

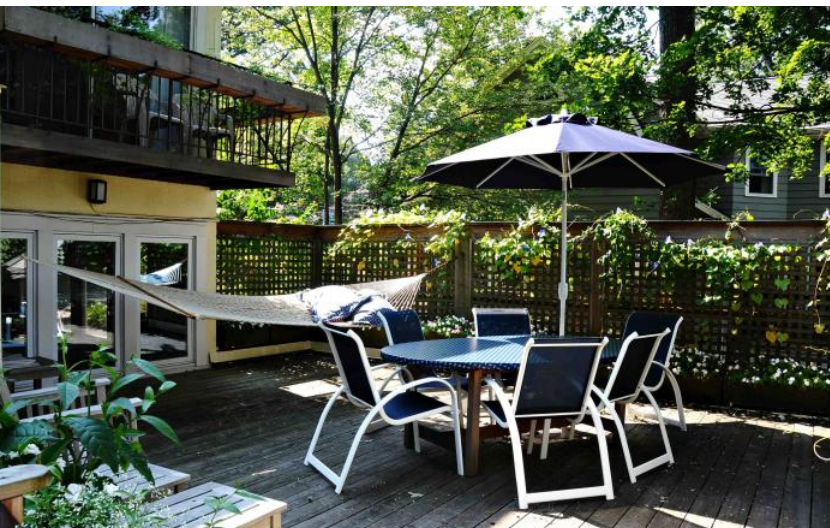
105 MOUNTAIN AVE SUMMIT, NJ



Each Keller Williams office



Welcome to 105 Mountain Avenue! This absolute stunner dates back to 1921 and is located on one of Summit's loveliest streets, with a vibrant neighborhood offering fun Easter egg hunts, BBQs, caroling, and friendly and helpful neighbors! The location, close to Memorial Field, top-notch Summit schools and strolling distance to downtown Summit and New York City Direct Train, is one of Summit's most desirable locales. This timeless and sundrenched 3 Bedroom, 1 Full, 1 Half Bath home fabulously combines unique craftsman, colonial and European eclectic elements. Simply put, this home has it all.



As you arrive at this extraordinary home, you immediately have appreciation for its timeless elegance. With its exquisite low maintenance stucco exterior and an elegant arched entry door, this home delivers incredible curb appeal. Stroll up the wide walkway, flanked by beautifully maintained landscaping, and prepare to be impressed by all this home has to offer. Enter into the graceful Entry Foyer that overlooks the splendid Living Room, Dining Room and gleaming hardwood floors throughout. Entertain friends and family in the fabulous Living Room with a brick fireplace, built in bookcase and windows and doors that allow the sunlight to pour in. Indoor/Outdoor entertaining is seamless as your guests flow through the sliding doors to the magnificent outdoors. The two-tiered Deck, perfect for cocktail parties or al fresco dining, overlooks the exquisitely landscaped backyard and a secluded Bluestone Patio. This is no ordinary property. Every inch has been imaginatively planted and maintained by the owners. Specimen trees, graceful shrubs, and abundant perennials provide year-round beauty.



Back inside, from the Living Room, two different entrances lead to the luminous Sunroom with windows at three exposures. Whether used as an Office, Den or simply as a quiet spot to contemplate your day, this room exudes a completely Zen vibe. Dinner parties are divine in the Formal Dining Room with a charming plate rail and an original China cabinet perfect for displaying all your wares. Flow easily into the Kitchen that will impress any chef. Custom cabinetry, tons of custom storage, high-end appliances and Corian countertops are the best in form and function. A useful vestibule off of the Kitchen opens to the Deck and staircase to the backyard. A gorgeous Powder Room, with custom cabinetry and a vaulted ceiling with skylight, round out the First Level.



Ready to retire for the evening? A graceful staircase leads to the charming Second Floor Landing with open shelving to display all your family photos. The Second Level provides incredible flexibility to be used as four bedrooms or to combine 2 or 3 of the bedrooms to create a suite with its own Balcony, Sitting Room with fireplace and Dressing Room. All bedrooms are steeped in sunlight with treetop views and include generous closet space. The dazzling Renovated Full Hall Bathroom is pure bliss with a chic vanity and gorgeous shower overlooking the picturesque backyard. An unfinished Third Floor walk-up attic offers plenty of storage space.



