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**sueadler**   
THE #1 KELLER WILLIAMS TEAM IN NEW JERSEY

**kw** PREMIER  
PROPERTIES  
**KELLER WILLIAMS**  
*Each Keller Williams office is  
individually owned and operated.*

133 Blackburn Road  
Summit, New Jersey



*Welcome to 133 Blackburn!*

*No carpools or carlines necessary when you live in this picture perfect 4 Bedroom, 3 Full and 1 Half Bath colonial in the sought after Franklin School neighborhood with close proximity to New York City, Midtown Direct train and Summit's excellent restaurants and shopping.*



*Drive up the astounding tree-lined street and stroll up to the regal front entry and welcoming wood door with original sidelites. A spacious Entry Vestibule includes a leaded glass door that leads to the Entry Foyer. Move easily into the expansive Living Room that includes plenty of space for entertaining. Enjoy the blissful windows where the sun pours in, hardwood floors and a beautiful fireplace with lovely millwork and stone surround. Custom built-ins are the perfect spot for displaying all of your collectibles. Finally, a French door leads to the outdoor Deck making indoor/outdoor entertaining seamless. Dinner parties are divine in the luminous Dining Room with hardwood floors, a lovely chair rail and plenty of room for an oversized table.*





*The Dining Room flows seamlessly into the tasteful Gourmet Chef's Kitchen featuring custom warm wood cabinetry, stainless steel appliances, granite countertops, an island with seating for 4 and so much custom storage. A nearby Breakfast Area offers dazzling views of the backyard. Off of the Kitchen, don't miss the light and airy Family Room featuring a vaulted ceiling with skylight, tons of natural light, sleek modern shelving and double French doors leading to the serene yard and fabulous Deck. The deck is the perfect spot for al fresco dining or cocktails with family and friends. A Laundry Room (would also serve as a fabulous Mud Room), a Powder Room and a 2 Car Garage round out the First Level.*



*Ready to retire for the evening? Take the staircase to find the home's four spacious bedrooms. The Primary Bedroom Suite boasts tons of sunlight, 2 large custom Closets plus a Walk-In Closet so all your clothes will be neatly tucked away. The Primary Bathroom is stylishly designed with a custom double vanity, attractive tile and a large shower with a rain showerhead. Bedrooms 2, 3 and 4 are all spacious with incredible closet space. Sundrenched Bedroom 2 uses the well-appointed Full Hall Bath. Bedrooms 3 and 4, glimmering with sunlight, share an attractive Jack and Jill Bath.*



*And there's more ... The Lower Level, with a fantastic Recreation Room, will provide endless hours of family entertainment. This room offers so much storage and even a cool Bar Area for entertaining.*

*With its proximity to New York City, easy access to Midtown Direct train service, sought after school district and convenience to fantastic shopping and restaurants in downtown Summit, you will undoubtedly want to call 133 Blackburn home!*



# - INSIDE & OUT -

## FIRST LEVEL

- Entry Vestibule featuring original door with sidelites, marble floor tile, crown molding, baseboard molding, flush mount light, leaded glass door to Foyer
- Entry Foyer featuring hardwood floors, staircase to Second Level, crown molding, baseboard molding, flush mount lights
- Dining Room featuring hardwood floors, chandelier, recessed lighting, 2 large windows, chair rail, crown molding, baseboard molding, swinging door to Kitchen
- Living Room featuring hardwood floors, fireplace with custom millwork mantle with stone surround, front Sitting Area with transom with 2 large windows and smaller window, built-ins with open shelving, recessed lighting, crown molding, baseboard molding, Entertaining Area with 2 large windows, French door and full size adjacent stationary window, modern custom built-ins with open and concealed storage, nook for piano, exposed brick, double French doors to Kitchen
- Powder Room featuring tile flooring, built-in vanity with laminate countertop, wallpaper, custom mirror, window, flush mount light
- Rear Hallway with hardwood floors, recessed light, Coat Closet
- Gourmet Chef's Kitchen featuring hardwood floors, custom warm wood cabinetry including glass door cabinetry, island with seating for 4, granite countertops and backsplash, custom storage throughout, Kitchen Aid stainless oven/range, Amana stainless refrigerator/freezer, GE built-in stainless microwave, Bosch dishwasher, recessed lighting, double stainless sink, open to Family Room, French door to Laundry/Mud Room
- Family Room featuring hardwood floors, vaulted ceiling with skylight, wall of built-in open bookshelves, double French doors to Deck, windows at 2 exposures, baseboard molding, recessed lighting, Breakfast Area with pendant light
- Laundry/Mud Room featuring laminate flooring, Whirlpool washer, Kitchen Aid dryer, original built-in cabinetry, utility sink, door to side yard, door to Garage, hook storage, flush mount light
- 2 Car Garage with electric door

