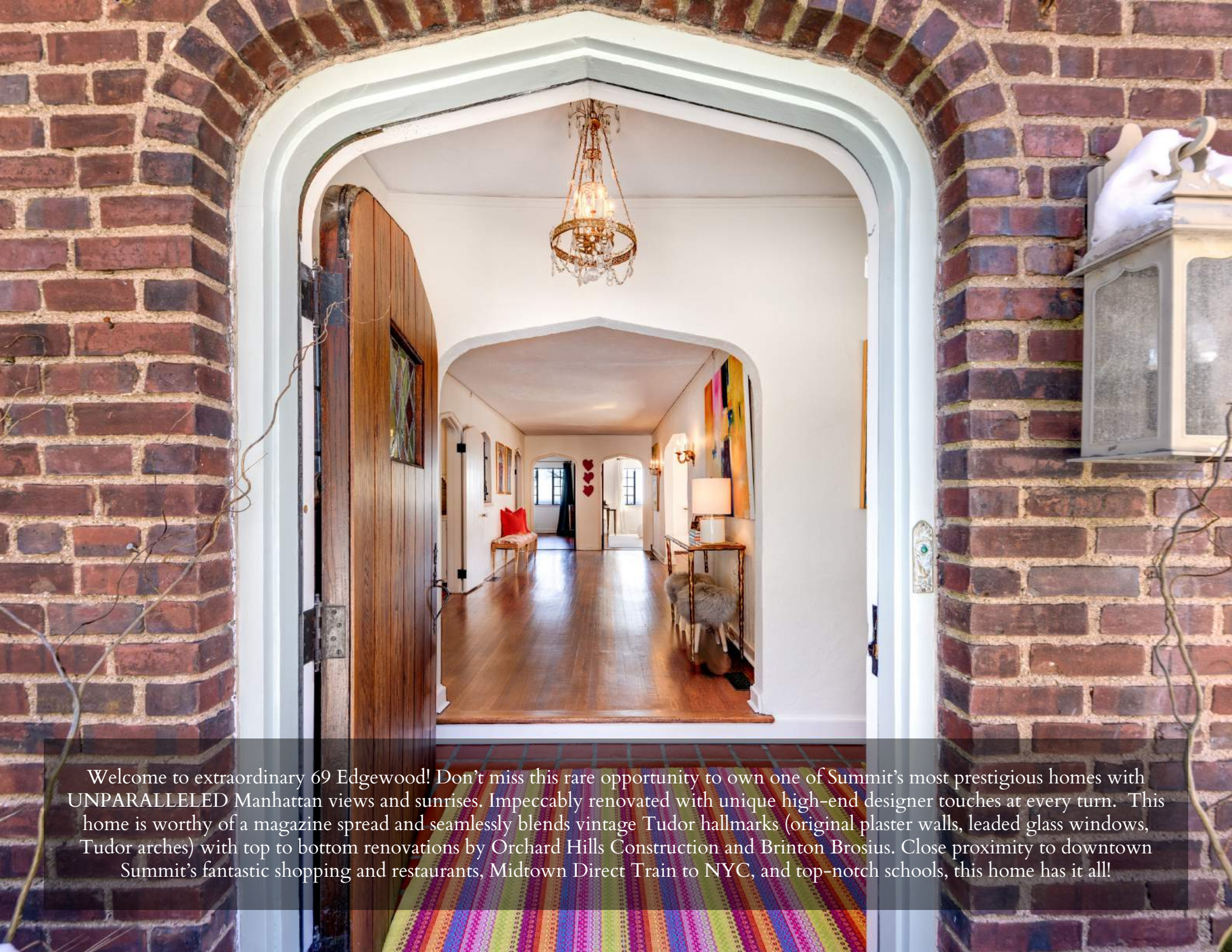




69 EDGEWOOD ROAD  
SUMMIT, NJ





Welcome to extraordinary 69 Edgewood! Don't miss this rare opportunity to own one of Summit's most prestigious homes with UNPARALLELED Manhattan views and sunrises. Impeccably renovated with unique high-end designer touches at every turn. This home is worthy of a magazine spread and seamlessly blends vintage Tudor hallmarks (original plaster walls, leaded glass windows, Tudor arches) with top to bottom renovations by Orchard Hills Construction and Brinton Brosius. Close proximity to downtown Summit's fantastic shopping and restaurants, Midtown Direct Train to NYC, and top-notch schools, this home has it all!