And that's not all! The Lower Level offers plenty of space for a Recreation/Play Room. Off of the Garage, there is plenty of room to include a Mud Room Area so that everything can be neatly tucked away. A Workshop (another potential Office), a spacious Laundry Room rounds out the Lower Level. Don't miss this great opportunity to own a home in one of Summit's best neighborhoods. Just minutes from Blue Ribbon schools, NYC transportation, Memorial Field and downtown Summit shopping and restaurants, 105 Mountain Avenue is an absolute dream!

INSIDE & OUT

FIRST LEVEL

- Entry Foyer featuring original front door with decorative arched window, hardwood floors, baseboard molding, crown molding, half-wall around semi-enclosed staircase to Second Floor
- Living Room featuring fireplace with brick surround and tile hearth, built in bookcases and radiator cover with marble top, adjustable spotlights and semi-pendant light fixtures, sliding door to Deck, 2 entries to Sunroom, hardwood floors, baseboard molding, crown molding
- Dining Room featuring original built-in corner china cabinet, 2 Lalique style pendant light fixtures, wallpaper, hardwood floors, plate rail, baseboard molding, crown molding, pass-through to Kitchen
- Gourmet Chef's Kitchen featuring an abundance of custom natural wood cabinetry including craftsman style glass doors, many drawers and height adjustable slide outs, large garden window over the sink, Corian countertops, tile backsplash, breakfast bar with seating for 2, recessed lighting, pendant light fixture, built in microwave, gas cooktop, dishwasher, refrigerator/freezer, stainless electric oven (NEW November 2020), oversized windows, door to rear vestibule, hardwood floors
- Powder Room featuring tile wainscoting with decorative border, wallpaper, full wall of built-in cabinetry, medicine cabinet, oval sink, sconces, hardwood floors, baseboard molding, vaulted ceiling, skylight, large window
- Sunroom featuring 2 entries with double doors at each entry, carpeting, custom built cabinets, window seat and wooden radiator cover, 10 windows at 3 exposures, scone lighting, pendant light fixture, recessed lighting, baseboard molding, crown molding
- Bedroom 1 featuring ceiling light fixture with wiring for ceiling fan, 5-foot-wide Closet, pine floors, baseboard molding, crown molding
- Bedroom 2 featuring semi-pendant light fixture, sconces, 2 four-foot-wide Closets, carpeting, baseboard molding, crown molding, double windows
- Bedroom 3 (currently used as Primary Bedroom) featuring ceiling fan/light fixture, custom built armoire with television, 4 oversized windows at 2 exposures, sliding door out to balcony, carpeting, baseboard molding crown molding, door to Bedroom 2, French door to Sitting Room
- Office/Sitting Room (potential 4th bedroom) featuring fireplace with brick surround and decorative tile hearth, carpeting, baseboard molding, crown molding, light fixture
- RENOVATED Full Hall Bath featuring custom wainscoting, vanity with quartzite countertop, large corner shower with frameless glass doors and tile surround with quartzite trim, shower window overlooking treetops, sconces, wallpaper, recessed medicine cabinet, 2nd large window in main area, shutters, and loose laid bound carpet (floor underneath ready for another floor of your choice)

THIRD LEVEL

- Unfinished walk-up attic for storage with window overlooking backyard

LOWER LEVEL

- "Walk Out" basement with windows on all walls
- Open area with potential for Recreation/Play Area
- Workshop with wood floor (potential Office or Art Studio)
- Utility Area screened by wood slat shades
- Laundry Room with water closet featuring 2 washers, 2 dryers, upper cabinetry, utility sink, work surface for folding, etc.
- Large Garage with remote opener, can also be accessed from basement

SECOND LEVEL

- Second Floor Landing featuring flush mount light fixtures, open shelving, baseboard molding, custom-shutters on window, pine floors, crown molding, door to Third Level, Linen/Utility Closet with electrical outlet

