



35 Valley View Avenue

Summit, NJ



Look no further than this breathtaking 7,600 square foot newer construction, custom home in Summit's coveted Franklin School neighborhood. This 6 Bedroom, 6 1/2 bath modern farmhouse vibe home executed to perfection, was built in 2009 by Orchard Hills Design and Construction and feels completely timeless! Fabulous open floor plan with high ceilings, and high-end finishes and design everywhere you turn. For sports enthusiasts, enjoy your own indoor basketball court with 15 ft ceilings! Close to New York City, Midtown Direct train and Summit's excellent restaurants and shopping, this home is a model of absolute perfection.





As you arrive at 35 Valley View, prepare to be completely transfixed by this home. Classic shake siding, charming shutters and meticulous landscaping all contribute to the home's incredible curb appeal. The curved bluestone and brick walkway brings you to the grand Front Porch perfect for rocking chairs, lemonade and cocktails with friends. Enter through the oversized warm, wood entry door to the spacious and sunlit Entry Foyer featuring wide plank hardwood floors, custom raised moldings and a cool brushed gold lantern bringing warmth to the room.



Move into the sun-drenched Living Room boasting a cozy window seat and a sumptuous window where the sunlight literally pours in. Dinner parties are a dream in the magnificent Dining Room featuring designer grasscloth wallpaper, exquisite wainscoting, an in-wall speaker for music, and easy access to a fabulous Butler's Pantry.

Equipped with custom cabinetry, a beverage refrigerator and a sleek walnut countertop, the Butler's Pantry is the perfect spot to fix cocktails for family and friends. The Butler's Pantry flows effortlessly into the outstanding Gourmet Chef's Kitchen that is truly a work of art.







Soft white custom wood cabinetry with an enormous natural wood custom island, dreamy Calacatta marble countertops, professional-grade appliances and Visual Comfort designer light fixtures make the Kitchen extraordinary. Storage abounds with extensive upper and lower cabinetry including glass door cabinetry and open spaces to display all your wares. Enjoy your morning coffee or sit down for a family meal in the serene Breakfast Area with a lovely L-shaped banquette and beautiful views of the picturesque yard beyond.

Directly open to the Kitchen, don't miss the dazzling Family Room, with its refined fireplace, a rustic beadboard and beamed ceiling, and a wall of windows overlooking the outdoor entertaining space. Beautiful, farmhouse style double French doors open directly to an entertaining Patio.





A STATE OF THE ART Mudroom, with 4 locker-style cubbies, radiant heated floors, a Double Door Closet, Walk In Closet and even a Dog Area, offers access to the 3 Car Garage and the spacious Side Entrance ensuring that all backpacks, sports equipment, dog crates and pet supplies are neatly tucked away. An elegant Powder Room is conveniently located off of the Mudroom.

Don't miss oversized Home Office #1/Homework Room, with ample storage and multiple workspaces, sure to be "command central" for any busy household and easily the best home office around. Home Office #2 includes plenty of custom built-ins and its own Full Bath for complete privacy. This room could also easily function as a Guest Room.

Finally, even the barn-like 3-Car Garage is a work of art and includes tons of storage and gorgeous regular and carriage-style garage doors.







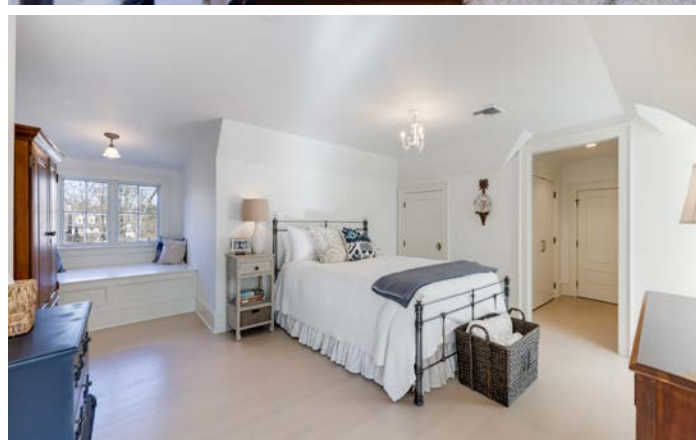
And it doesn't end there. Outside, enjoy this flat, beautifully landscaped pristine property. Easily accessed from the Family Room or off of the Breakfast Room, relax on the spacious Bluestone Patio, perfect for al fresco dining and outdoor entertaining. A built-in BBQ and Brick Fireplace make for fabulous outdoor entertaining. Beyond the Patio, enjoy complete privacy with a fenced-in flat yard with plenty of room for sports and/or a playset.