Surrounded by magnificent homes, you will be delighted as you arrive at this spectacular home. Take in the meandering stone walkway and prepare to be blown away by the home's elegance, warmth and high-end design. Enter into the refined Entry Foyer with a lovely vestibule opening up to a grand entry with gleaming hardwood floors, timeless architectural details and chic light fixtures at every turn. If you love to entertain, this is the home for you. Prepare to host friends and family in the marvelous Living Room complete with a stunning fireplace and a wall of windows and French doors bringing in bountiful natural light.







You will be completely transfixed by the Family Room where original leaded windows at two exposures offer brilliant views. This room exudes relaxation and is well suited for game night, movie watching or cocktails with friends. The Family Room opens gracefully to the formal Dining Room complete with an outstanding brush gold chandelier and endless New York City views. The marvelous Gourmet Chef's Kitchen will impress any chef with crisp white custom cabinetry, marble countertops and backsplash, industrial light fixtures and high-end stainless steel appliances. The kitchen opens to the gorgeous Breakfast Room complete with a bay of leaded glass windows enveloping a cheery window seat. A well-appointed Butler's Pantry with custom cabinetry is the perfect spot to mix cocktails for your guests. Not a thing will be out of place in the picture perfect Mud Room that will be the envy of all your friends. A lovely Powder Room, with a wallpapered accent ceiling and modern "ribbon" light fixture, rounds out the First Level.









When it's time to retire at the end of the day, proceed up the regal staircase that leads to the spacious and glorious Second Level Landing. A wall to wall window seat is the perfect spot to curl up with a novel or just contemplate your day. Luxury abounds in the breathtaking Primary Bedroom Suite with dazzling New York City views, a custom Walk In Closet reminiscent of a Manhattan boutique, and a spa-like Bath rivaling a Four Seasons Resort. The serene Primary Bathroom features marble tile throughout, cool Roborn mirror/medicine cabinets and a large marble shower.





Three additional large-sized bedrooms are steeped in sunlight and include generous closets. The Hall Bath, conveniently connected to bedrooms 2 and 3, is renovated to perfection with chic marble tile, a sleek stand-alone tub and a eye-catching blown glass light fixture. Finally, laundry is an absolute pleasure when you have a Second Level Laundry Room. Walk up the staircase to the Third Level where you will find two more on-trend Bedrooms, a luxurious Bath and 2 Walk In Closets (1 Cedar).









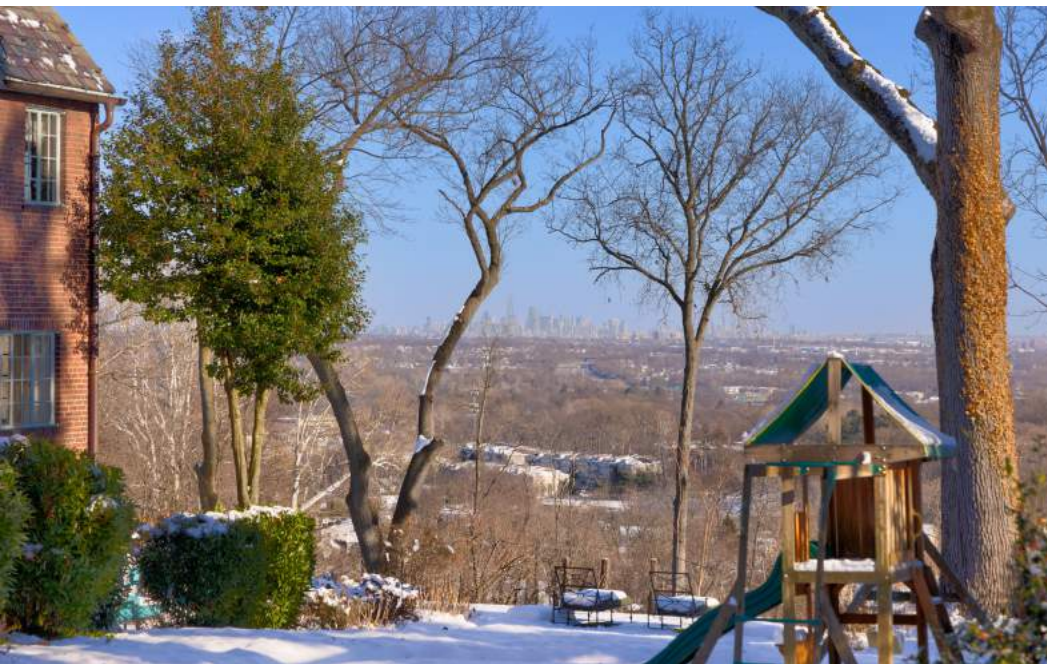
And that's not all ... the Lower Level provides plenty of space for everyday entertainment pursuits and boasts a cheery, whimsical vibe. The above ground Recreation Room, with direct access to the back patio, offers plenty of versatile space for a game room, play area or tv room.

