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*45 Bellevue Avenue*  
◆◆◆  
*Summit, New Jersey*





*Welcome to 45 Bellevue Avenue in Summit's prestigious Northside! It is not every day that a home of this caliber comes on the market. This stunning Manor Home, dating back to 1910 and built and lived in by renowned local architect Joy Wheeler Dow, exudes utter style and elegance.*







*This 6 Bedroom, 5.1 Bath home perfectly blends meticulous renovations, modern design, and stunning original elements. This home is for the discerning Summit buyer seeking architectural magnificence, amazing renovations, and high design just minutes from NYC Midtown Direct Train, route 78, Short Hills Mall, and Summit's fantastic shopping and restaurants. Drive up this sought-after tree-lined street and take in this splendid home situated majestically on lush, meticulously landscaped property. Walk up the bluestone staircase where you'll be greeted by a spacious Bluestone Terrace overlooking the park-like property. Whether it's cocktails with friends or just curling up with a novel, you will enjoy endless hours in this space. The flow from the Terrace into the home makes for fabulous indoor/outdoor entertaining. Enter the spacious and elegant Entry Foyer and prepare to be overwhelmed by the stunning craftsmanship, architectural details, and modern design in this home. Herringbone hardwood floors that carry through the home, soothing hues, and sophisticated wallpapers offer the best in design.*









*The Living Room will take your breath away with custom built-ins, a wall of leaded glass French doors overlooking the glorious property, and a custom Wet Bar with custom floating brass shelves that is a work of art in and of itself. The Living Room flows seamlessly into the Family Room with an exquisite fireplace with a sleek modern stone mantle. Leaded glass windows and French doors provide outstanding views of the rear property. Hosting a holiday or dinner party? You simply cannot find a better venue than the Formal Dining Room that comfortably seats 14! The ethereal bay of original leaded glass windows, with intermittent stained glass and etchings, is a breathtaking focal point. Prepare to be overcome by the room's other original architectural details including rustic beams, built-in china storage, a carved wood fireplace, and board and batten paneling.*



















*The exquisite sun-drenched Chef's Gourmet Kitchen, meticulously and tastefully designed to blend seamlessly with the original architecture of the home, is straight out of a magazine with its crisp white custom cabinetry, an oversized washed gray island, marble countertops and high-end Sub Zero, Miele and Wolf appliances.*

*The adjacent Breakfast Area, with a built in banquette encased by a bay of windows, provides gorgeous views of the property beyond. A hallway connecting the Entry Foyer and Kitchen includes a custom built in that neatly tucks away media, school supplies and files. A Rear Hallway includes an original charming door leading out to the outstanding backyard. Zoom calls and working from home is an absolute pleasure in the dreamy Office bursting with sunlight. Windows at three exposures, a vaulted ceiling and French doors leading out to the front Terrace make this the ultimate work from home environment. Rounding out the First Floor is a tasteful Powder Room featuring marble tile, a lovely vanity and exquisite imported Élitis wallpaper.*



*When it's time to retire for the evening, the stately original Tudor-style staircase leads to the magnificent second-floor landing where an original beamed ceiling blends perfectly with the Dallas chandelier. Luxury abounds in the completely Zen Primary Bedroom Suite with a sleek stone fireplace, a vaulted ceiling, and a bay of leaded glass windows so the sun pours in. The Suite includes an adjoining Office (could also be a potential Sitting Room or Dressing Room). Getting ready is a dream with the BEST Walk In Closet for 2 boasting fully custom storage with drawers, custom adjustable shelving, and hanging storage. Tranquility reigns supreme in the picture-perfect hotel-like Primary Bathroom complete with stunning oversized custom vanity, marble throughout, gorgeous soaking tub, huge shower, and modern light fixtures. Sundrenched Bedrooms 2 (with a Walk-In Closet) and 3 are spacious, include built-in bookshelves and gorgeous vintage details. Bedrooms 2 and 3 share the Full Hall Bath with two custom marble vanities, a Linen Closet, and an elegant, beamed ceiling. Laundry is a pleasure with a convenient Second Level Laundry Room. Walk up a few steps to find the spacious and lovely Third Level that boasts privacy and cheery spaces. A Third Level Landing, with built drawers and a window seat, would make a terrific Teen Lounge. Bedroom 4 offers a row of leaded glass windows and cool modern sconces with brass accents. Bedroom 5 (flexibly being used as an Office) is sunny and bright. A well-appointed Full Hall Bath with oversized shower rounds out this level.*

