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*Welcome Home*

34 Valley View Avenue  
Summit, New Jersey





*Welcome to 34 Valley View, the perfect embodiment of modern architecture and design! Located in Summit's coveted Franklin School neighborhood, you'll find this contemporary masterpiece completely encased by nature. This is the sort of Zen home where you can feel like you are on vacation every day. This 3 Bedroom, 2 ½ Bath home plus 2 separate offices and walk-out basement boasts modern hallmarks such as large open spaces and a lavish use of windows that help bring the outdoors inside. Located just a short distance to the Summit Tennis Club, Clearwater Swim Club and just over a mile to Summit's vibrant downtown, library and Midtown Direct train. Additional commuting option from the New Providence train station which is just a half mile away in addition to the local supermarket. This is an incredible opportunity to own a one-of-a-kind home in the ultimate natural setting.*





*As you arrive, take in the front gardens thoughtfully and professionally landscaped with extensive blooming roses, irises, and rhododendron. Be sure to admire how the home is expertly built atop the natural topography encased by nature. As you enter, prepare to be overwhelmed by generous open spaces and lavish use of windows so that the home literally dissolves into nature. The Entry Foyer includes a spacious Coat Closet and views of the fabulous Dining and Living Rooms beyond. Move easily into the outstanding Living Room with the best a modern home has to offer. Clean lines, soaring ceilings and a sleek recessed gas fireplace will all take your breath away. Oversized windows and high ceilings allow natural light to glow deep into what is sure to be the heart of the home. Dinner parties are divine in the luminous Dining Room with windows where the sunlight pours in.*





*Flow effortlessly into the fabulous Chef's Kitchen with sleek modern cabinetry, stainless steel appliances and plenty of space to prepare gourmet meals. The Breakfast Area, with windows/sliding doors at 3 exposures, makes you feel as if you are literally floating in the treetops. Curl up with a novel or watch a movie in the cozy Family Room conveniently located off of the Kitchen. Off of the Family Room, don't miss the screened in Porch where you can enjoy the shade, listen to birds chirp and be one with nature. A fabulous Mud Room/Laundry Room, conveniently located off the side entrance, is ideal to neatly tuck away backpacks/sports equipment and drop dirty uniforms. A Powder Room and access to the 2 Car Garage round out this level.*

*The real show stopper of 34 Valley View is the scenic, natural property that envelopes the home, seen from every window, meaning you can leave artwork behind and just simply enjoy the views. A Deck, and multi-tiered yard with no neighbors in sight, are the perfect spots for al fresco dining, cocktails with friends or just simple relaxation.*





*Ready to retire for the evening? A modern staircase leads upstairs where you will find an ethereal Office and 3 outstanding bedrooms. Working from home is a dream in the fabulous Office with a vaulted ceiling with skylights and plenty of room to spread out. You will be in awe of the Primary Bedroom Suite boasting immense privacy and gorgeous sunlight. High ceilings, an abundance of windows overlooking nature, and a Walk In Closet make this room exceptional. Bedrooms 2 and 3 are sundrenched and include double-sized closets. A well-appointed Full Hall Bath rounds out this level.*

*And there's more! The Lower Level boasts an above ground Recreation Room with sumptuous views of the outdoors and a sliding glass door to its pathways. The Recreation Room has plenty of room for watching movies and family game night, adding tons of functional space to the home. A second Office (or use as a Guest Room), a Work/Dark Room and tons of storage round out this Level.*





*As another bonus, with the protection of the automatic natural-gas powered 20 kW generator, you'll never experience a power outage longer than 30 seconds.*

*34 Valley View is modern architecture at its finest. With its prestigious block, easy commute to New York City, sought after school district and convenience to fantastic Summit shopping and restaurants, you will undoubtedly want to be the next owner of this fabulous home!*





