



9 E L M P L A C E | S U M M I T





Drive up to 9 Elm Place and you know you have arrived somewhere special. Crisp landscaping, charming shutters and a bluestone walkway all contribute to this home's curb appeal. This pristine 4 Bedroom, 3 Bath home is in the heart of Summit's coveted Brayton Elementary neighborhood walking distance to the Middle School, Memorial Field, downtown Summit restaurants/shopping, Midtown Direct Train and Summit's popular Visual Arts Center.

Walk up the elegant bluestone walkway and enter through the sunny vestibule with original paned glass windows and regal architectural columns. Refinement abounds in the expansive Entry Foyer complete with a cozy Built In Bench and the original staircase with vintage beaded and dentil woodwork. A Coat Closet and plenty of shelving for gloves and hats are conveniently located off of the Foyer.

Imagine family gatherings and curling up with a book in the elegant Living Room where light literally pours in through triple windows. Original double French doors open to the fabulous Sun Room which is one of the highlights of the home. The Sun Room, easily used for relaxation, virtual schooling or as an office, glimmers with gorgeous original windows with arched transoms at three exposures and overlooks blossoming rose bushes.



Family meals or formal dinner parties are divine in the graceful Formal Dining Room with windows overlooking the picturesque property and perfect flow into the Gourmet Chef's Kitchen. The Kitchen will impress on every level with TONS of custom storage so that everything is neatly tucked away. Quartz countertops, top of the line stainless appliances and a functional island with seating for three make the Kitchen extraordinary. Off the Kitchen, don't miss the Screened In Porch where you are sure to enjoy warm breezes, gazing at the stars and summer cocktails. The Screened In Porch overlooks the park-like backyard which includes mature specimen trees, blooming perennial gardens, a fabulous Patio for entertaining and tons of green space for play. Whether it's al fresco dining or summer entertaining, the backyard exudes complete relaxation. An extra long, single car, detached garage supplies extra storage and completes this amazing outdoor space. And if that wasn't enough, don't miss the park area across the street where children congregate to sled and play!





Ready to retire for the evening? The Second Level boasts three spacious bedrooms with customized closets and gleaming hardwood floors, The Full Hall Bath glows with a huge double vanity, granite countertops and tasteful tile throughout. At the end of a long day, walk up the open and airy staircase to enjoy utter privacy in the Master Bedroom Suite that really dazzles. Oversized windows, a Walk In Closet (plus 2 other closets), plenty of room for reading nooks and a lovely Full Bath make this an ideal retreat.

And that's not all! The large Lower Level provides plenty of additional living space with a sizable Recreation Room/Children's Playroom perfect for movie watching or family game night. Storage abounds everywhere you turn so that everything has its place. A separate Work Room includes custom cabinetry and walk out access to the backyard. A well-appointed Full Bath conveniently serves the Lower Level. A luxurious Laundry Room with custom cabinetry makes doing laundry an absolute pleasure. Simply put, the Lower Level adds tremendous cheery and functional space to the home.

With its prestigious neighborhood, close proximity to Midtown Direct Train, top-notch schools and convenience to Summit's fantastic shopping/restaurants, 9 Elm Place is a fantastic value that won't last!