An on-trend gorgeous Half Bath, a large (second) Laundry Room, tons of storage, and 2 Car Garage add even more functionality to the home.





And it doesn't end there! The absolute showstopper of this home is the magical backyard oasis with breathtaking New York City and sunrise views. Plenty of grassy space (with room for a pool), two patios for entertaining and professional landscaping only add to the property's splendor. Simply put, you will love entertaining and spending time in this one-of-a-kind backyard retreat.

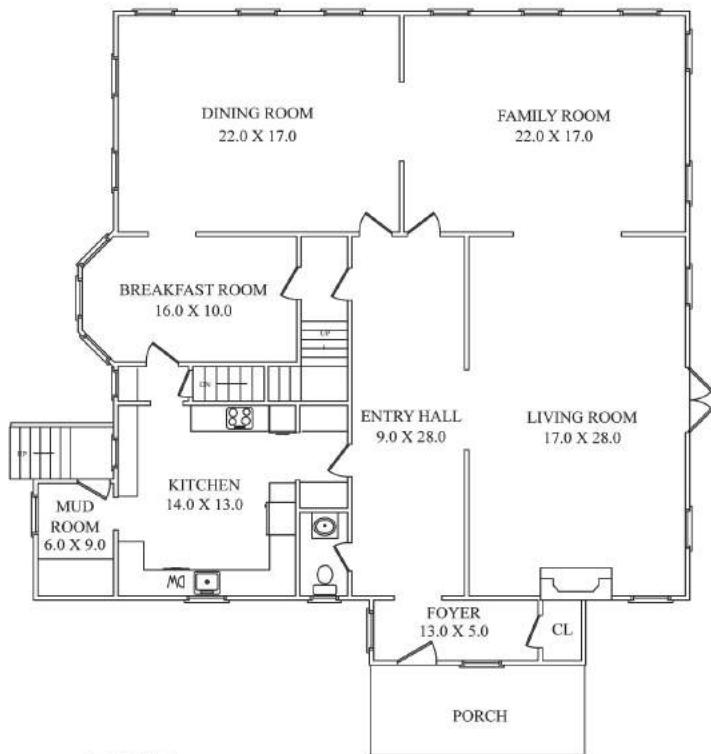




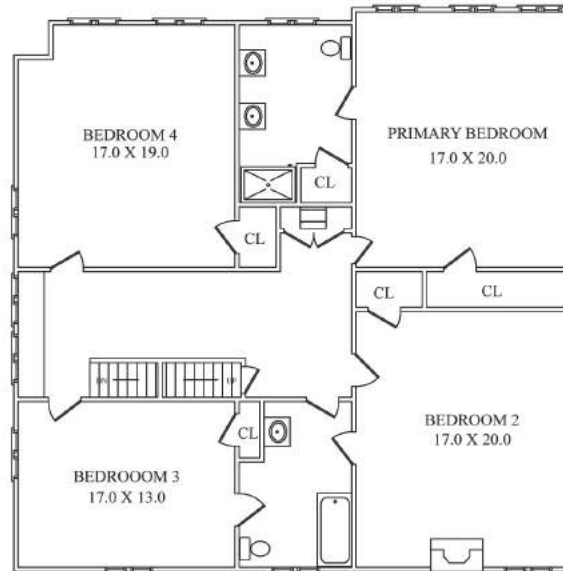




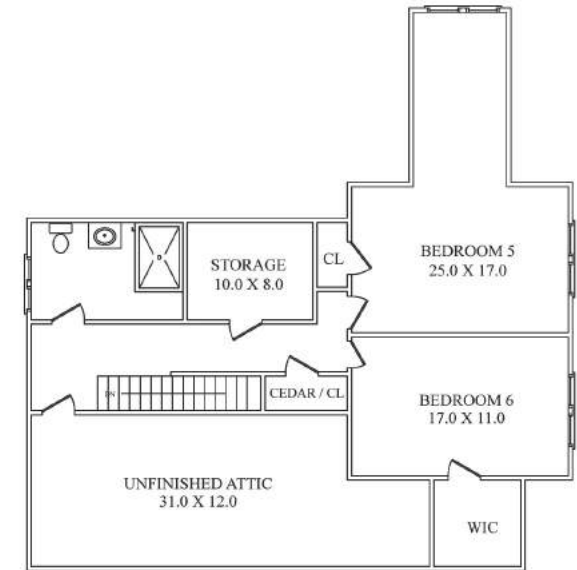
# THE FLOORPLAN



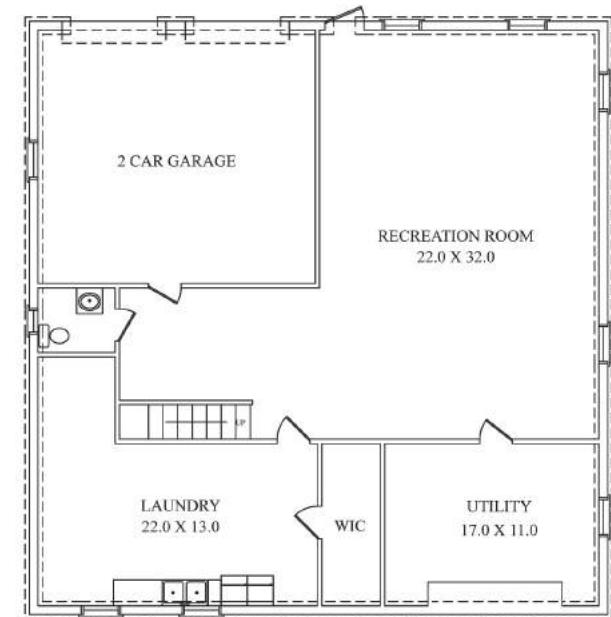
FIRST LEVEL



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



# INSIDE & OUT

## FIRST LEVEL

- Entry vestibule featuring original Tudor arch door with inset leaded glass window, original tile flooring, original plaster walls, original windows with leaded glass (front includes stained glass), Coat Closet with Tudor arch door, baseboard molding, crown molding, designer chandelier
- Entry Foyer featuring Tudor archway at entry, hardwood floors, sconces, oversized Tudor archway to Living Room, Tudor arch doorways leading to Dining Room, Family Room, Butler's Pantry and stairway area, Tudor arch opening with ironwork overlooking staircase, baseboard molding, crown molding
- Powder Room featuring Tudor arch door, hardwood floors, pedestal sink, chandelier, baseboard molding, crown molding, designer "ribbon" light fixture, wallpapered accent ceiling, original leaded glass window
- Living Room featuring hardwood floors, gas fireplace with brick surround, wood mantle and tile hearth, baseboard molding, crown molding, original leaded glass windows, original leaded glass French doors to side Patio, Tudor archway to Family Room