When it's time to retire for the evening, the stately staircase leads you to the luxurious Primary Bedroom Retreat with light literally pouring in through the generous windows. An open and airy sleeping area includes a cozy gas fireplace and gives off a serene Swedish vibe. A Dressing/Vanity Area makes getting ready a joy and leads to two of the BEST custom Walk-In California Closets. Finally, enjoy a soak in the tub in the awe-inspiring Primary Bathroom complete with radiant heated floors, 2 custom dresser-like vanities with Cararra marble tops, Cararra marble floor tile and a huge white subway tile shower with rain showerhead.





4 additional large-sized bedrooms (sharing fabulous Jack and Jill baths) are steeped in sunlight and include generous fully custom closets. Laundry is a pleasure in the enormous Second Floor Laundry Room with custom built-in cabinetry, honed Cararra marble countertops with plenty of room for folding, and a built-in ironing board. Take the open staircase to the Third Level where you will find beautiful white washed oak floors throughout. Roomy Bedroom 6 has multiple dormers with cozy window seats and 2 Double Door Closets with custom storage. A pretty Full Hall Bath and a Storage Room round out the Third Level.



And there's more... The massive Lower Level (accessed by 2 different staircases) is an entertainer's paradise! Practice your free throws and work on your jump shot in your own Indoor Basketball Court! Don't miss the massive Recreation Room with a Wet Bar and plenty of room for TV watching, play and arts and crafts with in-ceiling speakers for surround sound or music. Space for a pool table (or ping pong table) and wired for a future pool table light. The large Wine Room is a sommelier's dream (can hold up to 1,100 bottles), and get your workout in at the full-sized exercise/fitness room. Nothing will be out of place when you have tons of custom closets for storage. Finally, the Full Bath is a dog lover's delight with its very own Dog Shower.





Words truly do not do this home justice. 35 Valley View is a dream home in every way. Just minutes from top-notch schools, downtown Summit shopping and restaurants and NYC transportation, this home must be seen to be believed!



THE FLOORPLAN



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 Foyer featuring custom wood door with 1' sidelites, raised panel moldings with chair rail, wide plank hardwood floors, brushed gold designer lantern, Coat Closet, deep crown molding, staircase to Second Level at rear
- Living Room featuring opening with transom above, wide plank hardwood floors, custom built-in window seat with storage for dining table leaves, oversized picture window with custom window treatments, sconces, chandelier, chair rail, and beaded molding, deep crown molding
- Dining Room featuring opening with transom above, wide plank hardwood floors, oversized picture window with custom window treatments, sconces, designer rubbed bronze lantern, custom wainscoting, grasscloth wallpaper, deep crown molding, in-wall speakers.
- Butler's Pantry featuring 3 entries with transoms above, custom cabinetry with built-in beverage refrigerator, glass door cabinetry for china storage, custom wood top, beadboard backsplash, glass star chandelier
- Eat In Gourmet Chef's Kitchen featuring wide plank hardwood floors, custom cabinetry including glass door cabinetry and beadboard accents, open shelving, custom natural wood island with seating for 3, honed Calacatta marble countertops, Calacatta marble subway tile backsplash, furniture style floor to ceiling storage with glass door cabinetry and concealed storage, fully customized interior cabinet storage, recessed lighting, designer brushed gold lantern over island, designer pendant light over sink area, built-in DCS stainless wall oven, built-in stainless Sharp convection microwave, integrated Kitchen Aid refrigerator/freezer with ice/water, DCS stainless 5 burner cooktop, pop up vent, 2 built-in Fisher Paykel dishwasher drawers, built-in trash compactor, Shaws farm sink, beadboard ceiling, in-ceiling speakers, intercom to second floor and lower level basketball court, windows with built-in screens.
- Breakfast Room featuring wide plank hardwood floors, floor to ceiling, custom built-in with open and concealed storage and beadboard detail, beadboard ceiling, 2 designer pendant light fixtures over dining table, built-in l-shaped banquette with beadboard detail and windows with built-in screens.
- Entrance Area to Patio featuring natural slate stone tile flooring with radiant heat, wall to wall custom built-in with open and concealed storage, open shelving, oversized country style French door to Patio, beadboard ceiling, pendant light fixtures, shiplap wainscoting, deep crown molding
- Family Room featuring oversized entry with transom, open to Entry Foyer, wide plank hardwood floors, woodburning fireplace with gas starter and floor to ceiling custom millwork mantle and leathered marble surround, built-in window seat to store media equipment, oversized windows overlooking backyard with built-in screens, farm style double doors to Bluestone Patio, beamed ceiling with beadboard detail, recessed lighting, in-ceiling speakers for music or surround sound for built-in TV framed above fireplace, sconces, grass cloth wallpaper, shiplap wainscoting.
- Home Office #1/Homework Room featuring wide plank hardwood floors, wall to wall built-in with 2 built-in desk areas with custom storage including file drawers and upper storage, additional custom built-in with open and concealed storage, 3rd desk area with custom hutch above, custom wood countertop, deep crown molding, beadboard ceiling, recessed lighting, 2 pendant light fixtures, oversized windows, in-ceiling speakers
- Mud Room featuring natural slate stone tile flooring with radiant heat, 4 custom built locker style concealed cubbies/cabinets, Double Door Coat Closet, Walk In Closet with custom storage, beadboard ceiling, lantern, shiplap wainscoting, Dog Area with room for dog bed/crate and shelf/built-in cabinets for dog supplies, pendant light, deep crown molding
- Side Entrance featuring farm style double doors, stone tile flooring with radiant heat, hook storage, beadboard ceiling, deep crown molding, shiplap wainscoting, 2 flush mount glass light fixtures, door to Garage, open staircase to Lower Level
- Powder Room off Side Entrance featuring natural slate stone tile flooring with radiant heat, shiplap wainscoting, furniture style vanity with Imperial Danby marble countertop, grasscloth wallpaper, oversized window with wood shutter, beadboard ceiling, flush mount glass light fixture, sconces, deep crown molding, baseboard molding
- 3 Car Garage with custom storage, overhead storage, separate natural gas heat source, oversized double doors to backyard, carriage style garage doors, gooseneck light fixtures over garage doors
- Ensuite Home Office #2 featuring wide plank hardwood floors, custom built-ins with open and concealed storage, oversized windows with custom woven shades, deep crown molding, sconces, recessed lighting, Full Bath featuring marble floor tile, washbasin style sink, raised moldings, wood shutters, recessed light, sconces, shower with hexagonal floor tile and tumbled tile surround, custom built-in with open and concealed storage
- Rear Hallway off Office #2, rustic chandelier, door to Lower Level, baseboard molding

