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*Welcome Home*

26 Portland Road  
Summit, New Jersey





*Welcome to 26 Portland Road! This delightful 4 Bedroom, 2.2 Bath Colonial in sought after Summit has charm and class combined. With close proximity to Franklin Elementary, Midtown Direct Train, the Farmer's Market and Summit's excellent restaurants and top notch shopping, this is one home you don't want to miss!*





*Drive through the coveted neighborhood and take in the inevitable character of this home. The mature landscaping, detailed windows, and picturesque front porch all lend to this home's outstanding curb appeal. Up the bluestone pathway and into the Entry Foyer to find gleaming hardwood floors, a stately staircase with detailed chair rail molding, and open doorways to the rooms beyond, aim to please. Working from home? The private yet elegant home Office is sure to be the perfect place for Zoom meetings and features a bay window with built-ins, detailed moldings, and indirect lighting. The spacious Living Room, complete with a dentil detailed fireplace, offers ample sunlight through the oversized windows with built-in seating. French doors lead directly to the Family Room where windows overlooking the private backyard and doors to the patio are the perfect spot to enjoy movie night or cozy up with a book.*





*Entertaining is divine in the sundrenched Dining Room offering hardwood floors and a luminous chandelier. Flow easily into the updated Eat-In Kitchen featuring dark cherry cabinetry, granite countertops, high-end stainless steel appliances, and a center island with seating. A Breakfast nook with a bay window and window seating add to the Kitchen's appeal. Indoor-outdoor entertaining is a breeze with access to the back patio from both the Kitchen and the Family Room! The private and flat backyard encased by mature landscaping is the perfect scene for evening relaxation or al fresco dining. Back inside the home a powder room rounds out the first level.*

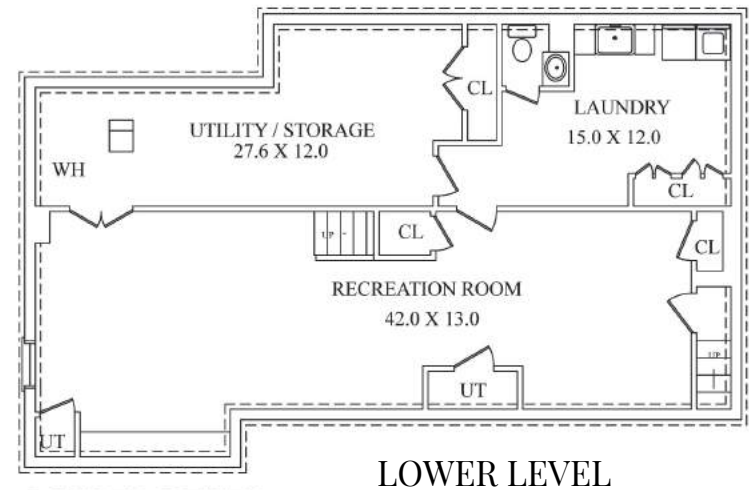
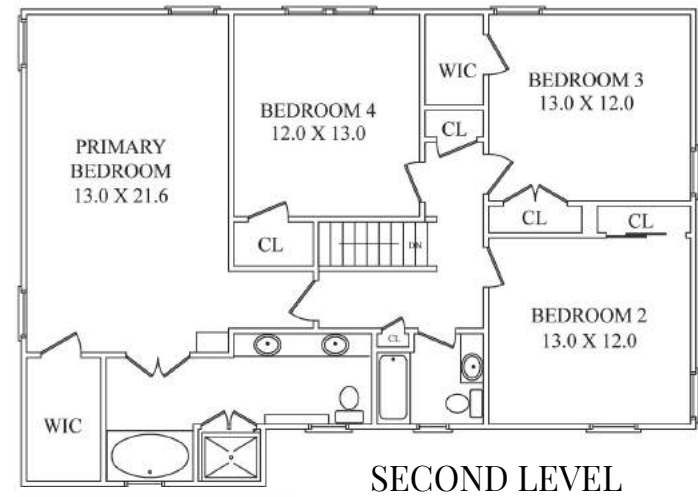
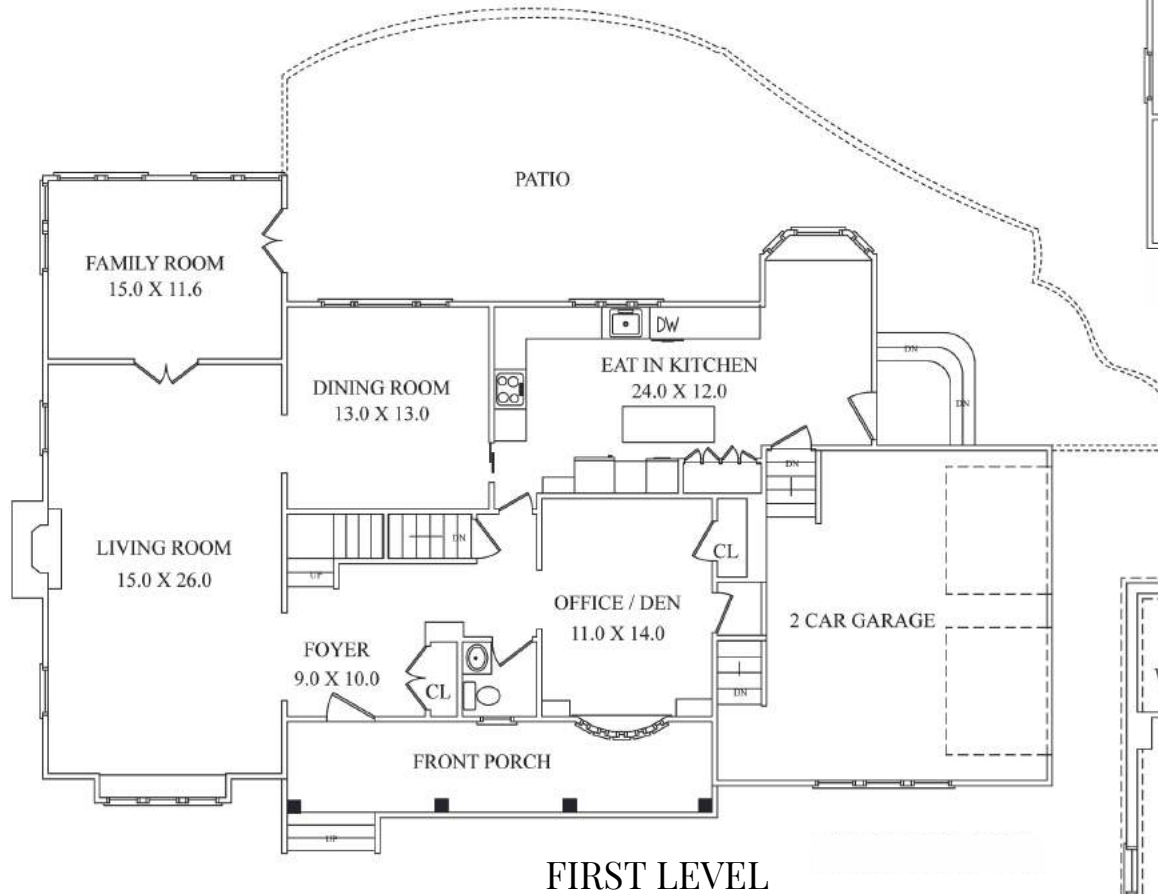




