainer's paradise close to New York City, Midtown Direct train, Blue Ribbon schools, excellent restaurants, shopping and all Summit has to offer. If you are seeking a picture perfect home, with outstanding indoor and outdoor entertaining space, look no further. This 5 Bedroom, 3 and 1/2 Bath home will truly amaze.

Walk up the meandering paver front walkway and prepare to be transfixed by this incredible home. With a front entry flanked by gorgeous brickwork, crisp landscaping and lush gardens, this custom contemporary home has a truly captivating feel. Enter the sundrenched 2-story Entry Foyer and note the stunning craftsmanship, clean lines and high-end details at every turn. Your eye will be drawn to the sunken gracious Living Room featuring gleaming hardwood floors and two distinct entertaining spaces. The stunning fireplace, wall of windows and tray ceiling are just a few of the Living Room's signature details. Whether it's family game time or cozy nights by the fire, the Living Room is ready for anything. The Living Room desirably opens to the Gourmet Chef's Kitchen sure to impress any chef. Crisp white custom cabinetry, granite countertops and top of the line stainless appliances are the best in form and function. The Breakfast Area boasts a custom built in banquette perfect for your morning coffee and contemplating your day. The Kitchen opens to the most spectacular Dining Room where windows at three exposures bathe the room in sunlight and make you feel as if you are floating in nature. This room truly needs to be seen to be appreciated. The Dining Room flows easily out to a gorgeous Deck sure to be your favorite spot for cocktails or al fresco dining. Don't miss the BEST Mudroom, accessed from both the garage and a private side entrance, teeming with storage and having its own "Dog Room" with a doggie door so mud stays out of the house! A First Floor Laundry Room and a tasteful Powder Room round out the First Level's living space.



Ready to retire for the evening? Three of the home's five Bedrooms are located on the First Level. Each of the spacious bedrooms (one flexibly being used as an office) boasts tons of sunlight and generous closet space (two are Walk In). The three bedrooms share a beautifully appointed Full Hall Bath. Take a stroll up the elegant staircase to the out of this world Master Bedroom Suite. First, enter the private office with custom built ins and dazzling views of the sumptuous backyard. Enter the Master Bedroom complete with vaulted ceilings, a sitting area, a Wet Bar and your own outdoor Deck. This home boasts one of the chicest Dressing Room/Walk In Closets you'll ever see. Custom cabinetry and storage, a soaring ceiling and a built in window seat mean getting dressed every day is a pleasure. You will be blown away by the deluxe Master Bathroom with granite throughout, mesmerizing views of the outdoors, stellar soaking tub and a steam shower plus rain showerhead.





The real show stopper of 9 Argyle is the magnificent backyard oasis. Located on a scenic ridge, this backyard is truly breathtaking. Whether it's grilling dinner on the Deck, dining al fresco on the enormous Patio, roasting marshmallows in the firepit area or chilling in the hot tub, the entertaining opportunities are endless. The backyard is complete with New York City views, meticulous landscaping (completed 2018), mature specimen trees and a new maintenance free 6' privacy fence.

And if the backyard doesn't impress, just wait until you get a glimpse of the Lower Level. This "Walk Out" fully finished basement, easily accessed from the outdoors, features a huge Family Room, Game Room with a custom wood Bar Area, Bonus/Media Room, Exercise Room and an Guest Suite with jetted tub and steam shower. Whether it's movie night, billiards or just hanging with friends, 9 Argyle Court's Lower Level will satisfy all your entertaining needs.

Words truly can't describe how outstanding this home is. Once you experience all of the luxurious upgrades and stroll the meticulously landscaped grounds, you are sure to fall in love. This home, an entertainer's dream, simply cannot be missed!