EXTERIOR FEATURES

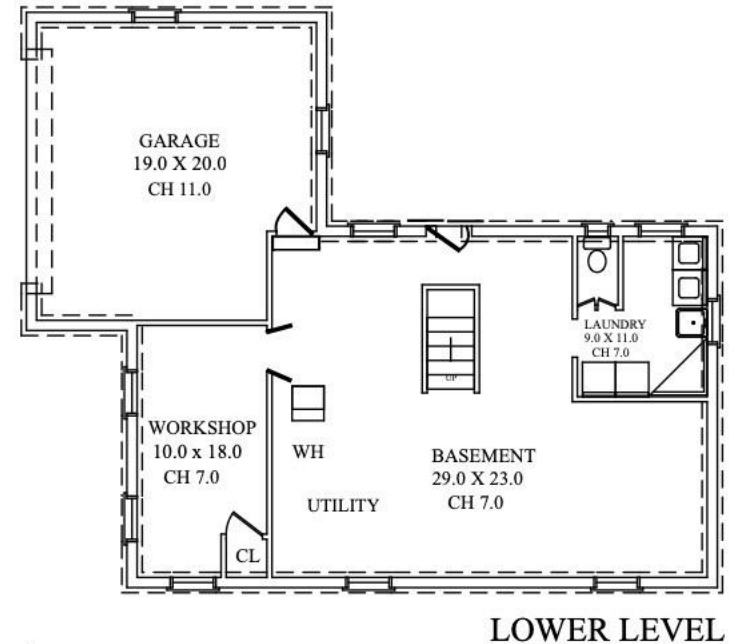
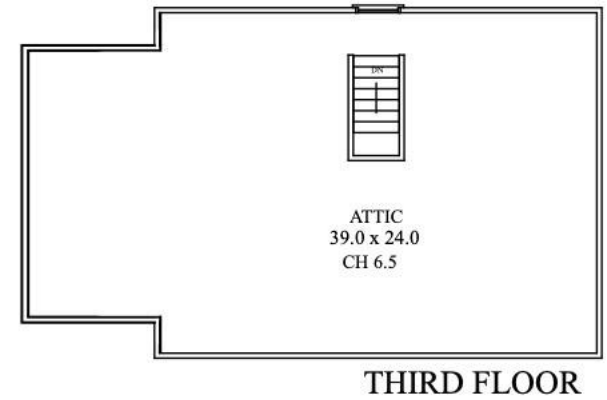
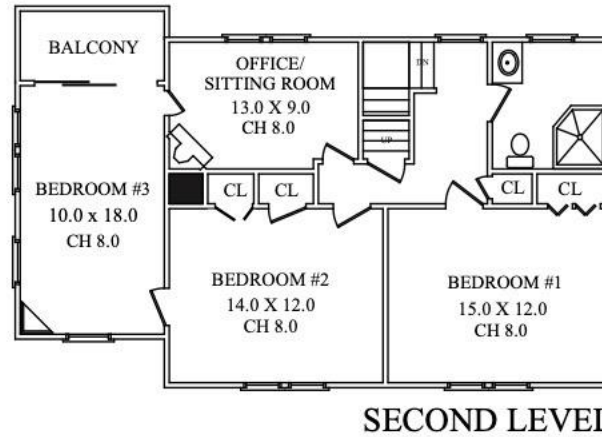
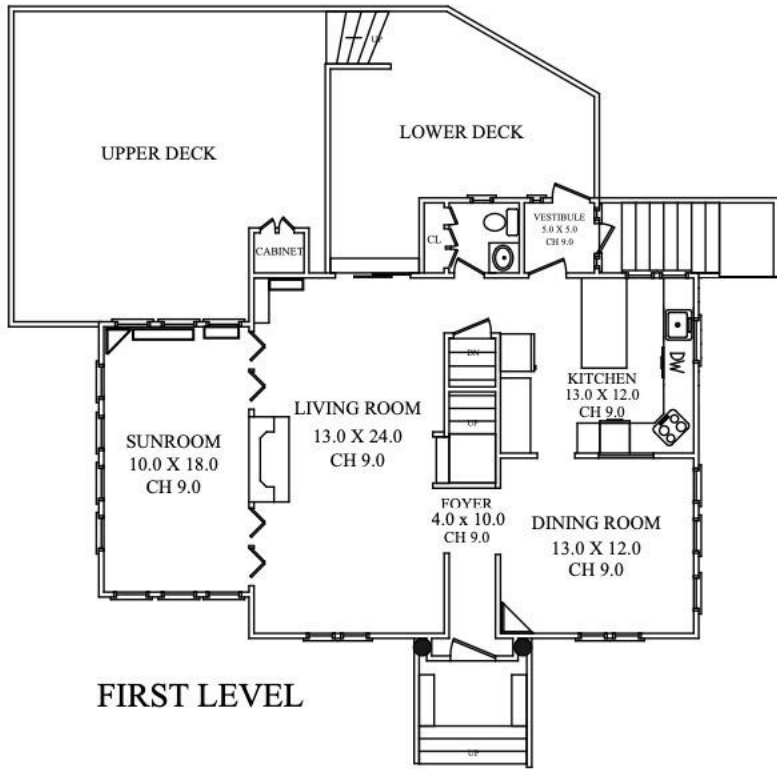
- ¼ Acre
- Covered Front Entry with Bluestone Landing and steps, twin Arts and Crafts benches with storage
- Wide Front Walkway
- Front sidewalk recently redone to curve around oak tree
- Coordinating front trellis echoing original 1921 front door
- Beautifully landscaped gardens, sensibly designed and well-tended, with lower-maintenance shrubs and perennials on property edges, around house, patio, and driveway; trees and shrubs are regularly professionally pruned and maintained
- Gardens featured on national and local benefit garden tours
- Professional features in place for gradings, water flow and watering
- 2-tiered wood deck with lattice enclosure overlooking yard, allows for both dining and lounging areas
- Deck includes custom built storage cabinet, built-in planters and faucet
- Bluestone Patio nestled in greenery
- Multiple tiers, steps, arbor and walkways
- Birdbath, suite of iron furniture, teak and various benches
- Driveway, level and expanded near garage, for extra car parking and play area
- Outdoor storage area under house and lower deck, screened by lattice, accessed from ground level basement door or backyard regularly maintained by Bartlett

