

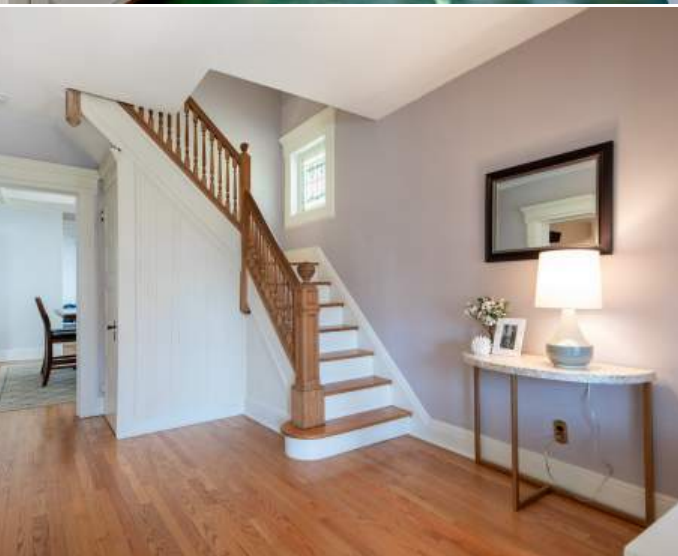


# 12 DENMAN PLACE SUMMIT, NJ









Welcome to 12 Denman Place! Get ready to fall in love with this pristine, move-in ready charmer situated in sought after Summit close to top-notch schools, Midtown Direct Train, Summit Community Center, Summit Green (for concerts and movie nights), The Summit Park Line and downtown shopping and restaurants.

High ceilings on all floors, gorgeous original moldings, on trend renovations and fabulous flow will undoubtedly make you want to call 12 Denman home.

As you drive up, a gabled roofline and a modern farmhouse vibe make for excellent curb appeal. Walk up the bluestone walkway to the enclosed and tranquil Front Porch where you are sure to enjoy cool summer evenings and cocktails with friends. As you enter the front door, the home's cheery, open and airy vibe is apparent at your arrival. The Entry Foyer glows with natural light and includes the lovely original staircase and an original stained glass window as its focal point. Flow easily into the gracious Living Room complete with a stunning brick fireplace, oversized original windows and soothing cool tones.





Dinner parties are a dream in the magnificent Dining Room featuring a coffered ceiling, a NEW chic pendant light with a decorative drum shade and a charming alcove with a built in window seat. The Dining Room connects easily to the outstanding Gourmet Chef's Kitchen that really brings the wow factor. Crisp white cabinetry, quartz countertops and high-end stainless steel appliances all are the best in form and function. A Mud Room off of the Kitchen means that jackets, boots and backpacks will be neatly tucked away. Outside, enjoy complete privacy on the idyllic Patio/Courtyard that overlooks the park-like property that seems to go on forever. Whether it's al fresco dining or play, the backyard will provide endless hours of enjoyment. A 3 Car Garage provides tons of additional parking and storage. Back inside, a tasteful Powder Room rounds out the First Level.







When you are ready to retire for the evening, flow easily up the original jaw-dropping wood staircase to find four spacious bedrooms with tons of sunlight and roomy Closets. Bedroom 4 is currently being used as an Office perfect for all your Zoom calls. The upstairs bedrooms share the exquisitely renovated Full Hall Bath with a chic vanity with marble countertop, crisp white tile and cool vintage floor tile. Walk up a few steps and prepare to be WOWED by the unfinished Third Level. This space runs the entire length of the house and can be customized to your heart's desire. Whether it's additional bedrooms, office space or a teen homework/lounge area, there is room for it all!

And that's not all! The partially finished Lower Level includes an Exercise/Play Room. There is TONS of additional unfinished space to create a Recreation Room, Art Studio and/or Wine Cellar. A Laundry Area and plenty of storage space round out the Lower Level.

This cheery home exudes charm and has a sunny, relaxed feel. With its 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 12 Denman Place home!