# - INSIDE & OUT -

## FIRST LEVEL

- Entry Foyer featuring tile flooring, Coat Closet, recessed lighting, knee wall to Dining Room
- Dining Room featuring hardwood floors, wall of windows overlooking idyllic backyard, 2 pendant light fixtures, baseboard molding, open to Living Room
- Living Room featuring vaulted ceiling with skylight, hardwood floors, windows at 3 exposures, modern fireplace with sleek wood mantle, track lighting, baseboard molding
- Kitchen featuring Marmoleum flooring, modern custom cabinetry, Caesarstone (Quartz) countertop, glass mosaic tile backsplash, flush mount light, KitchenAid stainless refrigerator/freezer, Bosch stainless wall oven, Bosch stainless built in microwave, Elkay stainless sink, Bosch stainless cooktop, Zephyr hood
- Breakfast Room featuring hardwood floors, windows at 2 exposures overlooking idyllic yard, pendant light fixture, custom built in cabinetry, open shelving, sliding door to Deck, baseboard molding
- Rear Hallway with Media Closet
- Powder Room featuring Marmoleum flooring, custom vanity with laminate countertop, built in upper shelving, custom cut mirror, baseboard molding
- Family Room featuring hardwood floors, modern built in with open shelving and concealed storage, wall of windows overlooking idyllic backyard, door to Porch, staircase to Second Level, track lighting, recessed light
- Screened In Porch featuring wood flooring and walls, vaulted ceiling, pendant light, door to deck
- Laundry/Mud Room featuring laminate flooring, Closet with washer/dryer, Walk In Closet, Door to driveway area, flush mount light, baseboard molding

## LOWER LEVEL

- Carpeted staircase to Lower Level
- Landing Area with door to 2 Car Garage
- Lower Level Landing featuring laminate flooring, Walk In Storage Closet
- Spacious above ground Recreation Room featuring laminate flooring, supplemental electric baseboard heating, recessed lighting, sliding doors to outdoor Red Gravel Area leading to wooden walkway and path to Upper and Lower Levels
- Work/Utility Room (also can be used as a Dark Room)
- Utility Room
- Office featuring laminate flooring, wall of windows overlooking idyllic backyard, drop ceiling with lighting, Utility Closet

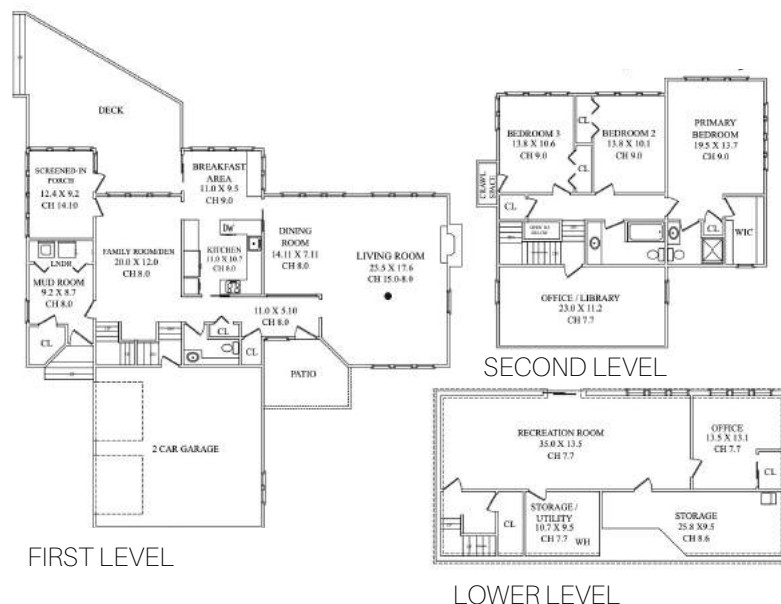
## FRONT YARD/BACKYARD

- Stockade fencing, blooming perennials, ivy and pachysandra offering privacy at front
- Red gravel driveway
- Slate stepping stone front walkway
- Slate front landing area
- Covered front entry
- Wood Deck overlooking immensely private natural oasis, no neighbors in sight, nothing but birds chirping
- Wooden walkway to access lower tiers, staircases to upper and lower levels
- Lower tier with Pond
- Automatic natural-gas powered 20 kW generator

## SECOND LEVEL

- Carpeted staircase to Second Level, pendant globe light fixtures
- Office featuring vaulted ceiling with skylights, carpeting, windows at either end
- Second Floor Landing featuring carpeting, flush mount lighting, Linen Closet
- Primary Bedroom Suite featuring high ceilings with ceiling fan/light fixture, windows at 2 exposures, flush mount lighting, Walk In Closet with custom storage, Linen Closet, Bath featuring tile flooring, vanity with stone countertop, shower with designer tile surround, large window, vanity lighting
- Bedroom 2 featuring carpeting, wall of windows overlooking idyllic backyard, Double Sized Closet, baseboard molding
- Full Hall Bath featuring tile flooring, original laminate wall to wall custom vanity, tub/shower combination, wall of high windows, flush mount lighting
- Bedroom 3 featuring carpeting, wall of windows overlooking idyllic backyard, Double Sized Closet, baseboard molding, eave storage access

# 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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