

# 25 Knob Hill Drive

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## Summit, New Jersey





Welcome to 25 Knob Hill Drive! Located on a quiet, tree-lined street, you'll find this picture perfect center hall colonial in Summit's coveted Woodland Park neighborhood. Boasting 4 Bedrooms and 2.1 Baths, this home has been renovated from top to bottom with high-end, timeless style. With an open and airy floorplan and an exceptional location close to Franklin Elementary, Midtown Direct Train, Kings, Swim and Racquet Clubs, nature trails and downtown Summit restaurants and shopping, 25 Knob Hill Drive is just waiting to be called home.





Drive through this coveted neighborhood and when you arrive, take in the timeless essence of this home. The meticulous landscaping, dignified front portico and stone walls all contribute to this home's outstanding curb appeal. Stroll up the impressive bluestone front walkway door and take in the front door flanked by beautiful windows. Enter into the Entry Foyer where a vaulted ceiling, gleaming hardwood floors and a Walk In Coat Closet aim to please. The front to back Living Room, complete with a stunning statement fireplace, includes Custom Built-Ins perfect for styling and a Custom Built In Bar for mixing guests' cocktails. Double French doors lead out to a private Deck where you can enjoy cocktails and summer sunsets. Curl up with a novel or enjoy game night in the serene Family Room with Custom Built Ins and a large picture window where the sun pours in.









Dinner parties are divine in the formal Dining room complete with a charming chair rail and plenty of room for hosting large gatherings. The Dining Room opens seamlessly into the fully renovated Gourmet Chef's Kitchen that will impress any chef. Crisp white cabinetry, a chic navy island, quartz and granite countertops and Thermador appliances are the best in form and function. Sleek faucets, upscale hardware and Built-In Desk Area only add to the kitchen's appeal. Enjoy dinners in the sunny and bright Breakfast Room with a custom built in banquette. An on-trend, renovated Powder Room rounds out the First Level.





Another show stopper of 25 Knob Hill Drive is the exquisite property meticulously planted and maintained. Lush green spaces, stone retaining walls and abundant perennial gardens radiate absolute serenity. A covered Brick Patio protects from the sun and makes entertaining outdoors delightful.

Ready to retire for the evening? The bright and sunny Primary Bedroom Suite is sure to be your own private oasis with a Walk in Closet for 2 with custom shelving, drawers and hanging storage. Getting ready for the evening is pure bliss in the renovated spa-like Primary Bathroom.





Bedrooms 2 through 4 are sundrenched and include fabulous closet space. A renovated Full Hall Bath includes a custom vanity, quartz countertop and sleek subway tile.







And there's more ... The Lower Level boasts a fantastic Recreation Room with NEW carpeting that opens directly to the delightful Brick Patio. Equipped with plenty of room for movie watching and play, the Recreation Room adds fabulous functional space to the home. A large Laundry Room aims to please with tons of storage and space for folding. Got backpacks and jackets? No problem when you have a fabulous Mud Room with tons of built in storage. A 2 Car Garage off of the Mud Room, with tons of storage, rounds out the Lower Level.





With its close proximity to Franklin School, New York City, easy access to Midtown Direct train service and convenience to fantastic shopping and restaurants in downtown Summit, you will undoubtedly want to call 25 Knob Hill Drive home.



