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THE #1 KELLERWILLIAMS TEAM IN NEW JERSEY

73 Canoe Brook Parkway  
Summit, New Jersey



Welcome to 73 Canoe Brook Parkway! This GORGEOUS 4 Bedroom, 2 Bath home sits on a beautiful tree-lined block in Summit's Washington Elementary School District, just steps from recreational pursuits at Tatlock Park, Summit's Municipal Golf Course and close to Route 24, Midtown Direct train and all downtown Summit has to offer.



As you arrive, take in this charming home sitting beautifully on a flat and spacious corner lot. Enter through the front door and into the warm and welcoming Living Room. Admire the stunning wood beamed ceiling that gives the room the feel of a charming chalet. Hardwood floors, a stately gas fireplace and rows of windows at two ends make this room the perfect spot to entertain friends or to simply cozy up with a book.

A French door opens up to a lovely Deck with cool wire railings, perfect for outdoor cocktails or summer entertaining. Get ready to host gatherings and dinner parties in the adjoining Dining Area featuring hardwood floors, and a cool pendant light fixture.



Move into the to-die-for Kitchen where you are sure to be dazzled. The Kitchen is renovated to perfection featuring sleek modern cabinetry in both a washed wood and crisp white, 2" quartz countertops, a Breakfast Bar and stainless steel appliances. Staying connected with the beautiful outdoors is a snap with abundant windows at the backslash level. Go down a few steps and get ready to settle in for family time in the beautiful sun-drenched Family Room featuring cool carpeting squares, recessed lighting, and sliding doors. The sliding doors lead out to the spacious yard, Stone Patio and extremely private fenced-in backyard, making indoor and outdoor living seamless. Conveniently located off of the Family Room is a large-sized Laundry Room that includes LG front loading Washer and Dryer.

Ready to retire for the evening? Flow upstairs to the Primary Bedroom Suite featuring 2 Double Door Closets, hardwood floors, and windows at 2 exposures with custom shades.





The Primary Bath, accessed via a cool sliding barn door, includes a sleek modern vanity, marble tile, rain showerheads and a Toto Neorest toilet. Bedrooms 2 and 3 are sundrenched and include plenty of closet space. A renovated Hallway Full Bath features a modern vanity and on-trend tile throughout. Head up a few steps to find Bedroom 4 featuring carpeting, and a vaulted ceiling. Off of Bedroom 4, enjoy additional storage. 73 Canoe Brook Parkway is the perfect starter home in one of New Jersey's most sought-after towns. With easy access to restaurants and shopping, proximity to Tatlock Park, Washington Elementary, Midtown Direct train and Summit's outstanding restaurants and shops, this home is a must see!

# INSIDE & OUT

## FIRST LEVEL

- Living Room featuring hardwood floors, gas fireplace with stone surround and modern wood mantle, beamed ceiling, rows of casement windows at front and back, door to Deck, custom window shades, baseboard molding, recessed lighting
- Dining Area featuring hardwood floors, pendant light with drum shade, drawers and open shelving, Coat Closet
- Gourmet Chef's Kitchen featuring slate tile flooring, sleek modern cabinetry (wood at bottom, white at top), 2" quartz countertops, Breakfast Bar with seating for 3, mosaic marble tile and window backsplash, KitchenAid stainless dishwasher, LG stainless 5 burner oven/range, LG stainless refrigerator/freezer, built in stainless LG microwave, stainless hood, recessed lighting, 3 pendant lights over Breakfast Bar
- Wood staircase to Ground Level

## SECOND LEVEL

- Primary Bedroom Suite featuring hardwood floors, 2 Double Door Closets, windows with custom shades at 2 exposures, flush mount light fixture with drum shade, baseboard molding, Bath featuring barn door at entry, marble floor tile, marble subway tile wainscoting, modern vanity, shower with marble and mosaic tile surround, rain shower heads, double medicine cabinet, sconce, skylight, Toto Neorest toilet
- Bedroom 2 featuring hardwood floors, windows at 2 exposures with custom shades, Closet, semi-flush mount light fixture with drum shade, baseboard molding, reading light
- Bedroom 3 featuring hardwood floors, 2 windows with custom shades, modular wall with open shelving, Closet, semi-flush mount light fixture with drum shade, baseboard molding
- Full Hall Bath featuring modern linear tile flooring, modern vanity, tub/shower combination with elongated tile surround, skylight, sconce, built in Linen Storage, Kohler toilet
- Hall Linen Closet

## THIRD LEVEL

- Bedroom #4 featuring carpeting, vaulted ceiling, recessed lighting, triple windows with custom shades, door to attic storage, Closet, baseboard molding

