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*Welcome Home*

**72 Mountain Avenue**  
Summit, New Jersey







Welcome to 72 Mountain Avenue! This Victorian stunner is located on one of Summit's loveliest streets. The location, close to Memorial Field, top-notch Summit schools and strolling distance to downtown Summit and New York City Direct Train, is one of Summit's most desirable locales. This timeless and sundrenched 4 Bedroom, 2.1 Bath home exudes charm at every turn. This home is offered "as is."

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As you arrive at this extraordinary home, you immediately have appreciation for its timeless elegance. With its darling Front Porch, perfect for rocking chairs and lemonade, this home delivers incredible curb appeal. The home sits majestically on the property flanked by blooming perennials and tall trees so that as you look out, you feel as if you are floating in the treetops. Entertain friends and family in the fabulous Living Room with plenty of windows, built into the home's turret, where the sunlight pours in.

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Fireside dining is divine in the Formal Dining Room with the original fireplace, with an exquisite mantle, and original leaded glass windows.

Flow easily into the Country Kitchen that includes charming cabinetry and plenty of prep space. The Butler's Pantry includes original cabinetry and leads to a spacious Pantry so everything will be neatly tucked away.

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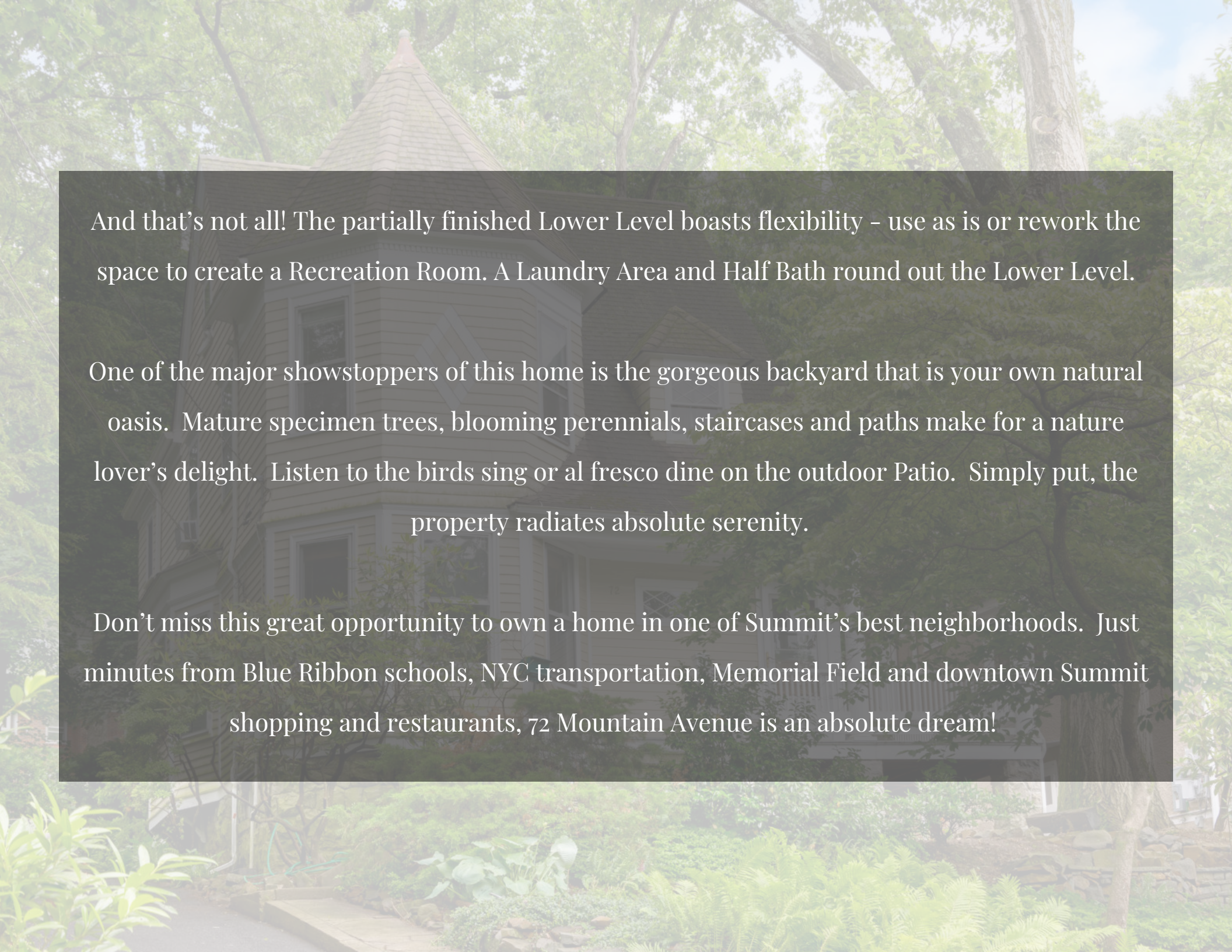