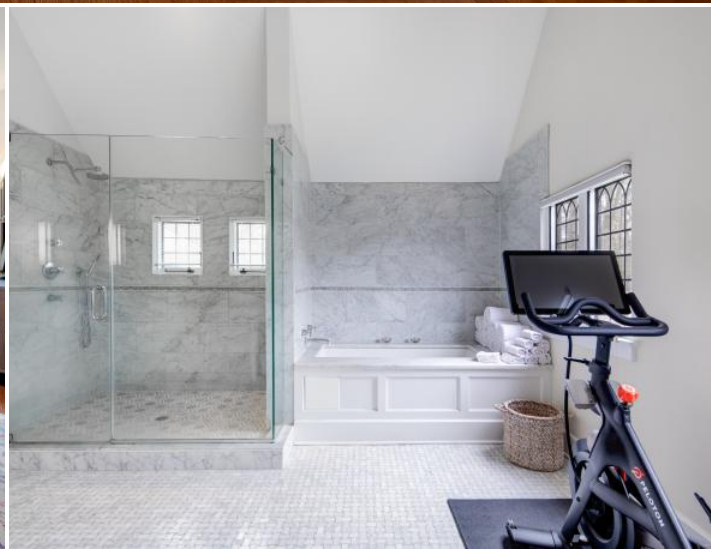
*Equally astonishing as the architectural brilliance of the home is its magical rear property including a wraparound Bluestone Patio, stone walls with built-in beds, and plenty of room for s'mores, outdoor entertaining, and al fresco dining. A designated area with a children's playset will provide hours of enjoyment. Crisp blooming perennials and mature specimen trees just add to the home's magnificence.*















*And there's more...The Lower Level boasts an In-Law/Nanny Suite with its own separate entrance, its own Living Room and a tasteful Full Bath. The Play Room is perfect for imaginary play and arts and crafts. A fabulous Mud Room off of the 2-Car Garage includes custom cubbies with plenty of storage so that everything will be neatly tucked away. Off of the Mud Room, don't miss the "Hockey" Full Bath with a laundry hookup perfect for dropping your uniform and hopping in the shower. A HUGE Storage Room, with 2 Cedar Closets, is great for off-season clothes. A Work Room is perfect for projects or make it into your own Wine Cellar. Simply put, the Lower Level adds tons of functionality to the home.*

*45 Bellevue Avenue's architectural integrity, outstanding renovations, 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.*