## GROUND LEVEL

- Family Room featuring carpeting squares, sliding door to outdoors, recessed lighting, paneled accent wall, baseboard molding, Double Door Closet, door to Garage
- 1 Car Garage (used as storage)
- Laundry/Utility Room featuring cement floor, utility sink, LG front loader washer and dryer, upper cabinetry

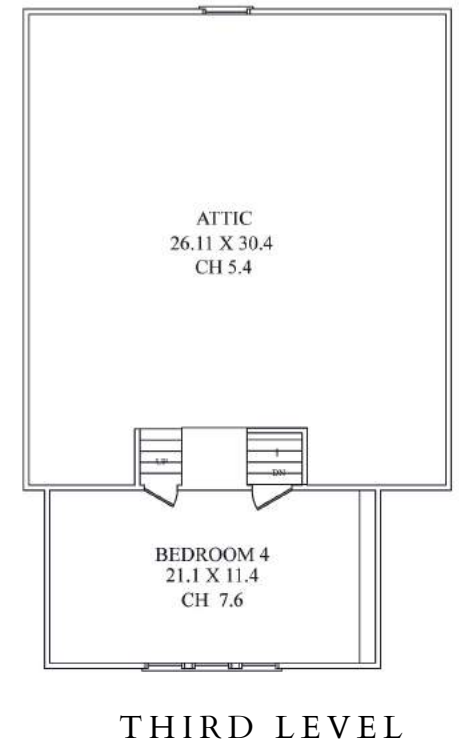
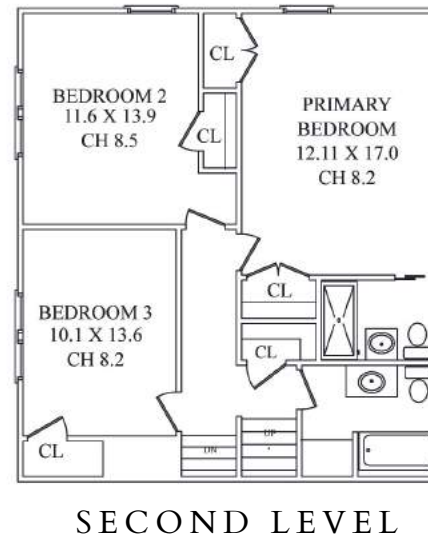
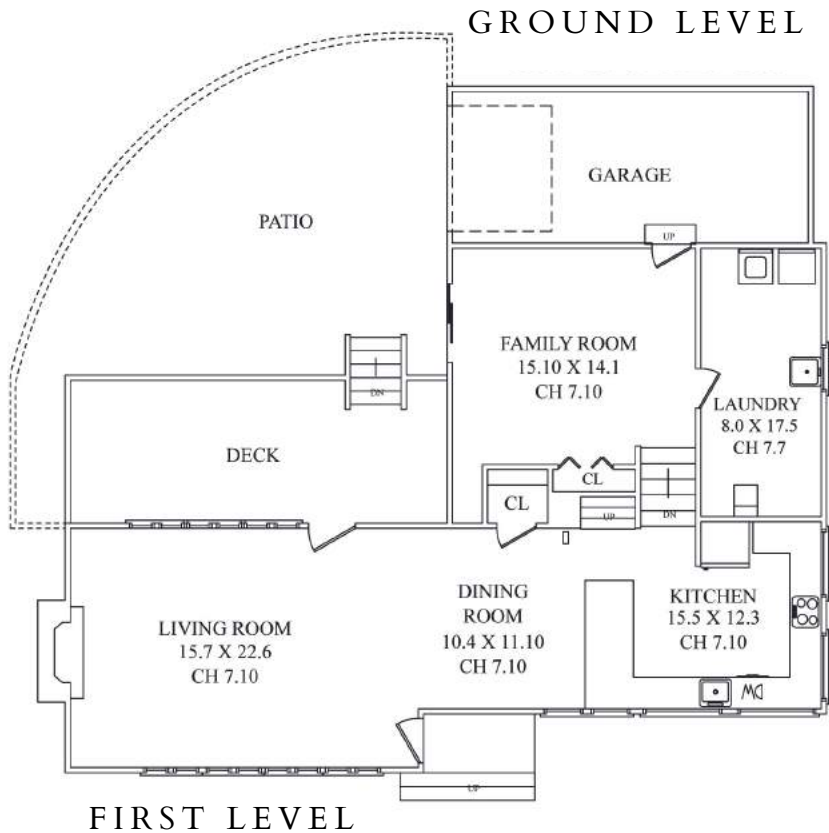
## FRONT & BACK

- Spacious corner lot
- Rear Wood Deck with wire and wood railings
- Stone Patio
- Grassy area with play set
- Fully fenced in

## ADDITIONAL FEATURES & UPGRADES

- Tesla solar panels installed
- New gas insert in fireplace
- Sump pump
- New custom shades in all bedrooms

# 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.*



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