I N S I D E & O U T

FIRST LEVEL

- Entry Vestibule featuring original paned windows and columns, concrete floor, storm door
- Entry Foyer featuring door with decorative leaded glass, built in bench area, original staircase with detailed beaded and dentil moldings, hardwood floors, semi-flush mount light fixture, crown molding, baseboard molding, oversized windows, door to Lower Level
- Living Room featuring triple picture window, original double French doors to Sun Room, deep crown and baseboard moldings, hardwood floors, chandelier, oversized archway to Dining Room
- Dining Room featuring French door to Sun Porch, oversized windows, chandelier, hardwood floors, deep crown and baseboard moldings, oversized arch to Kitchen
- Sun Room featuring original paned windows at 3 exposures with architectural arched transoms above, original bead board ceiling, ceiling fan/light fixture, hardwood floors, crown molding, baseboard molding
- Gourmet Chef's Kitchen featuring custom Kraft Maid wood cabinetry, oversized island with seating for 3, quartz countertops, tumbled tile backsplash, oversized windows, pendant light fixture, recessed lighting, tile flooring, stainless Samsung refrigerator/freezer, stainless Samsung 5 burner oven/range, stainless Bosch dishwasher, stainless built in LG microwave, stainless sink, vaulted ceiling, door to Screened In Porch
- Screened In Porch featuring screens at 3 exposures, screen door to staircase to Lower Level, woven shades, wood flooring, lantern

SECOND LEVEL

- Second Floor Landing featuring Linen Closet with floor to ceiling shelving, hardwood floors, sconce, crown molding, open staircase to Third Level
- Full Hall Bath featuring oversized double vanity with storage and granite countertops, tumbled tile flooring

- and wainscoting, tub/shower combination with designer tile surround, 2 medicine cabinets, sconces, pendant lights, hanging cabinet, oversized window with shutters, fan
- Bedroom 1 featuring windows at 2 exposures, hardwood floors, Closet with custom built in storage, ceiling fan/light fixture, baseboard molding
 - Bedroom 2 featuring windows at 2 exposures, hardwood floors, Closet with custom built in storage, ceiling fan/light fixture, baseboard molding
 - Bedroom 3 featuring windows at 2 exposures, hardwood floors, Closet with custom built in storage, ceiling fan/light fixture, baseboard molding

THIRD LEVEL

- Third Floor Landing featuring door to Attic Storage Area, original hardwood floors, chandelier
- Master Bedroom Suite featuring vaulted ceiling, Walk In Closet, 2 additional Closets, ceiling fan/light fixture, oversized windows at 2 exposures, wood look laminate flooring, paneling
- Master Bathroom featuring furniture style vanity with marble countertop, medicine cabinet, shower with decorative tile surround, rain showerhead, tumbled look tile flooring and wainscoting, vaulted ceiling, recessed lighting, sconces, 2 oversized windows, paneling

LOWER LEVEL

- Staircase to Lower Level
- Landing at top of staircase with Coat Closet and shelving for storage for gloves, hats, etc., flush mount light fixture
- Recreation Room featuring recessed lighting, tile flooring, baseboard molding
- Storage/Utility Closet
- Laundry Room featuring custom built in cabinetry, built in stainless utility sink, laminate countertops, open shelving, recessed lighting
- Sump pump

- Full Bath featuring tumbled tile flooring and wainscoting, wood vanity with granite countertop, shower with designer tile surround, rain shower head, recessed lighting, 3 light sconce
- Work Room/Storage Room featuring custom built in upper and lower cabinetry with laminate countertop, door to outside, concrete floor