# INSIDE & OUT

## FIRST LEVEL

- Entry Foyer featuring wood door with arched transom, vaulted ceiling, hardwood floors, Walk In Double Door Coat Closet, chandelier, sconces, flush mount light with crystal detail, baseboard molding, staircase to Second Level
- RENOVATED Powder Room featuring checkerboard tile flooring, furniture style vanity with marble countertop, sconces, flush mount light fixture, recessed light, window, baseboard molding
- Dining Room featuring large picture window at front with ledge, chair rail, crown molding, baseboard molding
- Front to Back Living Room featuring hardwood floors, original fireplace with stone surround and custom millwork mantle, large picture window at front with ledge, double French doors at rear, Custom Built Ins with open and concealed storage, Custom Built In Bar with dry sink, crown molding, baseboard molding
- Family Room featuring hardwood floors, Custom Built Ins with open and concealed storage and area for TV, large picture window at rear, crown molding, baseboard molding, paneled walls
- RENOVATED (2016) Gourmet Chef's Kitchen featuring hardwood floors, custom cabinetry including glass door cabinetry, navy blue island with seating for 3, granite countertops on exterior, quartz countertops on island, subway tile backsplash, designer hardware, built in Desk Area with storage/charging stations, Jenn-Air fully integrated French door refrigerator/freezer, Thermador double wall ovens, Thermador integrated dishwasher, Thermador 6-burner cooktop, Sharp built in microwave drawer, custom hood with custom tile backsplash behind cooktop, skylight, lantern over island, recessed lighting, custom roller shades and plantation shutters
- Breakfast Room featuring hardwood floors, built in banquette with storage, windows at 2 exposures, built in cabinet, door to side yard, custom roller shades, recessed lighting, semi-pendant light with drum shade

## SECOND LEVEL

- Original staircase with custom runner (NEW 2018) to Second Level
- Second Level Landing featuring hardwood floors, custom runner, lantern, baseboard molding, drop down attic access
- Primary Suite featuring hardwood floors, windows at 2 exposures, crown molding, baseboard molding, Walk In Closet for 2 with custom shelving, drawers and hanging storage
- RENOVATED Primary Bath featuring custom wall to wall vanity with marble countertop, built in medicine cabinet, display niche, sconces, recessed lighting, corner shower with designer tile surround and frameless glass door, window with plantation shutters, crown molding, baseboard molding
- Bedroom 2 featuring hardwood floors, double windows, Double Door Closet, baseboard molding
- RENOVATED Full Hall Bath featuring custom vanity with floor to ceiling linen storage built in, quartz countertop, sconces, recessed lighting, plantation shutters, tub/shower combination with subway tile surround, crown molding, baseboard molding
- Bedroom 3 featuring hardwood floors, windows at 2 exposures, Double Door Closet, baseboard molding
- Bedroom 4 featuring hardwood floors, windows at 2 exposures, Double Door Closet, baseboard molding

## LOWER LEVEL

- NEW (2021) Carpeted staircase to Lower Level, sconce
- Above ground Recreation Room featuring French door at entry, carpeting (NEW 2021), paneled walls, NEW sliding glass door to rear patio/driveway, recessed lighting, crown molding, baseboard molding, Double Door Closet
- Laundry Room featuring tile flooring, Whirlpool Duet front loader washer and dryer, cabinetry, Utility/Storage Closet with sliding louvered doors, recessed lighting, utility sink
- RENOVATED (2020) Mud Room off Garage featuring tile flooring, built in benches, shelving and hook storage, recessed lighting, Utility Closets, Shoe Closet, Walk In Closet
- 2 Car Garage with immense storage

