



*20 High Street*

*Summit, New Jersey*





Welcome to 20 High Street! It doesn't get better than this home just steps to downtown Summit! This exquisite 7 Bedroom, 5.5 Bath Custom Colonial features open and airy rooms, beautiful finishes and great flow for entertaining and everyday living. With its close proximity to fabulous downtown Summit, easy access to Midtown Direct train service, and sought after school district (Brayton Elementary), you will undoubtedly want to call 20 High Street home.

Drive up and instantly know you have arrived somewhere special. The home, with its regal brick exterior, covered front entry and meticulous landscaping, offers exceptional curb appeal.





Enter through the warm, wood front door and become transfixed by all this house has to offer. The graceful Entry Foyer includes soaring ceilings, an elegant curved staircase and 2 Coat Closets. The sun-drenched Living Room is an entertainer's dream with oversized windows at 2 exposures and a stately fireplace for cozy nights by the fire. Get ready to host gatherings and dinner parties in the open and airy Dining Room which includes elegant wallpaper and an ethereal orb-shaped chandelier.





The Dining Room flows into the Butler's Pantry/Desk Area which serves both as ground zero for mixing cocktails and command central for ultimate organization. The Gourmet Chef's Kitchen is truly a chef's dream complete with custom creamy cabinetry, a large L-shaped island, granite countertops and high-end Wolf/Sub-Zero appliances. The Kitchen opens to a Breakfast Room boasting a bay of windows overlooking the idyllic backyard.









Desirably right off of the kitchen and living room, entertaining is delightful in the dazzling sunken Family Room with its own fireplace and a wall of windows and French doors leading out to the Deck and providing views of the backyard oasis beyond.







The large 2-Tiered Deck makes indoor/outdoor entertaining a breeze and includes plenty of room for al fresco dining and conversation. A conveniently located Laundry Room, Mud Room Area/Side Entrance, 2 Car Attached Garage and a tasteful Powder Room round out the First Level. There is no better spot for your Zoom backdrop than Ensuite Bedroom 7, located on its own distinct floor off of the rear staircase. The room radiates with natural light thanks to its vaulted ceiling and skylights. This room, with its own full bath, offers immense privacy and could also be easily used as a Tween Lounge, Au Pair Suite or for visiting guests.







When it's time to retire for the evening, the stately curved staircase leads you up to the Second Floor Gallery Landing overlooking the Foyer. Relaxation abounds in the soothing Primary Bedroom Suite featuring 2 Walk In Closets with custom storage so that not a thing will be out of place. The serene Primary Bathroom is its own retreat with a graceful soaking tub, an oversized shower and stunning double vanity.

Three additional roomy bedrooms are steeped in sunlight and include generous closets. Bedrooms 2 - 4 share a roomy Full Hall Bath complete with a lovely custom double vanity and designer tile. Walk up the steps and prepare to be "wowed" by the home's Third Level. Two enormous ensuite bedrooms boast tons of sunlight, closet space and on trend baths. Whether used as bedrooms, home office, or for visiting guests, the Third Level adds tremendous living space to the home.





And that's not all! Bring your ideas to the unfinished Lower Level. There is plenty of room for a Recreation Room, Exercise Room and/or Wine Cellar ... you decide! With its prestigious neighborhood close to downtown Summit, Midtown Direct train and New York City, 20 High Street checks each and every box!