I N S I D E + O U T

FIRST LEVEL

- 2 story Entry Foyer featuring modern door with glass sidelites, hardwood floors, vaulted ceiling, Coat Closet, recessed lighting, 2 designer hanging lanterns, curved wall, baseboard molding, staircases with mission style railings to upper and lower levels
- Sunken Living Room open to Kitchen featuring hardwood floors, 2 distinct entertaining areas (1 for tv watching, 2 conversation area by fireplace), 2 tray ceilings, wall of casement windows across front of the house, custom window treatments, CONVERSATION AREA: custom built in wood burning fireplace with built in blower system, tile surround, concrete mantle, wood built ins and floating wood shelves, designer light fixture with metal drum shade, TV AREA: rear of kitchen furniture style built in with decorative square inserts on back side
- Gourmet Chef's Kitchen featuring hardwood floors, custom white cabinetry with custom storage inserts/pullouts, granite countertops, mosaic tile backsplash, oversized island with storage and seating for 3, recessed lighting, pendant light over island, baseboard molding, NEW stainless Liebherr refrigerator/freezer, NEW stainless GE 6 burner oven/range, stainless Thermador commercial hood, stainless Kenmore dishwasher, U-Line beverage refrigerator, wine refrigerator, GE Profile stainless built in microwave/convection oven, stainless double sink, furniture style modern built in Dry Bar with upper and lower cabinetry with pass through area to Living Room, Breakfast Area with custom built in banquette, glass and single panel door to Mudroom, open to Dining Room
- Dining Room featuring hardwood floors, oversized windows at 3 exposures, modern chandelier, sliding doors out to Deck, overlooks backyard oasis
- Mudroom featuring tile flooring with radiant heat, custom built-in cabinetry, tile accent wall with hook storage, brick accent wall, "Dog Room" featuring tile flooring and wainscoting, Dog Room contains doggie door to rear yard, Dutch door to Dog Room, recessed lighting, flush mount light fixture, staircase to Lower Level, door to garage, separate side entrance, Americana refrigerator, baseboard molding
- 2 car garage with electric doors
- First Floor Laundry Room featuring slate floor tile, Samsung front loader washer and dryer on pedestals, vanity with storage and utility sink, baseboard molding
- Powder Room featuring floor tile, pedestal sink with towel rack, Toto toilet, flush mount light fixture with drum shade, fan

FIRST LEVEL BEDROOM AREA

- 2 panel glass door to bedroom area
- Bedroom #2 featuring hardwood floors, 2 windows with roman wood shades, semi-flush mount light fixture with drum shade, Closet, baseboard molding
- Bedroom #3 featuring hardwood floors, 2 windows with shades, semi-flush mount light fixture with drum shade, Walk In Closet with custom shelving and hanging storage, baseboard molding
- Office/Bedroom #4 featuring hardwood floors, bay window and 2nd window with shades, pendant light fixture with drum shade, Walk In Closet with custom shelving and hanging storage, baseboard molding
- Full Hall Bathroom featuring "Vanity Room" with tile flooring, custom built in double vanity with granite countertop, custom cut mirror, 3-light sconce, 2nd Room featuring tile flooring, tub, heated towel rack, frameless glass door shower with tile surround, Toto toilet

SECOND LEVEL

- Second Floor Landing with hardwood floors, decorative niche, built in cabinetry, recessed lighting, flush mount light fixture
- Office featuring hardwood floors, bay of casement windows with custom roll-up shades, wall of custom built in bookcases, recessed lighting, flush mount light fixture, baseboard molding
- Master Bedroom Suite featuring hardwood floors, vaulted ceiling, sliding doors out to Private Deck Area, Built In Breakfast/Wet Bar featuring custom cabinetry, sink, wood countertop, Emerson refrigerator, custom window treatments and roman shades, Sitting Area, recessed lighting, Dressing Room/Walk In Closet featuring complete custom built ins with cabinets, drawers and hanging storage, built in window seat, recessed lighting, track lighting
- Master Bathroom featuring windows at 2 exposures with custom privacy shades, granite floor tile, custom built in double vanity with storage, granite countertops with mosaic backsplash, custom cut mirror, modern sconces, flush mount light fixture, recessed lighting in shower and commode, modern soaking tub, frameless glass door shower with Steam Shower, Rain Showerhead and Handheld Showerhead, seat, designer tile throughout shower, heated towel rack, separate commode with Toto toilet

FRONTYARD/BACKYARD

- Paver and brick walkway leading to Mudroom Entrance
- 2 car wide paver driveway with Belgian block border

- Paver curved walkway to brick and paver steps/covered front landing area
- Deck off of Dining Room featuring wood decking, wood and wire railings, outdoor speakers, recessed lighting, flush mount light fixture, gas line hookup for gas grill, gate and curved staircase to backyard, storage shed under Deck
- Oversized Paver Patio featuring Dining Area and Firepit Area (wicker sectional and firepit INCLUDED), Hot Tub area (INCLUDED)
- Meticulous professional landscaping in front and back with privacy trees, blooming perennials, boulders (rear new 2018)
- Mature specimen trees
- New 6' composite privacy fence in backyard

