



127 TULIP STREET | SUMMIT, NJ





Welcome to 127 Tulip Street! This picture perfect 5 Bedroom, 2.5 Bath exquisite Tudor in the sought after Brayton Elementary School District has it all with close proximity to New York City, Memorial Field, Midtown Direct Train, excellent restaurants, shopping and all Summit has to offer. With magazine-worthy designer finishes at every turn, a graceful open floor plan and every modern upgrade imaginable, you will undoubtedly want to call 127 Tulip home!



Pull up to 127 Tulip and you know this is not your ordinary Tudor. The bluestone walkway, meticulous landscaping with blooming perennials and a cheery blue door make for incredible curb appeal. Enter through the charming arched front door into an Entry Vestibule that leads into the home boasting designer touches everywhere you look.



A graceful Entry Foyer with an exquisite free form light fixture brings the wow factor from the start. The expansive and bright Living Room is ideal for entertaining with its spectacular statement fireplace, fabulous wallpaper accents, tons of sunlight and original built ins with leaded glass doors. The Living Room opens to the ultra-chic formal Dining Room with hues throughout, a gorgeous chandelier and plenty of room to host friends and family gatherings. Flow from the Dining Room into the out of this world Gourmet Chef's Kitchen. Crisp white cabinetry, marble countertops, marble full height backsplash, farm sink and a La Cornue oven/range make this kitchen extraordinary. An oversized island dazzles and is the perfect spot to serve breakfast to the kids. Not a thing will be out of place with so much custom storage and a Walk-In Pantry.



Family meals are divine in the light-filled adjacent Breakfast Room with windows and French doors overlooking the idyllic property beyond. Double French doors lead from the Breakfast Room to the truly magical Patio with string lights perfect for al fresco dining and cocktails with friends. A lush yard provides plenty of room for playtime and outdoor activities. And as if this wasn't all enough, just off the Kitchen is the brilliant Family Room bathed in sunlight due to a lavish use of windows. Soothing hues, a regal tray ceiling and designer light fixtures make this space sublime. The Family Room conveniently flows into the Entry Foyer making for incredible entertaining flow. Need to work from home? No problem. Off of the kitchen, don't miss the convenient Office/Mud Room Area perfect for telecommuting. A tastefully renovated Powder Room rounds out the First Level.



When it's time to retire for the evening, the stately staircase, beaming with natural light, leads you to the second floor with four spacious bedrooms and two full baths. The immensely private and spacious Master Bedroom Suite radiates comfort and relaxation with 2 Custom Closets, outstanding on-trend gold touches and a breathtaking designer lantern. You won't want to leave the sleek Master Bathroom, complete with a gorgeous floating vanity, crisp subway tile, more gold accents and an oversized shower encased by frameless glass.





Three additional roomy bedrooms are steeped in sunlight and include soothing hues and generous closets. A renovated Hallway Full Bath is luxurious with a graceful pedestal sink, marble penny floor tile and crisp subway tile throughout. Don't miss the staircase to the Third Level which leads to out of this world Bedroom 5 (easily used as a second Master) boasting a glorious vaulted ceiling, chic rustic beams and tons of closet space. Delicate pendant glass lanterns and a painted stripe accent wall add even more appeal.

And that's not all! The Lower Level provides plenty of additional living space with a sizable Recreation Room/Children's Playroom perfect for movie watching or arts and crafts. Laundry is a snap in the large Laundry Room with plenty of room for folding and to spread out. Finally, storage closets galore (including a Walk In Cedar Closet) ensure that clutter will always be neatly tucked away. With its proximity to New York City, unparalleled design, 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 127 Tulip home!