## SECOND LEVEL

- Staircase with runner to Second Level
- Second Level Landing featuring carpeting, skylight, flush mount light, baseboard molding, drop down attic access
- Full Hall Bath featuring tile flooring, wash basin style sink, tub/shower combination with tile surround, fan, window, medicine cabinet, built-in upper cabinet, Linen Closet

## SECOND LEVEL CONTINUED...

- Primary Bedroom Suite featuring carpeting (plywood subflooring underneath), windows at 2 exposures, 2 Double Door Closets with custom drawers, shelves and hanging storage, Walk-In Closet, recessed lighting, Bath featuring pebble-style tile flooring, wall to wall custom double vanity with quartz countertop, tile wainscoting, 2 medicine cabinets, skylight, window, 3 sconces, light/fan, recessed light, glass door shower with rain showerhead
- Bedroom 2 featuring carpeting, windows at 2 exposures, flush mount light, Closet, baseboard molding
- Bedroom 3 featuring carpeting (hardwood underneath), windows at 2 exposures (oversized room), built-in book shelves, 2 Double Door Closets, flush mount light, baseboard molding, access to Jack and Jill Bath
- Jack and Jill Bath featuring tile flooring, vanity with Corian countertop, architectural arched window, glass door shower with tile surround, tile wainscoting, recessed lighting, high ceiling, open shelving, medicine cabinet, vanity lighting
- Bedroom 4 featuring carpeting (hardwood underneath), windows at 2 exposures, built-in book shelves, Double Door Closet, flush mount light, baseboard molding, access to Jack and Jill Bath

## LOWER LEVEL

- Carpeted staircase to Lower Level
- Freshly painted throughout
- Recreation Room featuring crisp white paneled walls, carpeting, built-in shelving, built-in Bar Area, Utility Closets
- Work Room

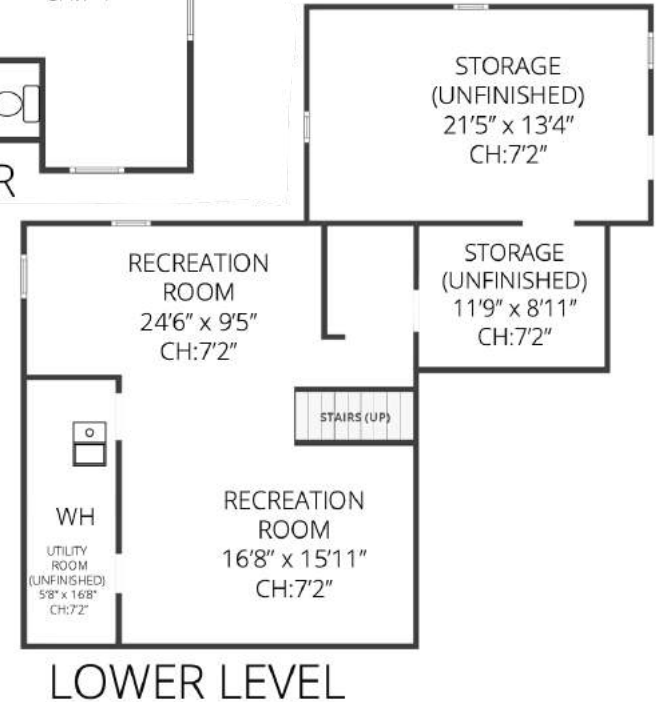
## FRONT YARD / BACKYARD

- Professional plantings with blooming perennials
- Paver front walkway
- Covered Front Entry
- Deck featuring built-in exterior seating
- Fenced in, flat yard
- Pathway from Deck to side entrance
- Storage Shed
- Irrigation system

## ADDITIONAL FEATURES / UPGRADES

- New roof (2022)
- Newer furnace
- Alarm system

# THE FLOORPLAN



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