



90 PROSPECT HILL AVENUE | SUMMIT









Welcome to 90 Prospect Hill located in Summit's prestigious North End! This extraordinary 5 Bedroom, 4 Full and 3 Half Bath English Tudor is the ultimate in refinement and grace. Don't miss this home for the discerning buyer seeking architectural magnificence, with an amazing 2-story addition you'd be hard pressed to detect and a sought after neighborhood just minutes from NYC Midtown Direct Train, Route 78, Short Hills Mall and Summit's fantastic downtown including shopping and restaurants.

Drive up the glorious tree-lined street and admire this home's splendid façade where a brick exterior, stately gables and gorgeous windows give the home a truly enchanting vibe. Meticulous attention to detail includes a paving stone driveway all the way up to the elevated gravel stone garage and entry court. Enter the spacious and elegant Front Foyer and prepare to be overwhelmed by the stunning craftsmanship and timeless architectural details including moldings and trim with decorative bas-relief motifs, board and batten original doors and a wood carved staircase. A Rear Foyer Entrance is wonderful for entertaining as it provides seamless access to the authentic secret garden English style Courtyard.



The Living Room is breathtaking with rustic wood beamed ceiling, plaster walls, custom built ins and glorious fireplace with a stunning carved stone mantle. Casement windows at both the front and the back of the room, provide outstanding views of the park-like property, both front and back. Working from home is a pleasure in the serene Study/Library bursting with sunlight, built-ins and architectural windows with three exposures. The Study includes double French doors with access to the English Courtyard.

Hosting a holiday or dinner party? You simply cannot find a better venue than the Formal Dining Room. The intricately carved molded plaster ceiling with floral accents and bay window are stunning focal points. Original English chestnut paneled board and batten walls only add to the exquisite beauty of this room. The Dining Room flows easily to the lovely Butler's Pantry with its extraordinary built in cabinetry providing plenty of room to display your china and tons of storage so that nothing will be out of place. The Butler's Pantry leads to the renovated Chef's Gourmet Kitchen and massive addition, meticulously and tastefully designed to preserve the integrity of the home. A wall of casement windows in the Breakfast Area overlook the English Courtyard, ample high-end custom cabinetry, designer tile, granite countertops and top of the line appliances are sure to impress any chef and your guests. Flow easily into the adjoining Family Room equipped with a custom quarter sawn oak wall that includes floor to ceiling shelves, lighted book cases, and built-ins, a hidden Desk Area, a hidden wide screen TV and sound system area and easy access to the English Courtyard through double French doors, so that indoor and outdoor entertaining is seamless.