Ready to retire for the evening? As you take the staircase upstairs, take in the gorgeous, original stained glass windows. The Second Level includes a lovely Primary Suite with a spacious Walk In Closet and renovated Bath. Two other bedrooms are steeped in sunlight. A cool, vintage Full Hall Bath rounds out this level. Move upstairs to the Third Level where you will find Bedroom 4 and a Play Room built into the home's original turret.

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And that's not all! The partially finished Lower Level boasts flexibility - use as is or rework the space to create a Recreation Room. A Laundry Area and Half Bath round out the Lower Level.

One of the major showstoppers of this home is the gorgeous backyard that is your own natural oasis. Mature specimen trees, blooming perennials, staircases and paths make for a nature lover's delight. Listen to the birds sing or al fresco dine on the outdoor Patio. Simply put, the property radiates absolute serenity.

Don't miss this great opportunity to own a home in one of Summit's best neighborhoods. Just minutes from Blue Ribbon schools, NYC transportation, Memorial Field and downtown Summit shopping and restaurants, 72 Mountain Avenue is an absolute dream!

# THE FLOORPLAN

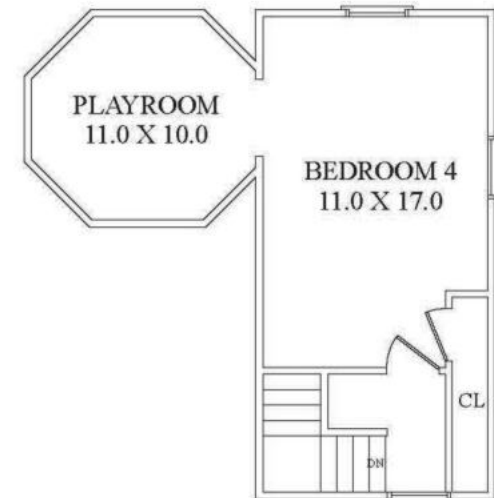
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FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

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 hardwood floors, original moldings, original staircase to Second Level, Closet
- Living Room featuring hardwood floors, bay of windows built into home's turret, floor to ceiling open bookshelves, ceiling fan/light fixture, original moldings
- Dining Room featuring hardwood floors, original fireplace with original carved wood mantle, chandelier, original leaded glass window, original moldings, built in open bookshelves
- Country Kitchen featuring tile flooring, white cabinetry with beadboard, laminate countertops, high-end stainless steel oven/range, hood, door to Lower Level
- Butler's Pantry featuring tile flooring, original upper and lower cabinetry, door to Walk In Pantry, peg storage

## SECOND LEVEL

- Original staircase to Second Level, original stained glass windows
- Primary Bedroom Suite featuring carpeting, 2 windows, Walk In Closet, raised moldings, original baseboard molding, flush mount light fixture, Renovated Full Bath featuring tile flooring, vanity with fully integrated top, frameless glass door shower with subway tile surround, beadboard wainscoting, window, medicine cabinet
- Bedroom #2 featuring hardwood floors, windows at 2 exposures, Closet
- Office
- Bedroom #3 featuring hardwood floors, windows built into home's original turret, raised moldings, original baseboard molding, double sized Closet
- Full Hall Bathroom featuring tile flooring, vanity, medicine cabinet, shower over tub with tile surround

## THIRD LEVEL

- Bedroom #4 with vaulted ceiling, skylight, Closet
- Play Room built into turret

## LOWER LEVEL

- Laundry
- Half Bath
- Unfinished space, Work Room

## FRONT/BACKYARD

- Front Porch
- Blooming cherry tree at front
- Patio
- Shady private lot with mature trees, blooming perennials
- Stone steps and paths
- Fabulous for nature lovers, bird watchers

## ADDITIONAL FEATURES

- Newer AC, furnace and water heater

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