ADDITIONAL FEATURES & UPGRADES

- Central air conditioning was installed 2006 and has been maintained annually by Air Group
- Heating changed from oil to gas, oil tank removed in 2006, no leakage was found, current furnace was installed in 2013, annual service, by Air Group. A wall heater was added in the half bath in 1998.

- Original long-board oak floors refinished December 2020 in the entry, LR, DR, kitchen, back hall, half bath, and stairwell; original pine floors in the upstairs hall and first bedroom also restored then; New carpet installed in Sunroom December 2020.
- Added insulation in Sunroom, Kitchen, Half Bath, Bedroom 3 and attic floor
- Electrical service and wiring updated from 1972 to the present. There is 200 amp, 220 volt service, one main panel and one subpanel, various circuits added, numerous new outlets and switched outlets plus three-way switches, many with dimmers
- Ethernet throughout the first floor and two wired sound systems throughout the house with several in-ceiling speakers
- Exterior painted autumn 2019; Interior, including basement, repainted autumn 2020
- Windows, doors, and openings that have been added or original openings that have been restored: in LR restored original west opening to Sunroom and original opening to back hall, added slider to new deck; in DR created pass-through and added new small window; in kitchen installed garden window; in back vestibule added door to lower deck; in half bath installed skylight; in bathroom added window in shower; in main bedroom (noted as Bedroom 3 on floor plan) installed eight-foot slider to newly-created balcony and increased the size of the three existing windows and added an additional window on the south side
- New gas oven in December 2020 and three comfort-height toilets in 2016
- Driveway repaved 2006
- Gutters are cleaned every autumn and springtime
- Rooms, additions, and appliances: Several rooms entirely renovated including Kitchen and Main Bathroom, Half Bath added, two-level deck and balcony added, patio added
- Replaced double-glazed windows throughout
- Newer roof with guarantee
- Annual termite inspections since 1972 have found no need for treatment
- Grounds treated for ticks for years and trees

THE FLOOR PLAN



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



All information deemed reliable but not guaranteed.

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