LOWER LEVEL

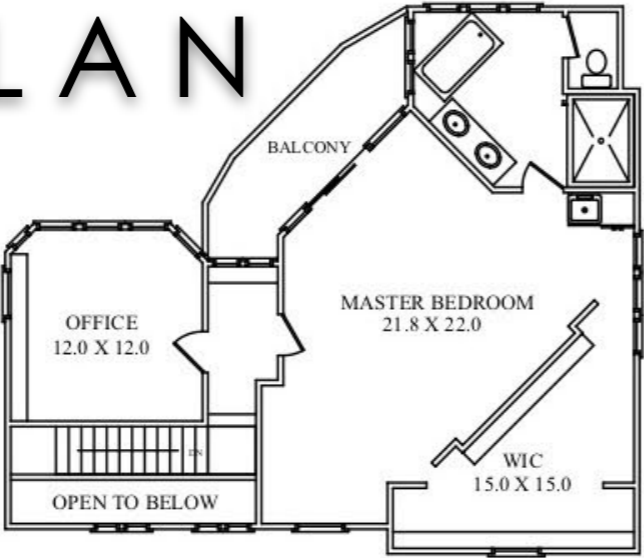
- 2 staircases to "Walk Out" Lower Level
- Landing Area at central staircase featuring carpeting, flush mount light fixture, baseboard molding, double door Storage Closet
- Bedroom #5/Guest Room featuring carpeting, window with wood roman shade, recessed lighting, double door Closet, baseboard molding
- Full Bathroom featuring tile flooring, wood vanity with acrylic countertop, flush mount light fixtures, baseboard molding, separate room with shower (includes Steam Shower) and built in jetted tub
- Utility Room
- Exercise Room featuring carpeting, recessed lighting, baseboard molding, window with wood roman shade, door to Patio/backyard
- Family Room featuring carpeting, double French doors with tile at entry, recessed LED lighting, baseboard molding
- Game/Billiards Room featuring custom Wet Bar (see below), Pool Table (INCLUDED), carpeting, recessed LED lighting, baseboard molding
- Built In Wood/Wet Bar with tile flooring, curved bar area, custom shelving at bar and on wall behind bar, bar sink, mirror backsplash, shelving for bar glass storage
- Bonus Room/potential Media Room featuring carpeting, recessed lighting, double door Closet
- Utility Room off Bonus Room

ADDITIONAL FEATURES + UPGRADES

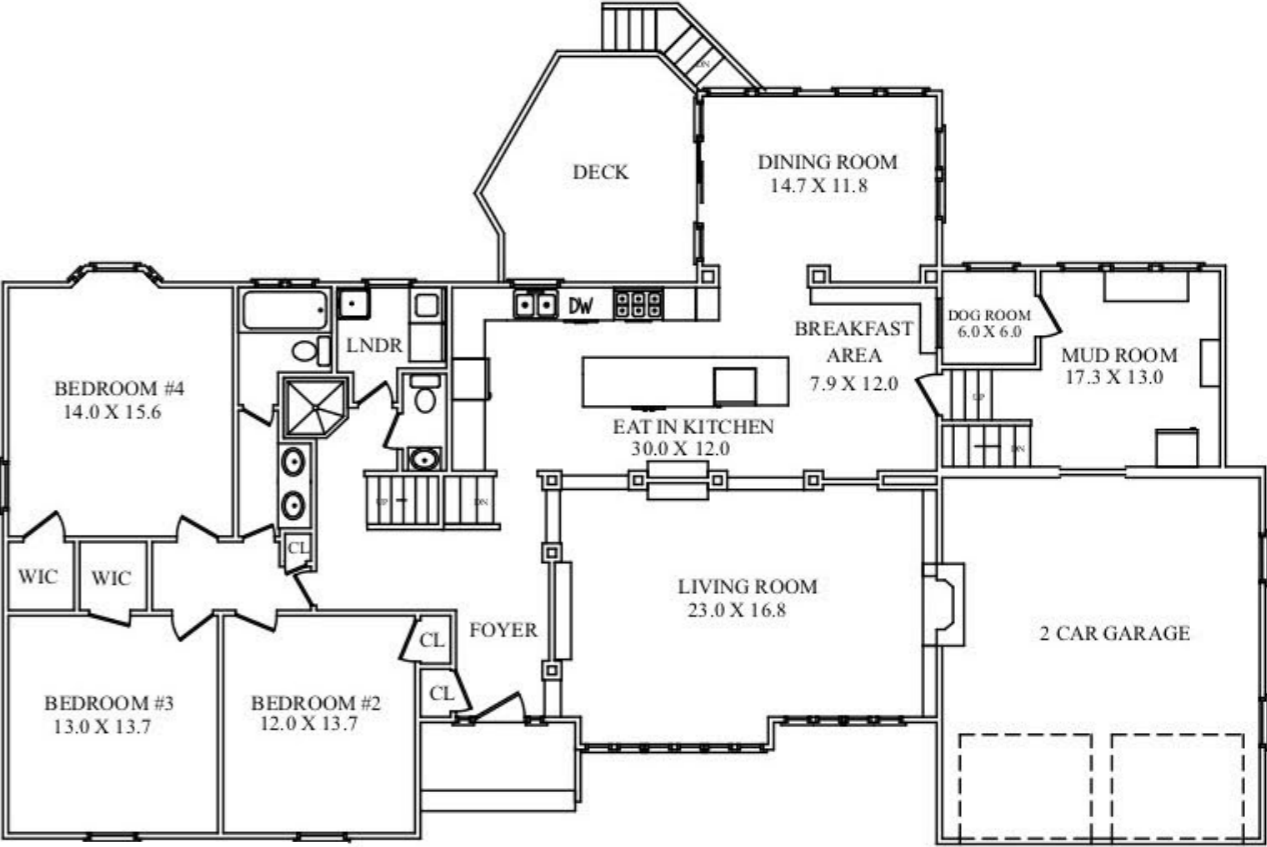
- Heating, 3 zones; AC 3 zones
- New Boiler (2018)
- Ethernet Wiring in upstairs office, 1st floor bedroom/office and to all TVs