# INSIDE & OUT

## FIRST LEVEL

- 2-Story Entry Foyer featuring hardwood floors, curved staircase to Second Level, 2 Coat Closets, tinted architectural arched window with decorative shelf below, baseboard molding, crown molding
- Dining Room featuring hardwood floors, wallpaper, baseboard molding, crown molding, recessed lighting, oversized windows at 2 exposures
- Living Room featuring hardwood floors, fireplace with custom millwork mantle and stone surround, recessed lighting, oversized windows at 2 exposures, baseboard molding, crown molding, open to Family Room
- Sunken Family Room featuring hardwood floors, wall of full size windows and 3 French doors, fireplace with floor to ceiling brick surround, wood ledge and stone hearth, recessed lighting, baseboard molding, crown molding
- Gourmet Chef's Kitchen featuring decorative tile flooring, custom wood cabinetry with custom roll out storage, island, granite countertops, tile backsplash, open cookbook shelving, Sub-Zero refrigerator/freezer, Wolf 4 burner cooktop, Franke stainless hood, Wolf stainless double wall ovens, GE stainless microwave, stainless double sink with gooseneck fixture, recessed lighting, pendant lighting over island, baseboard molding
- Breakfast Room featuring tile flooring, bay of windows, French door to Deck, chandelier, baseboard molding
- Butler's Pantry/Desk Area featuring hardwood floors, custom built in cabinetry including glass door cabinetry, custom roll out storage, built in desk area, granite countertops, recessed lighting
- Laundry Room featuring tile flooring, custom built in cabinetry with sink, granite countertop, Pantry/Broom Closet, flush mount light fixture, baseboard molding
- Side Entrance/Mud Room Area featuring tile flooring, door to 2 Car Garage, Coat Closet, vaulted ceiling, lantern, peg storage
- 2 Car Attached Garage, storage area, door to Side Entrance and Lower Level
- Powder Room featuring hexagonal floor tile, furniture style vanity with stone countertop, wallpaper, 2 sconces, recessed light, baseboard molding, crown molding
- Back staircase to Ensuite Bedroom 7, Storage Closet
- Bedroom 7 featuring carpeting, vaulted ceiling, skylights, recessed lighting, built in open bookshelves, oversized windows at 2 exposures, Bathroom featuring tile flooring, vanity with granite countertop, shower, linen closet, baseboard molding, recessed lighting

## SECOND LEVEL

- Curved staircase with custom runner to Second Level
- Second Level Gallery Landing featuring hardwood floors, recessed lighting, Double Door Linen Closet, crown molding, baseboard molding
- Primary Bedroom Suite featuring hardwood floors, wall of windows overlooking backyard, oversized windows at 2 exposures, recessed lighting, crown molding, baseboard molding, 2 Walk In Closets with custom storage, Built In with concealed storage and glass shelves
- Primary Bathroom featuring tile flooring, custom wall to wall double vanity with stone countertop, wallpaper, mirrored wall with built in medicine cabinets, soaking tub, subway and mosaic tile wainscoting, frameless glass door shower with designer tile surround, recessed lighting, decorative flush mount light over tub, separate room for toilet with pocket door, Custom Linen Storage Built In
- Bedroom 2 featuring hardwood floors, oversized windows at 2 exposures, Double Door Closet with custom storage, semi-flush mount light fixture, baseboard molding
- Bedroom 3 featuring hardwood floors, oversized windows at 2 exposures, flush mount light fixture, Double Door Closet, baseboard molding, open bookshelves
- Bedroom 4 featuring hardwood floors, oversized windows, flush mount light fixture, Double Door Closet with custom storage, baseboard molding, painted accent wall
- Full Hall Bath featuring tile flooring, custom double vanity with stone countertop, wallpaper, BainUltra Thermosensor Hydrotherapy Tub/shower combination with glass doors, Double Door Linen Closet, 3 light sconce, recessed lighting, baseboard molding
- Door to staircase to Third Level



### THIRD LEVEL

- Staircase to Third Level
- Ensuite Bedroom 5 featuring hardwood floors, vaulted ceiling, elongated windows at 2 exposures, eave storage, Walk In Closet, recessed lighting, baseboard molding, Bathroom featuring checkerboard pattern tile flooring, pedestal sink, glass shelf, medicine cabinet, shower with tile surround, recessed lighting
- Ensuite Bedroom 6 featuring hardwood floors, vaulted ceiling, elongated windows at 2 exposures, eave storage, Walk In Closet, recessed lighting, baseboard molding, Bathroom featuring tile flooring, pedestal sink, glass shelf, medicine cabinet, shower with tile surround, recessed lighting

### LOWER LEVEL

- Unfinished Lower Level with tons of potential for Recreation Room, Exercise Room and Wine Cellar
- Door to Garage