## FRONT/BACKYARD

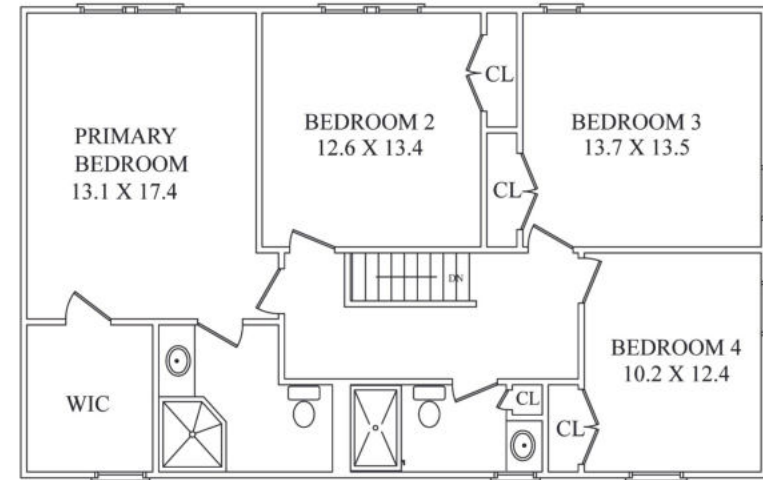
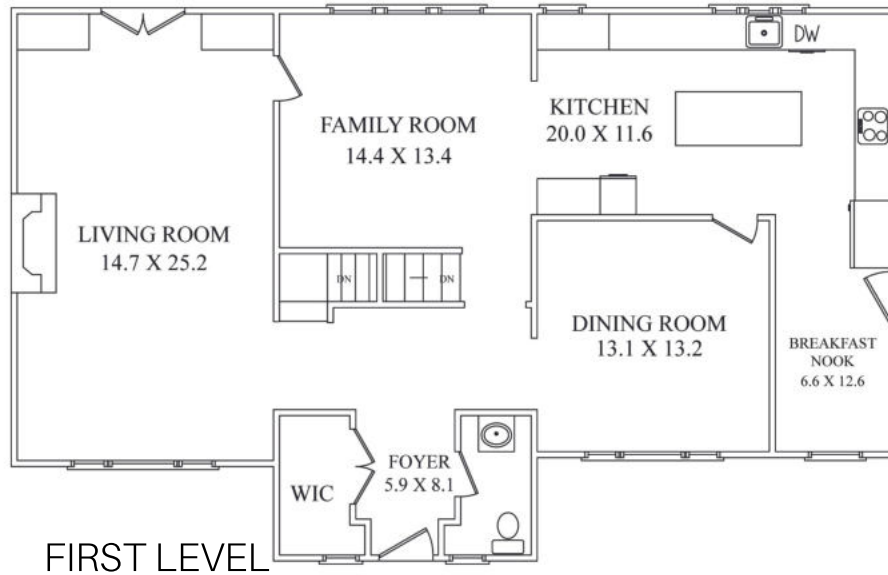
- Covered front entry/portico addition
- Bluestone front walkway
- NEW Deck with Azek railings off Living Room, stairs to Patio below, grill area
- NEW side landing with bluestone steps and landing, custom iron railings, stone retaining wall
- Covered Brick Patio
- Tiered backyard with stone walls, meticulous landscaping and flat spaces for play
- Multiple areas/beds for gardening
- NEW driveway
- NEW Garden shed and garbage shed
- Irrigation system

## ADDITIONAL FEATURES & UPGRADES

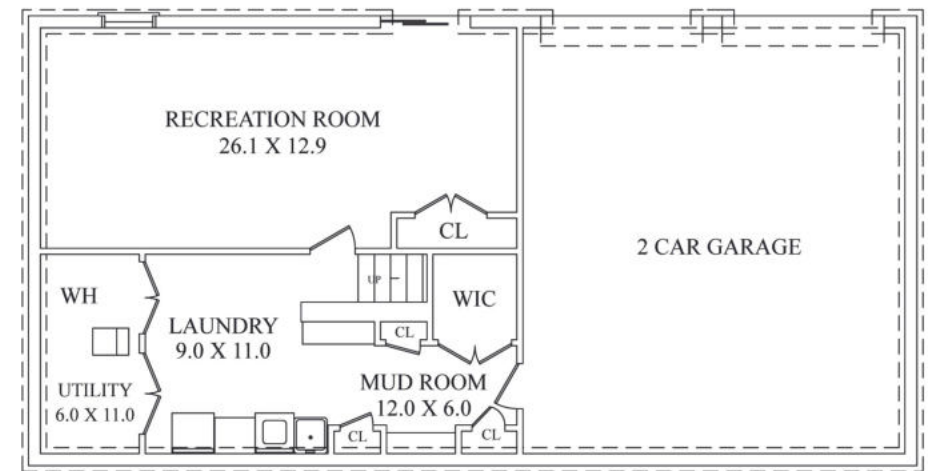
- New windows top front of house, top and bottom back of house
- Heat/AC, dual zones, (1st floor AC installed 2020; 2nd floor AC installed 2016)
- New door hardware with crystal knobs throughout
- Soothing hues throughout
- All new interior and exterior doors
- Invisible fence
- New water heater (2021)



# THE FLOORPLAN



SECOND 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





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