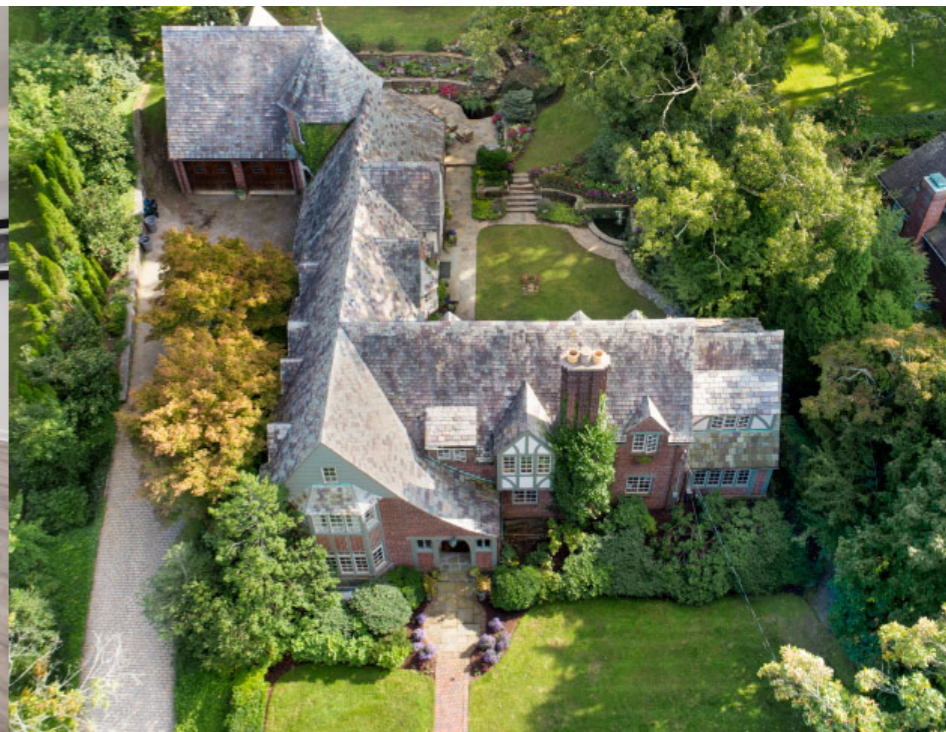


When it's time to retire for the evening, the stately staircase leads you to a warm and welcoming second floor landing with plaster walls and decorative bas-relief motifs. Prepare to be transported by the Master Bedroom Suite which is truly a work of art with its cathedral strapwork ceiling with decorative floral motifs, dramatic floor to ceiling carved stone fireplace and incredible light fixtures. Craftsmanship and beauty of this caliber is rarely seen in today's market. A spacious custom Walk In Closet adds functionality to the Suite. The spa-like Master Bathroom exudes relaxation with a free standing soaking tub, a beautiful double vanity and marble floors with radiant heat. Sundrenched Ensuite Bedrooms 2 and 3 are spacious and boast wide plank hardwood floors, bay windows and chic bathrooms. Accessed via the extraordinary rear curved staircase, don't miss Bedrooms #4 and #5 which include tons of living space, vaulted ceilings, sitting areas and incredible views of the park-like property. Bedroom #4 (also can be used as a Second Master) and 5 share a beautifully appointed Full Bath.

As equally astonishing as the architectural brilliance of this home is its property including two Patios and romantic English gardens and Courtyard. Enjoy complete privacy and tranquility with stone walls, meandering paths, specimen trees, outstanding outdoor bluestone patios, two ponds, and a waterfall. From the top of the tiered property, enjoy a drink or a stroll as you look back on the home's architectural brick, stone and slate magnificence.

And there's more...The Lower Level, with its Recreation/Game Room and custom Wine Cellar, provides additional space for entertaining. Whether it's movie watching, card games, children's art projects or wine tastings, the Lower Level provides well-designed space. Tons of storage closets, a spacious Laundry/Work Room, a huge Exercise Room and a Half Bath also add tons of functionality to this level.

90 Prospect Hill's architectural integrity, incredible neighborhood and magnificent grounds make it a dream home in every way. Just minutes from Blue Ribbon schools, NYC transportation, luxury shopping and downtown Summit, this one of a kind home will not last.





I N S I D E & O U T

FIRST LEVEL

- Vestibule featuring original Tudor wood door with stained glass, original wide plank oak quarter sawn hardwood floors, 2 Coat Closets with board and batten doors, chandelier, baseboard molding, French glass entry door to Foyer
- Entry Foyer featuring original wide plank quarter sawn hardwood floors, plaster walls and ceiling, decorative bas-relief fleur-de-lis motif on walls, decorative plaster ceiling medallion, original carved wooden staircase with custom runner, chandeliers in foyer and above staircase, crown and baseboard molding
- Rear entry Landing featuring original wide planked hardwood floors, arched stained glass door entry to rear courtyard and garden, built in Bar Area, board and batten door to Lower Level, flush mount light fixture
- Front to Back Living Room featuring arched entry, original wide plank quarter sawn hardwood floors, rustic wood beamed ceiling, plaster walls and ceiling, original fireplace with carved stone mantle, custom oak built-ins with open and concealed storage, front and back picture casement windows, antique iron curtain rods
- Library/Office featuring original double French glass doors, wide plank hardwood floors with radiant and baseboard heat, custom library built-ins with open and concealed storage, glass casement windows with 3 exposures, double French doors to Courtyard, recessed lighting, antique chandelier
- Formal Dining Room with double French doors, original wide plank quarter sawn hardwood floors, carved plaster casted ceiling with decorative floral patterns and matching plaster moldings, original board and batten oak paneled walls, bay window with seat, storage and original casement windows, antique chandelier with crystal detail, sconces with crystal detail throughout, swinging board and batten door to Butler's Pantry
- Butler's Pantry featuring original wide plank hardwood floors, built in and lighted cabinetry with glass front upper cabinets, glass shelves, plaster walls and ceiling, recessed lighting, antique lantern, baseboard molding
- Powder Room featuring original board and batten entry door, wide plank hardwood floors, furniture style antique wood vanity with drawers, marble countertop, two sconces, chandelier, vaulted ceiling
- Side Entry off Kitchen featuring original Tudor wood door with stained glass, original wide plank hardwood floors, Pantry with floor to ceiling shelving, baseboard molding
- Gourmet Chef's Kitchen overlooking courtyard featuring custom William Oh's wood cabinetry including interior lit, glass front upper cabinets, oversized kitchen island, granite countertops,