- Family Room featuring hardwood floors, original leaded glass windows at 2 exposures with one view overlooking New York City, Tudor arch door to Entry Foyer, Tudor arch to Dining Room, sconces, baseboard molding, crown molding
- Dining Room featuring hardwood floors, original leaded glass windows at 2 exposures with one view overlooking New York City, Tudor arch door to Entry Foyer, Tudor arch to Family Room, baseboard molding, crown molding, Tudor archway into Breakfast Room
- Breakfast Room featuring hardwood floors, bay of original leaded glass windows with built in window seat, rustic pendant light over table, sconces, baseboard molding, crown molding, Tudor archway to Rear Kitchen Alcove
- Rear Kitchen Alcove featuring hardwood floors, custom built in storage with marble countertop, original leaded glass window, door to Lower Level, flush mount light fixture, baseboard molding, crown molding
- Gourmet Chef's Kitchen featuring hardwood floors, crisp white custom cabinetry, marble countertops and backsplash, original leaded glass windows (stained glass at front), industrial style pendant light fixtures, Shaws farm sink, Bosch stainless dishwasher, Thermador stainless refrigerator/freezer, Kitchen Aid stainless double wall ovens, LG gas cooktop, xo stainless hood, built in GE stainless microwave, crown molding
- Butler's Pantry featuring hardwood floors, custom cabinetry, marble countertops and backsplash, flush mount light fixture, Tudor arch door to Entry Foyer
- Mud Room featuring hardwood floors, custom built in cubbies, bench, door to driveway side entrance, flush mount light fixture, baseboard molding, crown molding, leaded glass window