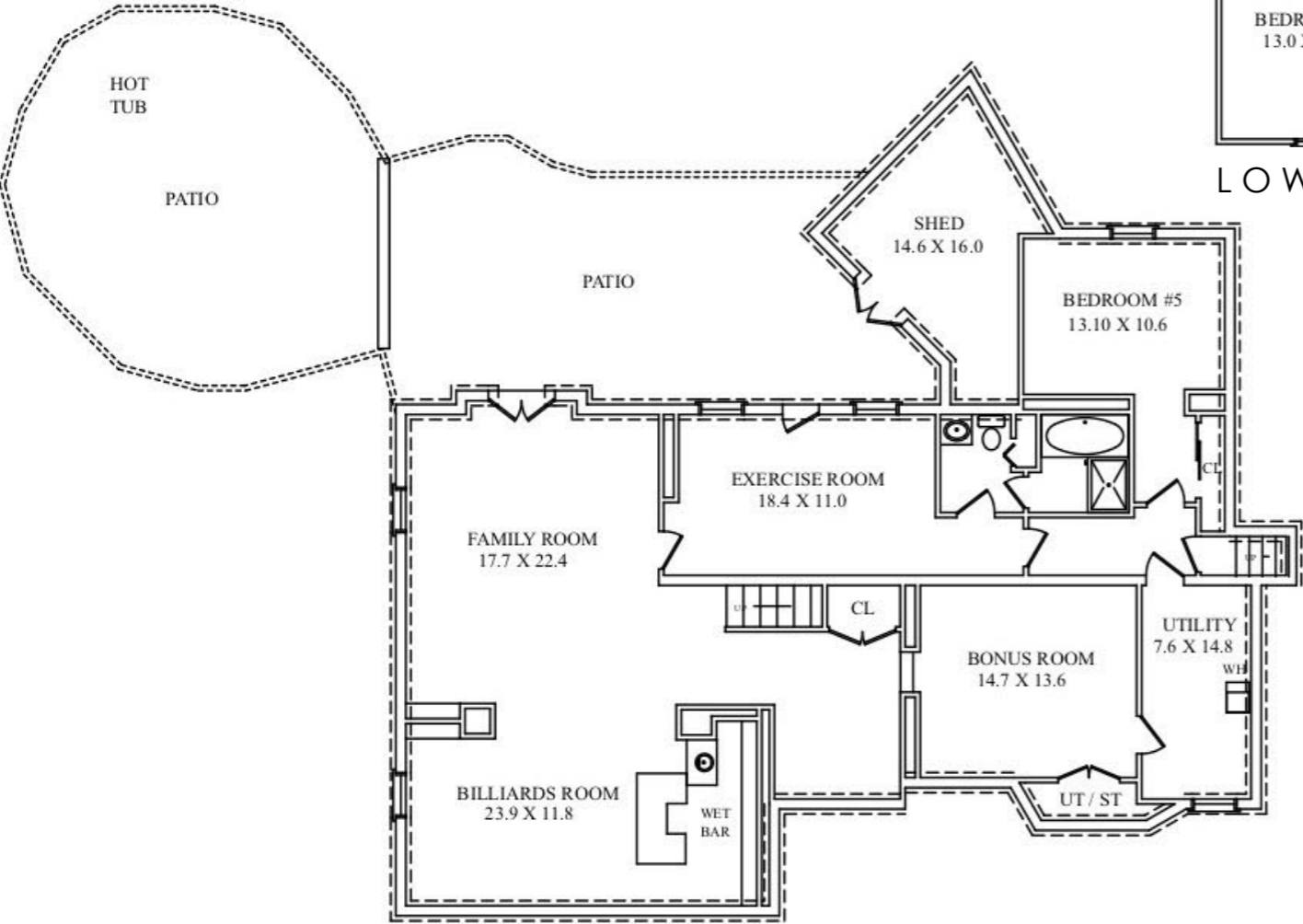
THE FLOORPLAN



SECOND LEVEL



LOWER LEVEL



FIRST 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



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