# INSIDE & OUT

## FIRST LEVEL

- Entry Foyer featuring raised double panel with planks entry door, herringbone hardwood floors, grass cloth wallpaper, starburst light fixture, oversized Entry Closet with custom storage, recessed lighting, baseboard molding, 2 recessed leaded glass windows
- Rear Vestibule featuring herringbone hardwood floors, custom built in that includes file cabinets, school supply storage and media storage, designer wallpaper, recessed lighting, baseboard molding
- Living Room featuring herringbone hardwood floors, Custom Built In Wet Bar with custom built in cabinetry with marble countertop, bistro style brass and glass open shelving, grass cloth wallpaper backdrop, bar sink, modern scone, recessed lighting, set of 3 custom leaded glass French doors to Juliet balcony, custom built ins with open and concealed storage, game area, brass hardware throughout, baseboard molding, built in speakers
- Family Room featuring gas fireplace with custom modern stone mantle and herringbone inside, recessed area for TV, custom double French doors out to backyard, herringbone hardwood floors, recessed lighting, modern scone, baseboard moldings, built in speakers, custom window shades
- Gourmet Chef's Kitchen featuring herringbone hardwood floors, crisp white custom cabinetry, custom gray island with 2" marble countertop and seating for 4, marble countertops on exterior cabinets, counter to ceiling marble subway tile backsplash, stainless sink with 4 leaded glass windows above, fully integrated Sub Zero refrigerator/freezer, built in Miele coffee maker, Sub Zero glass door wine refrigerator, 2 Sub Zero refrigerator drawers, Wolfe stainless 6 burner double oven/range with griddle, stainless hood, recessed lighting, industrial style pendant lighting over island, Walk In Pantry with floor to ceiling shelving
- Breakfast Area featuring built in banquette, sputnik style light fixture with glass globes, bay of leaded glass windows
- Dining Room featuring swinging door at entry, original fireplace with original custom carved wood mantle and marble surround (decorative only), original herringbone hardwood floors, original china cabinet built in with leaded glass sliding doors for china storage, 2nd built in cabinet with leaded glass doors and concealed storage, original bracket with "1910" in Roman numerals noting year house built, original board and batten paneling, original beamed ceiling, row of original leaded glass windows with decorative mullions, bay of original leaded glass windows with original etchings and intermittent stained glass, seating for 14, Restoration Hardware linear light fixture customized to fit beams, Restoration Hardware sconces

- Office featuring designer chevron carpeting, tray lighting, arched ceiling, leaded glass windows at 3 exposures, double French doors out to terrace, crown molding, baseboard molding
- Rear Hallway featuring original herringbone hardwood floors, original door to back patio, beamed ceiling, modern glass globe fixture, original staircase with decorative railings and custom runner, leaded glass windows with intermittent stained glass, original baseboard moldings
- Powder Room featuring vanity with marble countertop, imported Élitis wallpaper, light/fan, star flush mount light fixture, basket weave marble floor tile, baseboard molding, original leaded glass window

## SECOND LEVEL

- Second Floor Landing featuring original herringbone hardwood floors, built in cabinet at top of stairs, original beamed ceiling, Dallas chandelier, row of original leaded glass windows with deep ledge, Linen Closet with floor to ceiling shelving
- Laundry Room featuring tile flooring, stackable Electrolux front loader washer and dryer, tile wainscoting, Duratub utility sink, hanging storage
- Primary Suite's Entry Vestibule with crystal chandelier
- Primary Sitting Room/Office (potential Dressing Room) featuring hardwood floors, leaded glass windows with custom shades, vaulted ceiling with recessed lighting, door to Master Bath
- Primary 2-Person Walk In Closet featuring fully custom built in drawers, shelving and hanging storage
- Primary Bedroom featuring herringbone hardwood floors, gas fireplace with custom modern stone mantle and herringbone inside, recessed area for TV, vaulted ceiling with recessed lighting, nook with bay of leaded glass windows with custom shades
- Primary Bathroom featuring vaulted ceiling, oversized custom vanity with marble countertop, industrial style medicine cabinets, basket weave marble floor tile with radiant heat, modern sconces, recessed lighting, frameless oversized glass door shower with designer marble tile throughout, rain showerhead, separate toilet room with pocket door, built in tub with marble surround, leaded glass windows, door to Sitting Room
- Bedroom 2 featuring beamed ceiling, original herringbone hardwood floors, built in bookcases, Walk In Closet with custom storage and extra deep drawers
- Bedroom 3 featuring beamed ceiling, original herringbone hardwood floors, Double Door Closet with custom storage, original leaded glass windows,



- deep original built in bookshelves, built in seat
- Bedroom 3 featuring beamed ceiling, original herringbone hardwood floors, Double Door Closet with custom storage, original leaded glass windows, deep original built in bookshelves, built in seat
- Full Hall Bath featuring oversized basket weave marble tile, 2 custom vanities with marble countertops, built in storage cabinet, modern sconces, recessed lighting, tub/shower combination with marble tile surround, separate area for toilet with Linen Closet, original leaded glass windows, beamed ceiling