## SECOND LEVEL

- Second Level Landing featuring hardwood floors, wall to wall window seat with open storage below, original leaded glass windows, picture lighting, semi-pendant designer light fixture, baseboard molding, crown molding, door to Third Level staircase
- Laundry Closet with double doors at entry, wallpaper, basketweave marble flooring, baseboard molding, crown molding, globe flush mount light fixture, LG front loader washer/dryer
- Primary Bedroom Suite featuring hardwood floors, original leaded glass windows at 2 exposures with New York City view at one wall, Walk in Closet with custom storage, designer flush mount light fixtures, baseboard molding, crown molding
- Primary Bathroom featuring chevron marble floor tile, 2 pedestal sinks, 2 Robern light mirror/medicine cabinets with built in USB charging, designer pendant light fixtures, sliding glass shower, marble subway wall tile and shower surround, Toto toilet, Linen Closet, original leaded glass window overlooking New York City
- Bedroom 2 featuring hardwood floors, original fireplace with brick surround and wood mantle, sconces, Walk In Closet, door with beveled mirror to Hall Bath
- Full Hall Bath featuring marble hexagonal floor tile, marble subway tile on walls, stand-alone soaking tub with shower, furniture style vanity with marble countertop, original stained glass leaded windows, designer chandelier with blown glass globes, Robern light mirror/medicine cabinet with USB charging, doors to Bedrooms 2 and 3
- Bedroom 3 featuring hardwood floors, original leaded glass windows at 2 exposures (front is stained glass), Closet, baseboard molding, crown molding,
- Bedroom 4 featuring hardwood floors, original leaded glass windows overlooking New York City, original plaster walls and ceiling, Closet, baseboard molding, crown molding



## **THIRD LEVEL**

- Staircase to Third Level
- Third Level Landing featuring hardwood floors, baseboard molding, crown molding, Walk In Cedar Closet, Walk In Storage Closet
- Full Hall Bath featuring black marble basket weave floor tile, pedestal sink, subway wall tile and shower surround, frameless glass door shower with rain showerhead, Robern light mirror/medicine cabinet with USB charging, accent black ceiling, flush mount light fixtures, Toto toilet, leaded glass window
- Bedroom 5 featuring hardwood floors, original leaded glass windows, Closet, baseboard molding, crown molding, pendant light with drum shade
- Office/Bedroom 6 featuring hardwood floors, original leaded glass windows, Walk In Closet, baseboard molding, crown molding, designer brushed gold chandelier
- Unfinished Attic

## **LOWER LEVEL**

- Staircase to Lower Level
- Recreation Room featuring hardwood floors, light fixture with drum shade, original leaded glass windows at 2 exposures (one side with New York City views), pendant light fixture, door to Patio
- Utility Room
- Laundry/Utility Room with storage, LG front loader washer and dryer, utility sink
- Full Bath with chic black and white herringbone floor tile, wainscoting, wallpaper, wall mount sink, flush mount light fixture
- 2 Car Garage, epoxy flooring

## **FRONT YARD/BACKYARD**

- Just under 2 acres, plenty of room for pool
- Winding flagstone front walkway
- Professionally landscaped with blooming perennials, mature trees and privet hedges
- Side Bluestone Patio
- Rear Patio painted with checkerboard pattern, room for dining and conversation area
- Side Entrance with bluestone steps and brick risers
- Driveway with Belgian block apron
- Basketball hoop
- Professional outdoor lighting

## **ADDITIONAL FEATURES**

- Renovated by renowned builders Orchard Hills Construction and Brinton Brosius
- All systems updated (plumbing, electrical (350 amps), HVAC, duct work, whole house humidifier)
- New reframing and insulation
- New waste and supply line
- Rohl and Waterworks fixtures, Toto, Duravit
- Robern lighted mirror medicine cabinets
- Bluetooth speakers, USB and standard sockets
- New Water Softener
- Hardwired Internet, 3rd Level
- House Dual Band, High Speed Internet on all 4 floors
- Closets with motion sensor lights
- New Copper Gutters, 20 ox European Half Round
- New Hot Water Heater
- Largest Gas Supply line allowed, easy to add a Whole House Generator
- Original doors and hardware throughout
- Roof - maintained by Ben Bentley