rustic wood beamed and decoratively painted ceiling, decorative carved hood, decorative tile backsplash, Sub Zero integrated refrigerator/freezer, Viking stainless 4 burner cooktop with grill, Viking double oven, two dishwashers (including a drawer in the island) two sinks, recessed lighting, in-ceiling speakers, hidden microwave cabinet with door, two "garaged" mini-appliance areas flanking stove, Breakfast Area, archway to Family Room

- Family Room/Great Room featuring wide plank hardwood floors, custom floor to ceiling lighted built-ins across an entire wall including open and concealed storage, hidden built-in Desk Area, wide screen TV and music storage, rustic wood beamed ceiling, recessed lighting, double French doors with large sidelites out to Courtyard, casement windows, custom window treatments, baseboard molding, antique sconces
- Two story vaulted turret that serves as a rear entry from the driveway to the garage as well as a Mud Room, which features stone floor tile, arched Tudor door with stained glass, rustic vaulted wood beams, curved rear staircase to Second Level, door to Garage, board and batten door to Walk In Coat Closet and storage, antique look sconces, rustic long hanging chandelier
- Oversized 2 Car Garage with original custom oak panel Tudor style electric doors, built in work bench storage, storage closet, original Tudor door to rear Patio
- Half Bath featuring stone floor tile, iron vanity with marble countertop
- Conservatory that wraps around the rear of the octagonal turret features stone floor, iron entry gate, custom almost full floor to ceiling glass windows with 3 exposures, recessed lighting, Murano glass lanterns, custom double French doors out to Patio, in-ceiling speakers, antique style sconces

SECOND LEVEL

- Carved wooden staircase with oversized casement windows containing stained glass leading to Second Floor Landing, rustic long hanging chandelier
- Second Floor Landing featuring original wide plank pegged hardwood floors, plaster walls and ceiling, decorative bas-relief fleur-de-lis motif on walls, antique sconces, Linen Closet with board and batten door
- Master Bedroom Suite featuring decorative carved entryway molding, original pegged wide plank hardwood floors, cathedral carved strapwork ceiling with decorative floral motifs, dramatic floor to ceiling stone carved style fireplace, custom window treatments, built in window seat, antique chandelier, antique lantern, recessed lighting, Walk-In Closet with

custom shelving, drawers and hanging storage, pocket entry door to closet and antique French cared clothing closet/storage

- Master Bathroom featuring tray ceiling with decorative strapwork inset, free standing soaking tub, furniture style antique double vanity with marble countertop, marble floor tile with decorative inlay, radiant heat, frameless glass shower door with designer mosaic tile, rain showerhead, recessed lighting, in ceiling speakers, sconces, custom window treatments
- Ensuite Bedroom #2 featuring original wide plank hardwood floors, bay casement window with leaded glass, window seat, baseboard molding, Closet with original board and batten door, custom roman shade, Bathroom featuring marble floor tile, NEW vanity, glass shower door with tile surround, chandelier, recessed light
- Ensuite Bedroom #3 featuring original wide plank hardwood floors, casement window and bay window, leaded casement windows, baseboard molding, Closet with original board and batten door, custom roman shade, Bathroom featuring marble floor tile, furniture style vanity with quartz countertop, claw foot tub/shower, tile surround, chandelier