### THIRD LEVEL

- New carpeting and freshly painted throughout
- Third Level Landing featuring built in cabinet, original built in storage with drawers and window seat, carpeting, flush mount light fixture with glass shade, baseboard molding, attic access
- Bedroom 4 featuring row of original leaded glass windows, carpeting, modern glass sconces with brass accents, Closet with original door and hardware, baseboard molding, stucco walls
- Full Bath featuring beadboard wainscoting, pedestal sink, tile flooring, oversized shower with tile surround, original built in medicine cabinet, sconce, recessed light, ledge for storage, leaded glass window with custom shade
- Office/Bedroom 5 featuring carpeting, baseboard molding, area for hanging storage, door to HVAC, sconce, original leaded glass windows with deep ledge for storage

### LOWER LEVEL

- Play Room featuring custom built in open shelving, Utility Closets, Work Room (potential Wine Room), recessed lighting, carpeting
- Ensuite Bedroom 6/In-law Suite featuring Separate Entrance, Bedroom with hardwood floors, windows at 2 exposures, custom window shades, baseboard molding, pendant light fixture, Closet (off bathroom area)
- Living Room/Recreation Room off of Bedroom 6 featuring hardwood floors, leaded glass windows, sputnik style light fixture with glass bulbs and decorative crystal, baseboard molding
- Full Bath featuring vanity with acrylic top, upper cabinet with built in mirror, tile flooring, tub/shower combination with tile surround, flush mount light fixture, leaded glass window
- Storage Room featuring tons of storage, 2 Custom Double Door Cedar Closets, concrete floor
- Oversized 2 Car Garage with carriage style electric doors, plenty of room to add hanging storage
- Mud Room featuring custom cubbies and storage, with vertical shiplap detail, tile flooring, grass cloth wallpaper, recessed lighting, Full "Hockey" Bath (also

- potential 2nd Laundry Room) featuring oversized vanity with marble countertop, tile flooring, hookup for washer/dryer, separate area for toilet and shower with pocket door, shower with frameless glass door with hexagonal floor tile and subway wall tile
- Sump pump

### FRONT & BACK YARD

- .39 Acre
- Professionally landscaped with for 4 season interest with foundation plantings, blooming perennials and mature specimen trees
- Grand Bluestone Staircase to Front Terrace
- Front Bluestone Terrace with custom decorative iron railings, custom lanterns
- Bluestone stepping stone path to backyard
- Irrigation
- Belgian block pavers at driveway entry
- Pressed gravel driveway
- Stone retaining wall in driveway area
- Bluestone staircase from driveway to backyard
- Wraparound Rear Bluestone Patio with area for dining and lounging
- Stone Walls and Built in Beds
- Designated Children's Play Area with Play Set