HOME IS WHERE YOUR HARLEY IS

welcome, y'all

# I N S I D E & O U T

## FIRST LEVEL

- NEW Arched entry front door painted with Fine Paints of Europe
- Entry Vestibule featuring tile flooring, Serena & Lily wallpaper, designer light fixture, Coat Closet, French door to Entry Foyer
- Entry Foyer featuring hardwood floors, staircase to Second Level, modern designer light fixture, recessed lighting, baseboard molding, crown molding
- Living Room featuring hardwood floors, fireplace with brick surround, fireplace flanked by custom built ins with leaded glass doors, recessed lighting, baseboard molding, crown molding, wallpaper accent wall over fireplace, triple windows overlooking front yard
- Dining Room featuring hardwood floors, painted lacquer calming blue, raised moldings, designer chandelier, leaded glass window, custom window treatments, baseboard molding, crown molding, fully open to Kitchen
- Gourmet Chef's Kitchen featuring hardwood floors, custom white cabinetry including glass door cabinetry for glass and china display, Statuary marble countertops and full height backsplash, oversized island with seating for 4, farm sink, recessed lighting, designer pendant light fixtures over island, high end appliances including La Cornue CornuFe French Range polished Brass/ satin Chrome featuring 5 Gas burners and two electric convection ovens each with French swinging doors (one with 7 functions), fully integrated Jenn Air refrigerator/freezer, TV, Sharp stainless microwave drawer (also serves as a warming drawer), Miele dishwasher, custom woven shades, Walk In Pantry, Breakfast Area with chandelier, sconces, double French doors out to Patio, open to Family Room, garbage disposal

- Family Room featuring hardwood floors, inset ceiling, 2 designer light fixtures, baseboard molding, crown molding, custom woven shades
- Side Entrance/Mud Room Area/Office Area featuring hardwood floors, designer light fixture, door to Garage
- Powder Room featuring hardwood floors, furniture look vanity with vessel bowl sink, roman shade, sconces, baseboard molding, crown molding
- 2008 First Floor/Kitchen renovation included bumping out to backyard area, gutted entire den and kitchen area to create open living/kitchen area, converted breezeway into Mud Room, Desk Area and Bath, new Powder Room with new fixtures, removed plaster walls and added sheetrock, updated electrical system for entire house, added another AC zone to support entire First Level, all new kitchen appliances, new wide plank hardwood floors, marble countertops, new Pantry, all new lighting fixtures/chandeliers, French doors with steps to backyard/stone patio, in ceiling sound system, HDMI TV cables for flat screen hook up, new windows, new doors, new radiators

## LOWER LEVEL

- Recreation Room featuring carpeting, built in bookshelves, drop ceiling, recessed lighting, Storage Closets, door to outside
- Exercise Room
- Laundry Room with front loader washer and dryer, utility sink
- Walk In Storage Closet
- Walk In Cedar Closet
- 2012 Lower Level renovation included drop ceiling, columns, staircase, carpeting, painting

# INSIDE & OUT

## SECOND LEVEL

- Master Bedroom Suite featuring hardwood floors, chandelier, windows at 2 exposures, custom window treatments, baseboard molding, crown molding, 2 NEW Custom Closets
- NEW Master Bathroom featuring wood look flooring, subway tile wainscoting, floating wood vanity, gold accents, sconces, frameless glass door shower with subway tile surround, bench, niches, rain showerhead, handheld shower, custom roman shade
- Bedroom #2 featuring hardwood floors, windows at 2 exposures, custom roman shades, baseboard molding, crown molding, Closet
- Bedroom #3 featuring hardwood floors, designer starburst light fixture, sconce, baseboard molding, double windows, custom roman shades
- Full Hall Bath (renovated 2007) featuring marble penny tile flooring, pedestal sink, subway tile wainscoting, shower over tub with subway tile surround, medicine cabinet, recessed lighting, 2 sconces, custom roman shade
- Bedroom #4 featuring hardwood floors, vaulted ceiling, windows at 2 exposures, custom woven shades

## THIRD LEVEL

- Staircase with designer sconce to Third Level
- Bedroom #5 featuring hardwood floors, vaulted ceiling with beams, pendant glass light fixtures, sconces, painted stripe accent wall, baseboard molding, 2 Walk In Closets
- 2015 Third Floor renovation included vaulting of ceilings, new insulation, built closets, new lighting/fixtures, refinished floors, trim/molding, painting