REAR SECOND LEVEL

- Curved staircase with custom Tudor windows with stained glass emblems, decorative niche for artwork, turret, sconces, up-lighting
- Bedroom #4 featuring French entry door, wide plank pegged flooring, vaulted ceiling, track and recessed lighting, Sitting Area, Double Door Closet, baseboard molding, door to Bedroom #3, Tudor door to 2nd Closet
- Ensuite Bedroom #5/Second Master Bedroom featuring vaulted ceilings, carpeting, chandelier, Double Door Closet, Sitting Area, double French doors to Balcony with staircase to backyard, antique sconces, door to Bathroom
- Full Hall Bathroom (for Bedroom #4 and ensuite for Bedroom #5) featuring stone floor tile, pedestal sink, shower with tile surround and glass door, recessed lighting, antique sconce, baseboard molding

LOWER LEVEL

- Carpeted staircase to Lower Level
- Lower Level Landing featuring wood look laminate flooring, recessed lighting, baseboard molding, Storage Closets with shelving
- Recreation Room/Gym featuring wood look laminate flooring, recessed lighting, baseboard molding, crown molding, 2 Utility Closets, Double Door Storage Closet with floor to ceiling shelving

- Half Bath featuring hexagonal floor tile, pedestal sink, recessed lighting, baseboard molding
- Laundry Room/Work Room featuring, wood look laminate flooring, recessed lighting, track lighting, built in workspace with peg storage, Kenmore washer and dryer, 3 utility sinks, Storage Closet
- Wine Cellar/Tasting Room featuring hardwood floors, built in wine storage, recessed lighting, Closet, baseboard molding
- Game Room featuring carpeting, paneled walls, recessed lighting, baseboard and crown molding