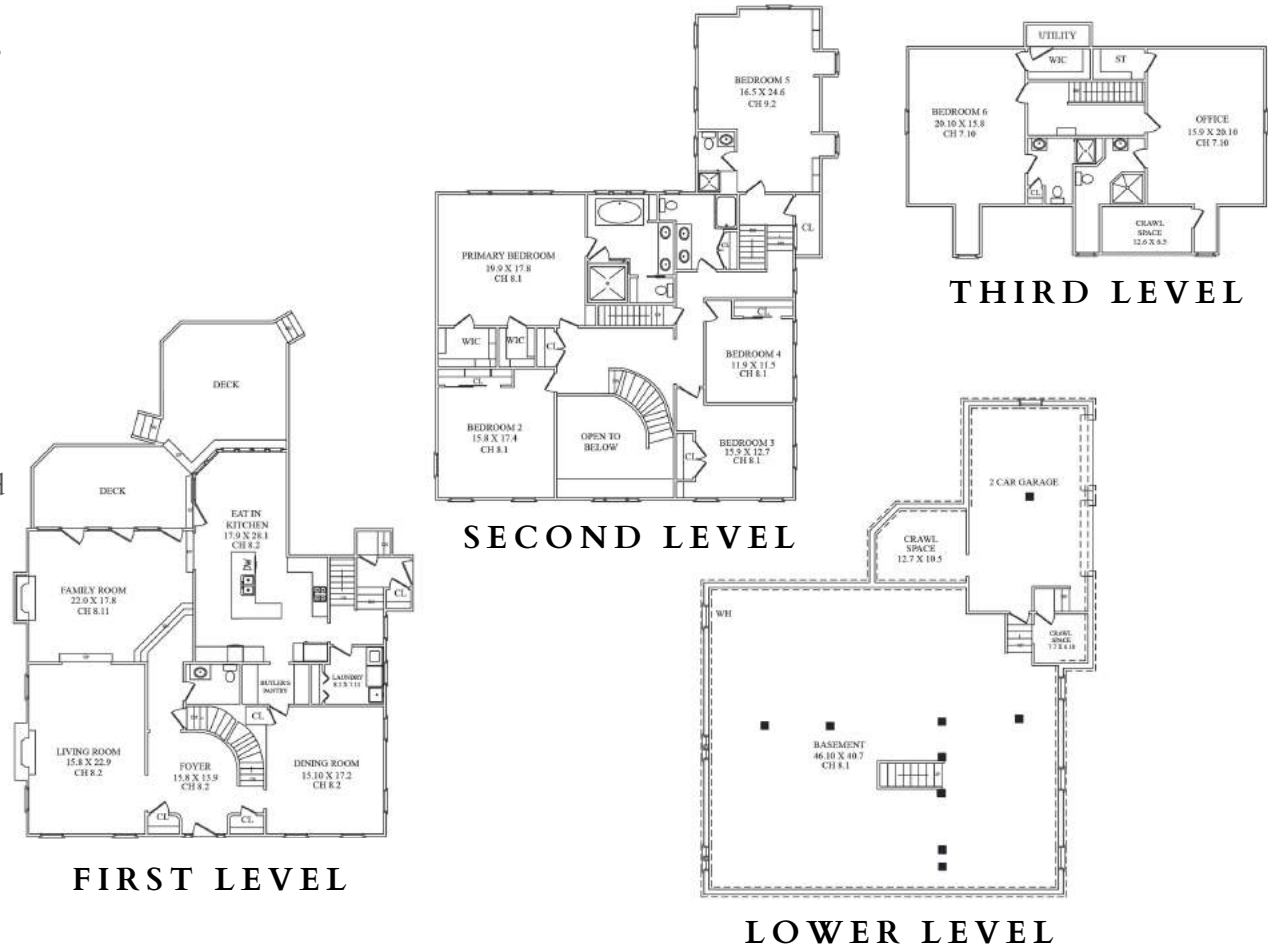
### FRONT & BACK YARD

- Sprawling, lush front lawn
- Professional landscaping with blooming perennials and mature specimen trees
- Paver front walkway with bluestone steps; paver backyard walkway
- Covered Front Entry
- 2-Tiered Deck with areas for dining and conversation
- Deep fenced in backyard
- Long driveway with basketball hoop

### ADDITIONAL FEATURES & UPGRADES

- Full house generator
- Alarm system
- Invisible fence in front and backyard
- French drains
- Aladdin Motorized Chandelier Lift in Entry Foyer
- Dehumidifier
- Newer water heater
- RainBird Underground Lawn Sprinkler
- All windows at west exposure tinted
- New doorknobs throughout

# 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.





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