INSIDE & OUT CONT...

SECOND LEVEL

- Second Floor Landing featuring hardwood floors, Double Door Linen Closet with floor to ceiling shelving, chandeliers, baseboard molding, crown molding, intercom to kitchen and lower level basketball court, open staircase to Third Level
- Primary Bedroom Suite featuring:
 - Entry hallway featuring hardwood floors, wall to wall custom built-in with open and concealed storage, chandelier, crown molding, baseboard molding
 - Bedroom Area featuring gas fireplace insert with wall thermostat with custom mantle and marble surround, shiplap accent wall, hardwood floors, vaulted ceiling, custom windows with custom wood shutters and window treatments, elongated iron orb chandelier, sconces, open shelving flanking fireplace, baseboard molding
 - Dressing/Vanity Room with custom wall to wall dressing table/vanity, custom mirrors, custom floor to ceiling built-in, cylindric flush mount light fixtures
 - 2 Walk-In Closets with custom drawers, shelves and hanging storage, including a closed, floor-to-ceiling cedar-lined closet
 - Primary Bath featuring Cararra marble floor tile with radiant heat, 2 furniture style vanities with honed Cararra marble countertops and polished nickel faucets, custom mirrors with sconces, shiplap wainscoting, oversized windows with wood shutters, claw foot tub with polished nickel faucet, flush mount glass light fixture, crown molding, baseboard molding, separate room for shower and toilet, frameless glass shower with subway and marble tile surround, polished nickel rain shower head, marble and tile shower bench
- Bedroom 2 featuring wool carpeting, custom built-in with open and concealed storage, raised board and batten paneling on walls, Double Door Closet with custom storage, recessed lighting, oversized windows with custom roman shades and built-in screens, crown molding, baseboard molding, door to Jack and Jill Bath
- Jack and Jill Bath featuring tile flooring, 2 vanities with granite countertops, glass shelves, 3 light sconces over sink, pendant light fixture, crown molding, baseboard molding, separate room for bath/shower and toilet, bath/shower combination with subway and square tile surround, recessed lighting
- Bedroom 3 featuring wool carpeting, custom built-in with open and concealed storage, raised board and batten paneling on walls, Double Door Closet with custom storage, recessed lighting, oversized windows with custom roman shades and built-in screens, crown molding, baseboard molding, door to Jack and Jill Bath
- Bedroom 4 featuring hardwood floors, oversized windows at 2 exposures with custom window treatments, Closet with custom storage, crown molding, baseboard molding, door to Jack and Jill Bath
- Jack and Jill Bathroom #2 featuring marble floor tile, furniture style vanity with granite countertop, frameless glass door shower with hexagonal and subway tile surround, shower bench, sconces, flush mount light fixture
- Bedroom 5 featuring wool carpeting, raised board and batten paneling wainscoting, Double Door Closet with custom storage, recessed lighting, pendant light fixture, oversized windows with curtain panels, crown molding, door to Jack and Jill Bath
- Second Floor Laundry Room featuring pocket door at entry, hexagonal floor tile, custom built-in with honed Cararra marble countertop, upper storage, utility sink, built-in wall ironing board, Electrolux front loader washer (AS IS), Electrolux front loader dryer (AS IS), flush mount light fixtures, baseboard molding, crown molding