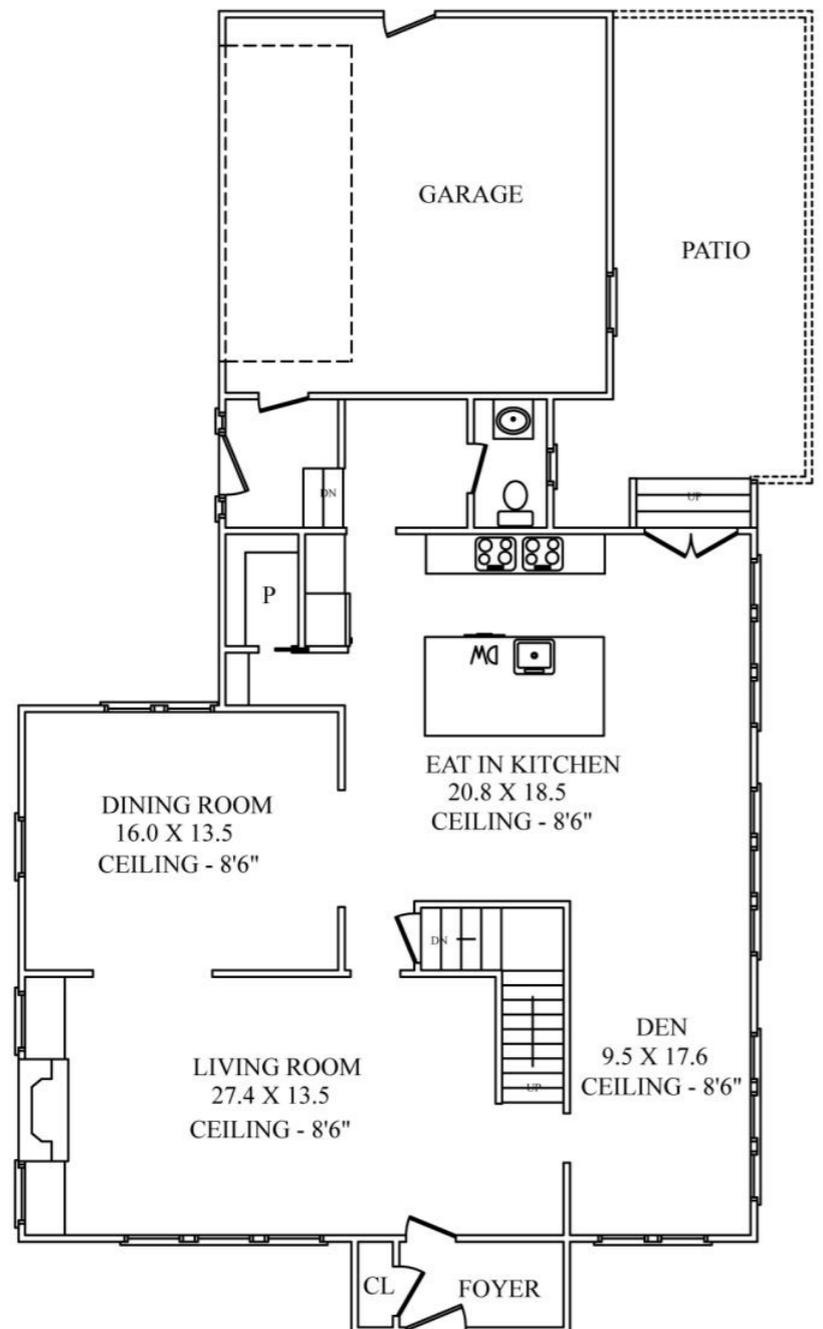
## BACKYARD/LANDSCAPING

- Bluestone front walkway (2007-8)
- Professional landscaping with blooming perennials and foundation plantings (2007-8)
- Brick front staircase and covered entry
- Antique front lawn lantern salvaged from Atlantic City
- Flat grassy yard with mature privacy plantings and mature specimen trees
- Stone Patio and pea gravel entertaining space with string lights (2007-8)
- Attached 2 Car Garage
- Basketball hoop
- Bilco doors to Lower Level
- NEW driveway (2015)