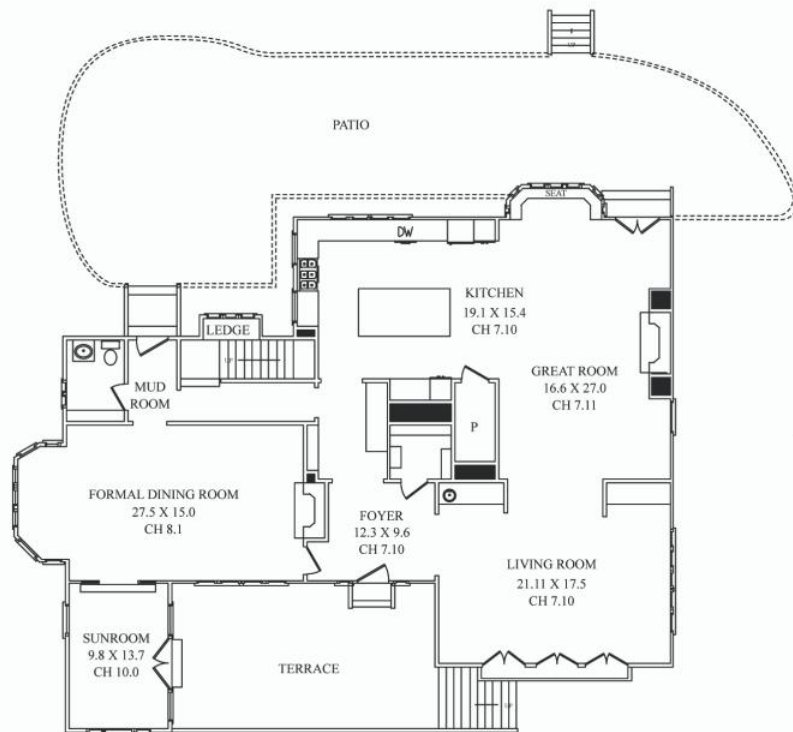
### ADDITIONAL FEATURES & UPGRADES

- Featured on Summit's 2019 Holiday House Tour
- Featured in Summit's Historic Homes
- All additions to home include herringbone floors, elaborate moldings and leaded glass windows intended to mimic all original details
- Slate roof
- 3 HVAC units, supporting 5 zones
- Built in speakers in Family, Living and Kitchen; integrated with TV in Family Room
- ADT Alarm System

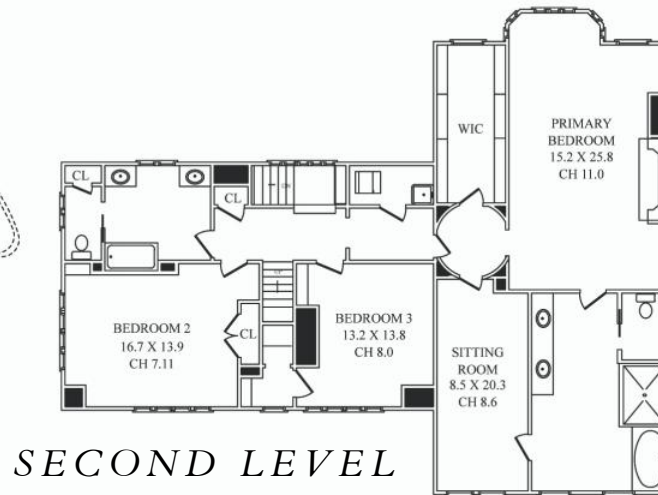
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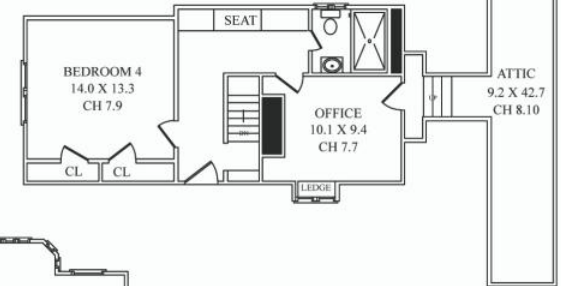
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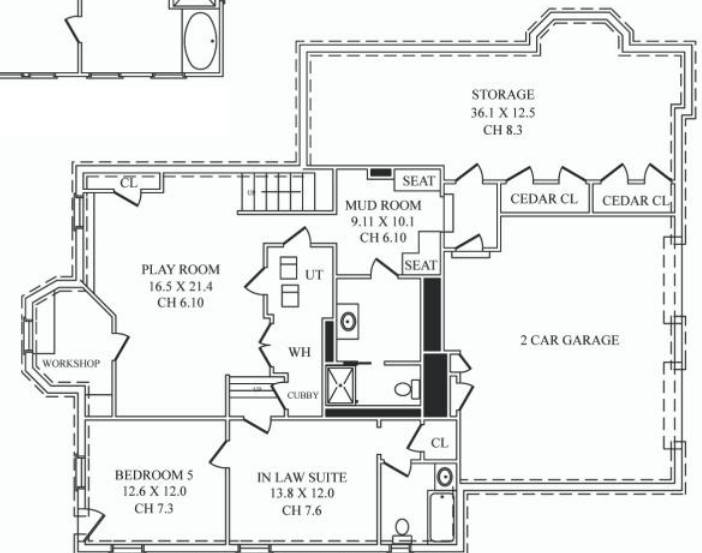
*FIRST LEVEL*



*SECOND LEVEL*



*THIRD LEVEL*



*LOWER LEVEL*

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