THIRD LEVEL

- Open Staircase to Third Level
- Third Floor Landing featuring white washed oak hardwood floors, dormer with window seat, flush mount light fixtures, baseboard molding, vaulted ceiling
- Bedroom 6 featuring white washed oak hardwood floors, dormers with window seats, vaulted ceiling, chandelier, flush mount light fixture, 2 Double Door Closets with custom storage, 2 doors with access to attic/eave storage
- Full Hall Bath featuring hexagonal floor tile, pedestal sink, tub/shower combination with subway tile surround, recessed light, 2 light sconce
- Walk-In Storage Room featuring white washed oak hardwood floors, door to attic storage area, recessed lighting

INSIDE & OUT CONT...

LOWER LEVEL

- Radiant floor heat throughout
- 2 staircases
- Enormous Recreation Room with 9' ceilings, featuring multiple zones for TV watching or video game playing, Play Room and/or Art Studio, carpeting, custom built-in media center, in-ceiling speakers, recessed lighting, custom built-in Wet Bar with custom upper and lower cabinetry, leathered raw edge granite countertop and hammered metal bar sink, Double Door Game Closet, Double Door Utility Closet that houses all AV and internet equipment, crown molding, baseboard molding
- Custom Wine Room, can hold up to 1,100 bottles, temperature controlled with custom raw cedar wood storage for storing bottles, natural slate tile floor.
- Exercise Room, custom mat flooring, wall-mounted TV, high ceilings, semi-flush pendant light fixtures, baseboard molding, crown molding and storage closet
- Lower Level Storage Room featuring wood look floor tile, 4+ custom closets with custom storage (skis, coats, open shelving), Magic Chef refrigerator/freezer
- Full Bath featuring pocket door at entry, Custom Shower that can also be used for dog bath, wood look floor tile, custom vanity with stone countertop and vessel sink, beadboard wainscoting, flush mount light fixture, track pendant light over sink, crown molding, baseboard molding
- Utility/Storage Room
- Staircase to Sub Basement (Basketball Court, Storage Area, Utility Room)
- Sub-Basement (Basketball Court - perfect for other sports too!) featuring:
 - Indoor Half Basketball Court featuring 15' ceilings, custom flooring, HVAC, Spalding adjustable basketball hoop, commercial lighting, padded wall, speakers and intercom
 - Three walls are poured concrete
 - Space can be used for a variety of activities in addition to basketball including soccer, lacrosse, and the far wall serves well as a large-format movie screen for projecting movies.
 - Storage area for sports equipment and utility room

FRONT & BACK YARD

- .46 acre flat property
- Neat and pristine custom landscaping
- Custom address light/sign post by Walpole
- Bluestone and brick winding front walkway
- Front Porch with wood flooring, porch swing, beadboard ceiling, lanterns
- Large driveway with extra cobblestone parking spot area
- Bluestone Patio with outdoor brick fireplace, stone and bluestone curved knee wall, built-in BBQ
- Outdoor speakers
- Rustic stockade fencing
- Flat grassy space for play or pool
- Fencing and arbor to front of house
- Stepping stones from arbor to front of house
- Irrigation system
- Drainage system

ADDITIONAL FEATURES & UPGRADES

- Built in 2009 by Orchard Hills Design and Construction
- Generac whole house generator (20kW)
- Custom solid interior doors with brass, silver and crystal hardware throughout
- California Closets throughout
- Some windows with built-in screens
- Heat/AC, forced hot air, 3 units, 4 zones
- Cedar shake and farmhouse style board and batten siding
- Alarm system
- Hard wired with internet access points throughout, and ethernet ports in all bedrooms, multiple in each of the offices and basement.
- Poured concrete foundation with rebar and multiple (3) sump pumps (never needed to run)
- New commercial-style boiler
- New commercial size hot water containment
- Leaf gutter guards on all gutters



CELL: 973.936.9129

OFFICE: 973.376.0033 x101

EMAIL: info@sueadler.com

sueadler.com/35ValleyView