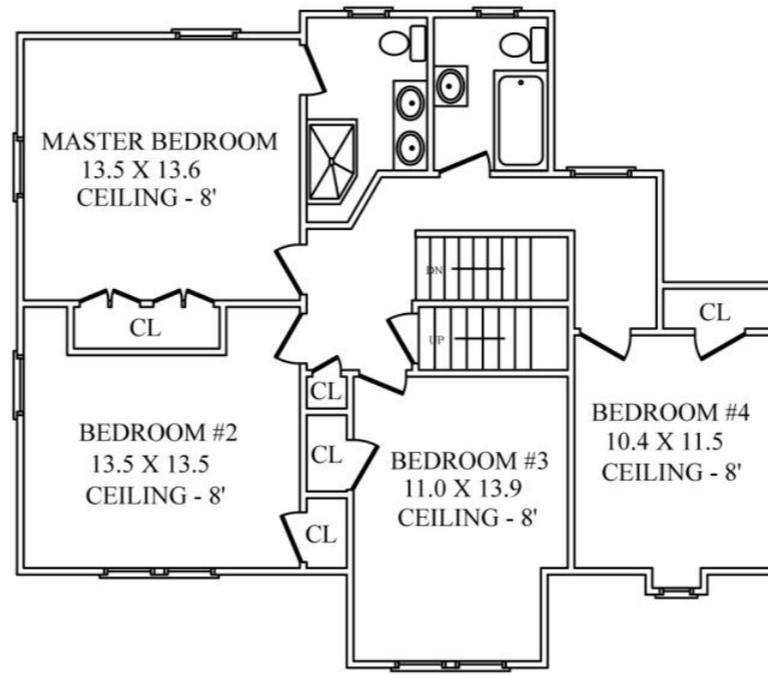
## ADDITIONAL FEATURES & UPGRADES

- NEW water heater
- NEW exterior paint
- 1st Floor – hardwood floors refinished (2018), 2nd Floor (2008)
- Opened wall between Dining Room and Kitchen (2019-20)
- NEW exterior lighting (2015)
- NEW light fixtures throughout home (2008)
- Freshly painted throughout

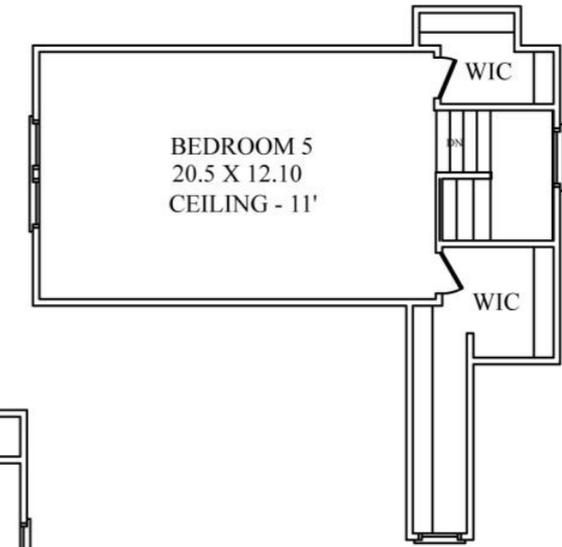
# THE FLOORPLAN



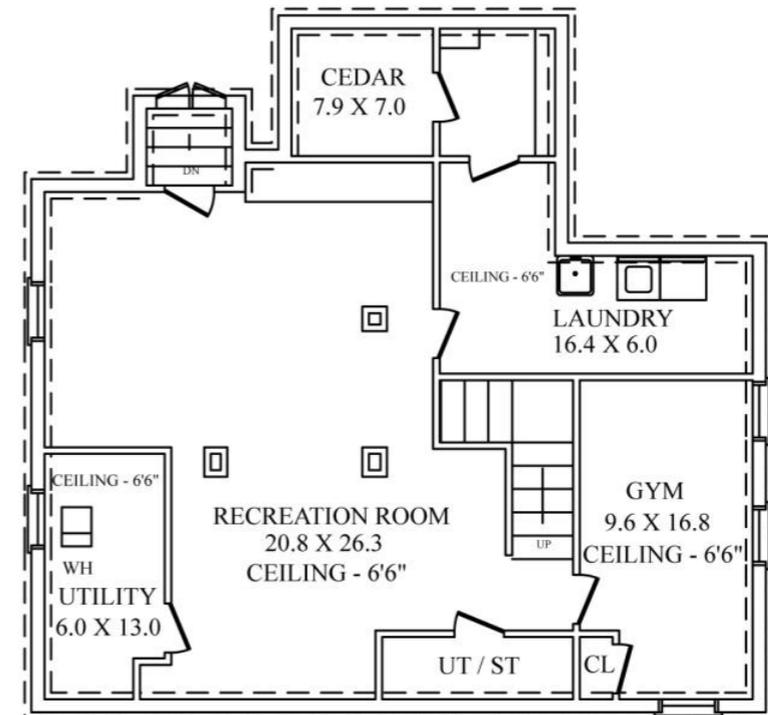
FIRST LEVEL



SECOND LEVEL



THIRD LEVEL



LOWER 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