EXTERIOR

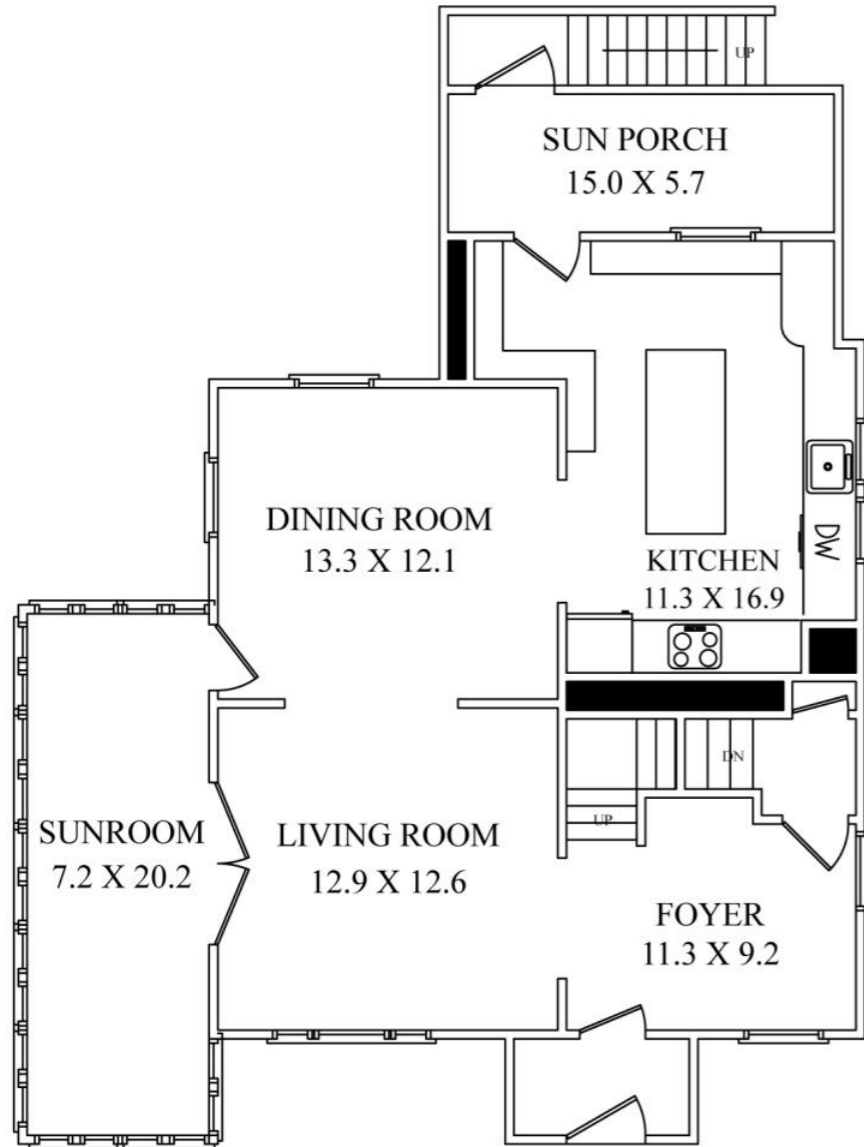
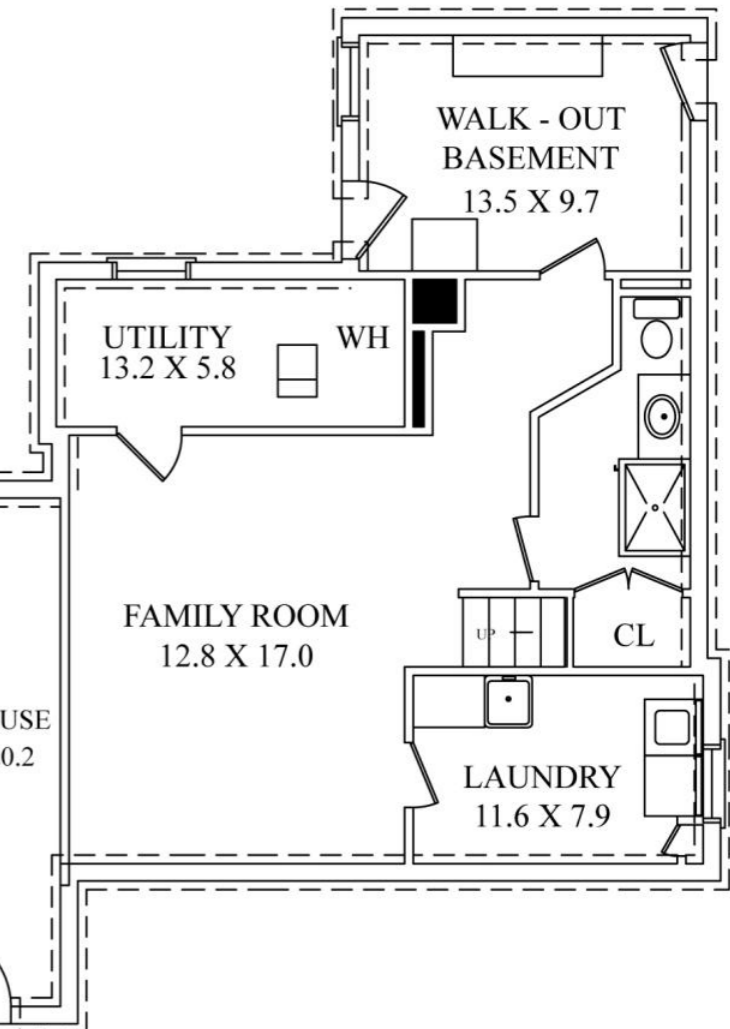
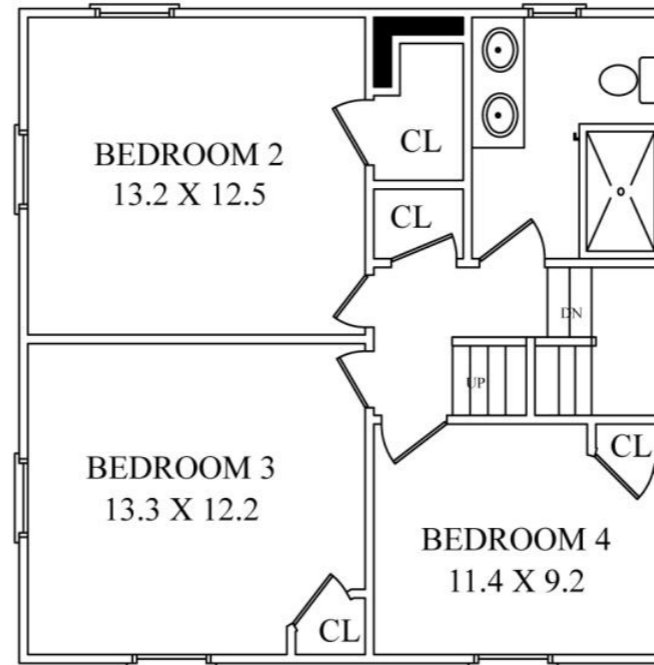
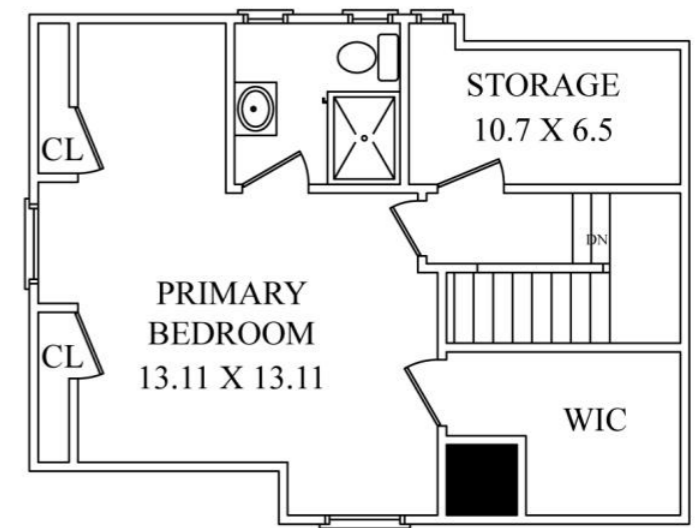
- Bluestone Front Walkway encased by crisp hedges
- Patio cascading down to backyard
- 1 Car Detached Garage
- Green space for play
- Professionally planted perennial gardens and mature specimen trees

ADDITIONAL FEATURES

- Painted soothing neutral hues throughout
- Original vintage doors, hardware and moldings throughout
- Heat/AC, 1 unit
- All windows (excluding sunroom) double glazed, newly installed
- New roof and gutters



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