*Ready to retire for the evening? The Primary Bedroom Suite is sure to be your own private oasis with a walk-in closet, windows at 2 exposures, and charming custom corner built-in. The spa-like Primary Bath is sure to be a treat with its jetted tub, glass door shower, and vanity for two. Bedrooms 2 through 4 are sundrenched and include plenty of closet space. A full hall bath completes the second level.*

*And there's more...whether it's movie watching, game night, or play the spacious lower level Recreation Room provides fabulous functional space to the home. A large Laundry Room ensures you have tons of storage and space for folding.*

# 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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# INSIDE & OUT

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## **FIRST LEVEL**

- Foyer featuring hardwood floors, chair rail molding, crown molding, semi flush mount light, double door Coat Closet, staircase to Second Level with custom runner
- Living Room featuring hardwood floors, fireplace with dentil detailed mantle, oversized windows with built-in seating, crown molding, baseboard molding, recessed lighting, french doors to Family Room
- Family Room featuring french doors at entry from Living Room, french doors to the Patio, hardwood floors, windows at two exposures, custom built-in, baseboard molding, shiplap ceiling, recessed lighting
- Dining Room featuring hardwood floors, wallpaper, chair rail molding, crown molding, chandelier, oversized windows
- Eat-In Kitchen featuring hardwood floors, dark cherry cabinets, granite countertops, island/breakfast bar with seating, tile backsplash, recessed lighting, gas cooktop, KitchenAid stainless refrigerator/freezer. Thermador double wall ovens, GE Profile microwave, stainless steel dishwasher
- Breakfast Nook featuring hardwood floors, bay window with seat, chandelier, door to the Garage, door to the Patio
- Office/Den featuring hardwood floors, bay window with seat and custom built-ins, baseboard molding, crown molding with indirect lighting
- Powder Room featuring hardwood floors, wallpaper, chair rail trim, pedestal sink, sconce lights, plantation shutters

## **SECOND LEVEL**

- Staircase with custom runner to Second Level, chair rail molding
- Second Level Landing featuring hardwood floors, chair rail molding, flush mount light, two linen closets, pull down attic access
- Primary Bedroom featuring hardwood floors, ceiling fan with light, baseboard molding, Walk-In Closet, custom corner built-in, windows at 2 exposures with plantation shutters
- Primary Bath featuring tile flooring, wallpaper, chandelier over the jetted tub, glass door shower with tile surround, double vanity with built-ins, vanity light, recessed lighting, plantation shutters
- Bedroom 2 featuring hardwood floors, baseboard molding, ceiling fan with light, double door closet, windows at 2 exposures with plantation shutters
- Bedroom 3 featuring hardwood floors, baseboard molding, ceiling fan with light, walk-in closet, double door closet, windows at 2 exposures with plantation shutters
- Bedroom 4 featuring hardwood floors, baseboard molding, ceiling fan with light, closet, double windows with plantation shutters
- Hall Bath featuring tile floor and tile surround, tub shower, vanity, medicine cabinet, window with plantation shutters

## **LOWER LEVEL**

- Carpeted staircase to Lower Level
- Recreation Room featuring carpeted, chair rail molding, recessed lighting, custom built-ins
- Laundry Room featuring hardwood floors, utility sink, powder room, double door storage closets
- Storage Room

## **FRONT/BACKYARD**

- Paver lined blacktop driveway
- Front bluestone pathway
- Mature landscaping
- Back paver patio
- Flat, level lot

***sueadler.com/26portland***



*Just a short distance to Franklin Elementary, easy access to Midtown Direct Train, and convenience to fantastic shopping and restaurants in downtown Summit, you will undoubtedly want to call 26 Portland home!*



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