# INSIDE & OUT

## FIRST LEVEL

- Enclosed Front Porch featuring original glass windows, freshly painted floor, beadboard ceiling, detailed moldings, decorative pillars
- Entry Foyer featuring original staircase to Second Level, stained glass window, hardwood floors, light fixture with wired drum shade, original moldings, elongated window with wood blinds, beadboard accent wall, Walk In Coat Closet, baseboard molding
- Living Room featuring brick fireplace, built in open shelving, hardwood floors, bay of oversized windows with wood blinds, baseboard molding
- Dining Room featuring coffered ceiling, original stained glass window, oversized windows with wood blinds, built in nook with window seat with storage, NEW pendant light fixture with decorative drum shade, lantern, swinging door to Kitchen, hardwood floors
- Gourmet Chef's Kitchen featuring custom crisp white cabinetry, quartz countertops, tile backsplash with decorative border, NEW wood look laminate flooring, flush mount light fixture, oversized windows with wood blinds, door to MudRoom, door to Lower Level, stainless steel dishwasher, Frigidaire oven/range, microwave, baseboard molding
- Butler's Pantry with custom cabinetry, quartz countertops, NEW Whirlpool refrigerator/freezer
- Powder Room featuring beadboard wainscoting, pedestal sink, tile flooring with decorative insert, sconce with glass lamp shade, mirror, light/fan
- Mud Room featuring wood look laminate flooring, clapboard siding, plenty of room for storage, hooks, cubbies, original door out to backyard

## SECOND LEVEL

- Primary Bedroom featuring NEW oversized Anderson windows at 2 exposures, hardwood floors, baseboard molding, flush mount light fixture, Closet, doorway to Bedroom 4
- Bedroom 2 featuring NEW oversized Anderson windows at 2 exposures, hardwood floors, baseboard molding, flush mount light fixture, Closet
- Bedroom 3 featuring NEW oversized Anderson windows at 2 exposures, hardwood floors, baseboard molding, Closet
- Bedroom 4/Office featuring bay of 4 NEW oversized Anderson windows with wood blinds, hardwood floors, baseboard molding, door to Bedroom 1

- NEWLY RENOVATED Full Hall Bath featuring vanity with marble countertop, tile wainscoting, tub/shower combination, original vintage floor tile, 3 light sconce with glass shades, flush mount light fixture

## THIRD LEVEL

- Unfinished space with vaulted ceiling with potential for Primary Suite, Additional Bedrooms, Office and/or Recreation Room

## LOWER LEVEL

- Wood staircase to Lower Level, open shelving, peg storage
- Exercise Room featuring arched brick entry, wood look laminate flooring, door to bilco doors, flush mount light fixture, Closet with sump pump, baseboard molding
- Utility/Laundry Room featuring Kenmore washer and dryer, utility sink, concrete floor, multiple storage areas
- Potential for expansion for Recreation Room/Play Room/Wine Cellar