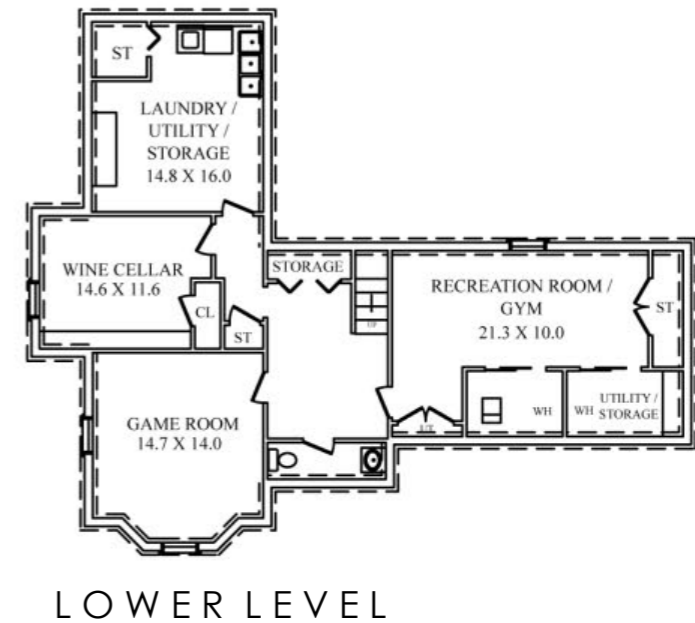
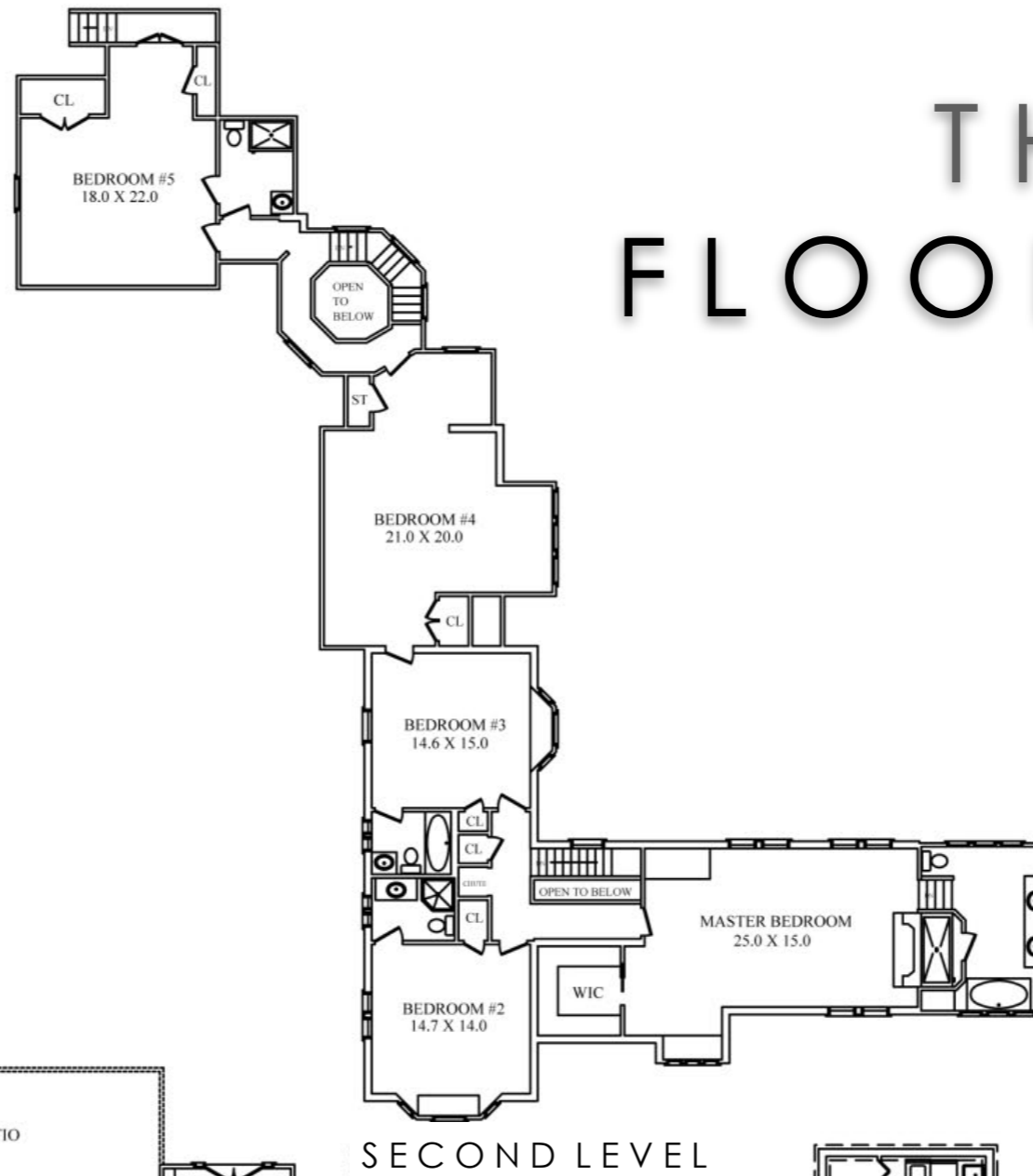
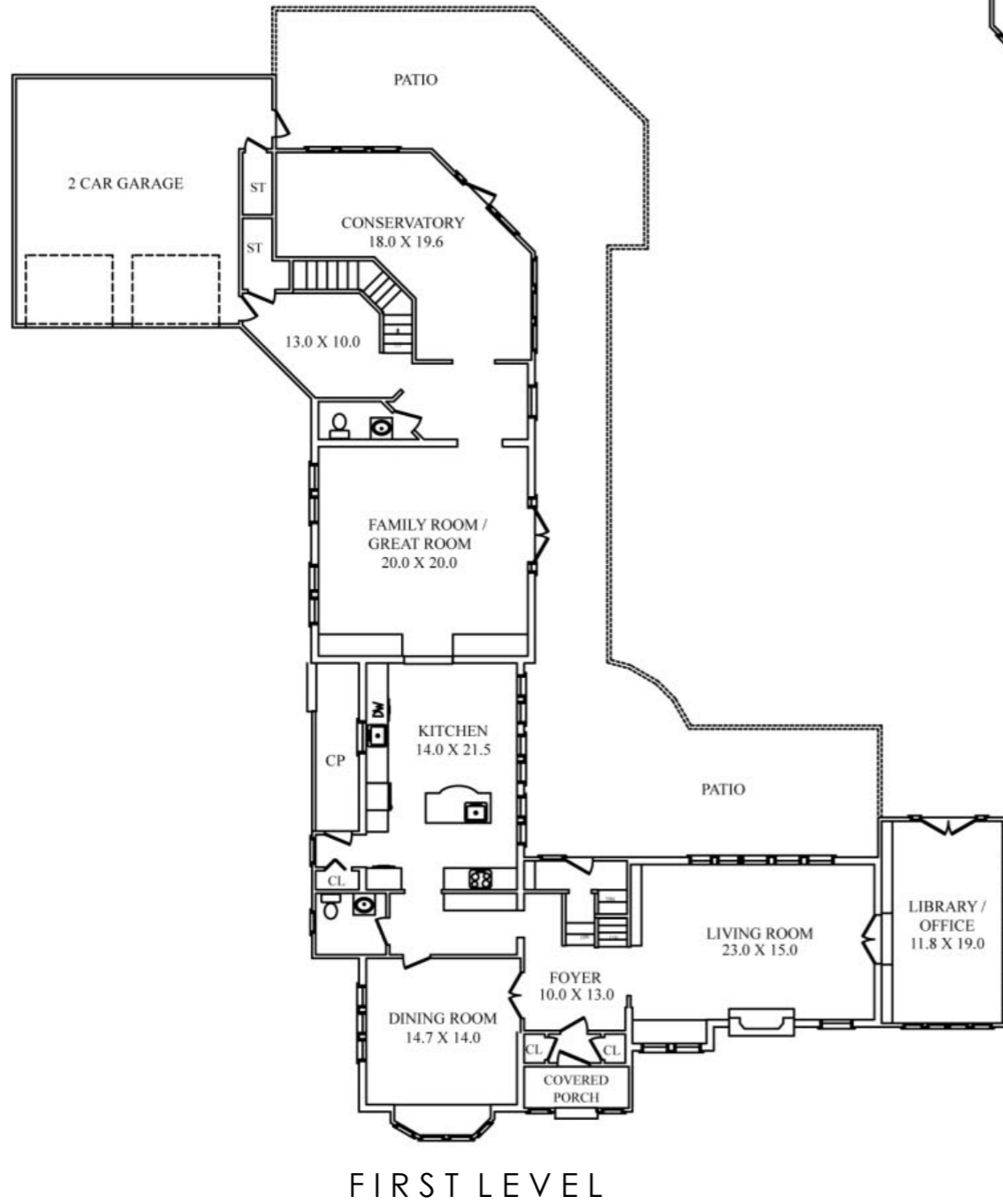
EXTERIOR

- Decorative bluestone and brick front walkway
- Covered front entry with bluestone and detailed brickwork, detailed decorative balusters
- Gravel and stone pathways at side of house
- English Garden Courtyard Area featuring bluestone steps from Library and Family Room, bluestone pathways, Bluestone Patio, stone walls, Pond, meticulously and privately landscaped
- 2nd Bluestone Patio off of Conservatory, featuring stone walls with beds for planting, lanterns, Waterfall and Pond
- Tiered green spaces
- Mature shade trees
- Gravel and brick driveway
- Covered side entry with bluestone flooring, brickwork and door to Kitchen
- Grassy play area
- Elevated Brick Patio/Sitting Area with birdbath
- Irrigation System
- Landscape lighting

ADDITIONAL FEATURES / UPGRADES

- Built in 1925 with steel beam and terra cotta construction
- Outstanding fully integrated 2-story addition in rear (2000)
- Master Bedroom & Bathroom and Hall Bathroom renovation (2011)
- Basement and additional Bathroom renovation (2019)
- New AC units with two new zones (2019)
- Slate roof
- Plaster walls

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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