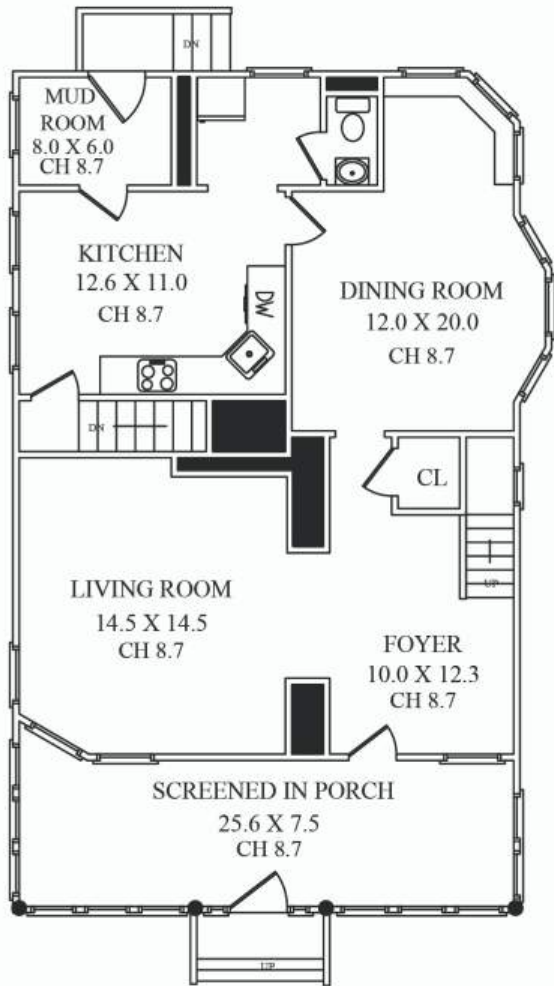
## FRONT & BACKYARD

- Bluestone front walkway
- Rear staircase off Mud Room
- Paver Patio/Courtyard enclosed by gate and retaining walls
- Built in beds with professional landscaping, foundation plantings, blooming perennials
- Mature specimen trees
- Steps leading to tiered backyard
- Easy access to Summit Park Line/Walking Path
- Detached 3 Bay Garage

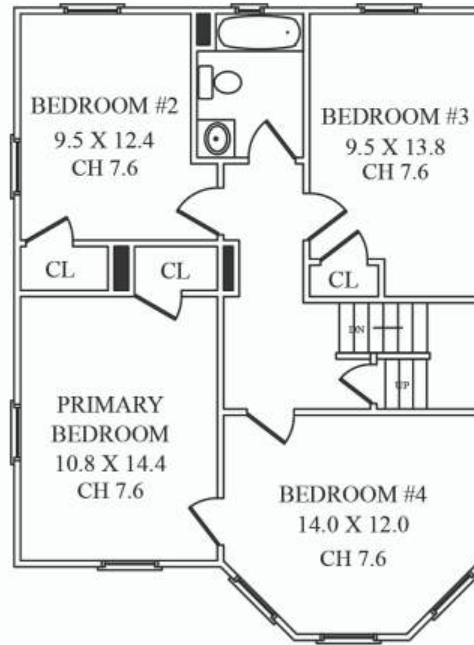
## ADDITIONAL FEATURES & UPGRADES

- 2nd floor, new Andersen windows throughout
- Original doors, moldings and hardware throughout
- Original elongated windows
- Newer Water Heater (2017)
- NEW stainless Dishwasher, Refrigerator/Freezer and Microwave
- Security System included
- Excellent water pressure

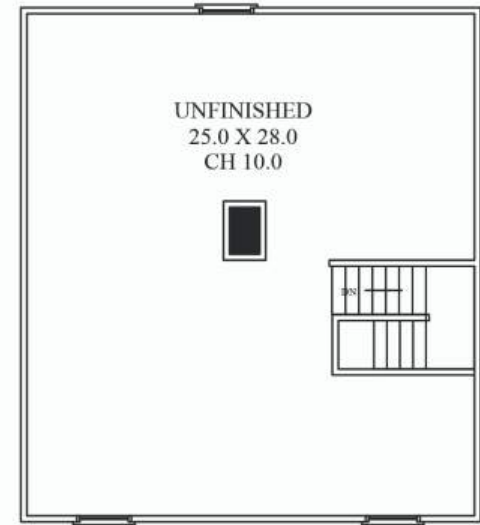
# THE FLOORPLAN



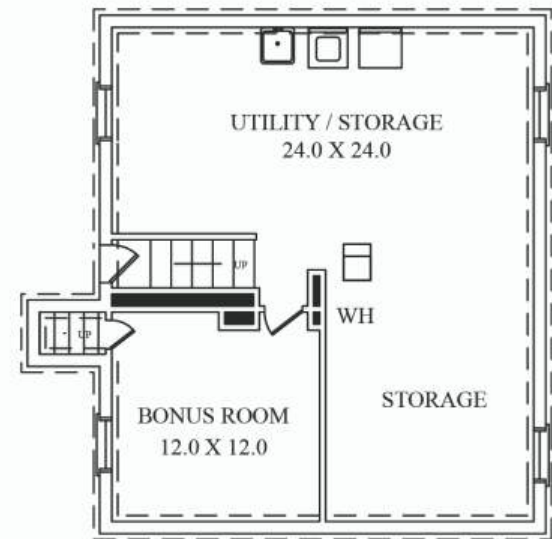
**FIRST LEVEL**



**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.





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