

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

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

22 Division Avenue  
Summit, New Jersey



*Drive up to 22 Division and you will instantly see that this is not your ordinary home. A charming picket fence and perennial gardens bursting with blooms create exceptional curb appeal. This absolutely darling 3 Bedroom, 2 Full and 1 Half Bath home, in the heart of the Summit, is close to Franklin Elementary, Midtown Direct Train (New Providence Station), Kings, Towne Deli, swim clubs, and downtown Summit restaurants and shopping.*



*Enter into the Entry Area with hardwood floors, a Coat Closet and the staircase leading to the Second Level. The spacious and bright Living Room is an entertainer's dream with a bay window, an exceptional statement fireplace with brick surround and a beautiful mantle. Flow easily through an arched entry into the elegant Dining Room with a classic chair rail and a charming corner cabinet to display all your family heirlooms.*





*The Dining Room opens up to the Kitchen with white cabinetry, granite countertops and plenty of room for meal prep. Don't miss the nearby Mud Room with ample storage so that backpacks and shoes can be neatly tucked away. Enjoy outdoor views, tv time, family game night and entertaining in the glorious Family Room. A tasteful Powder Room rounds out the First Level.*





*Ready to retire for the evening? Take the staircase to the Second Floor Landing with two Linen Closets. This home boasts a sunny Primary Suite (unusual for a home of this size) with its own bathroom. Two other bedrooms are sunny and bright. A Full Bath rounds out the Second Level.*



*And that's not all! The Lower Level provides plenty of additional living space with two different Recreation Room areas (one could be used as an Office) boasting NEW carpeting and four cedar lined closets. Additional storage and a Laundry Room round out the Lower Level.*

*With its close proximity to Midtown Direct Train, top notch schools and convenience to fantastic shopping and restaurants, 22 Division is a fantastic value and cannot be missed!*

# - INSIDE & OUT -

## FIRST LEVEL

- Entry Area featuring hardwood floors, Coat Closet, staircase to Second Level, baseboard molding, recessed light
- Living Room featuring hardwood floors, fireplace with mantle and brick surround, bay window, 2 windows flanking fireplace, dentil/crown molding, baseboard molding
- Dining Room featuring arched entry, hardwood floors, corner China cabinet, window, chair rail, dentil/crown molding, baseboard molding
- Kitchen featuring tile flooring, white cabinetry including glass door cabinetry, granite countertops, tile backsplash, stainless sink, GE oven/range, GE dishwasher, Whirlpool refrigerator/freezer, recessed lighting, window, door to Lower Level, NEW ceiling fan/light
- Mud Room featuring pocket door at entry, tile flooring, cubbies with bench, wainscoting, door to side steps/Patio, recessed light
- Family Room featuring hardwood floors, vaulted ceiling, windows at 3 exposures including bay window, recessed light, NEW ceiling fan/light, built in bookcases, baseboard molding
- Powder Room featuring tile flooring, vanity with stone countertop, wainscoting, sconces, 2 windows
- Rear hallway with 2 Closets

## SECOND LEVEL

- Second Floor Landing featuring hardwood floors, 2 Linen Closets, baseboard molding, drop down attic access
- Primary Bedroom Suite featuring hardwood floors, sloped ceiling, windows at 2 exposures, NEW light fixture, baseboard molding, Closet, Bath featuring tile flooring, vanity, corner shower, window
- Bedroom 2 featuring carpeting (hardwood underneath), sloped ceiling, French door/windows at 3 exposures, NEW light fixture, baseboard molding, Closet
- Bedroom 3 featuring carpeting (hardwood underneath), sloped ceiling, windows at 2 exposures, NEW light fixture, baseboard molding, Closet
- Full Bath featuring tile flooring, pedestal sink, tub/bath combination, tile wainscoting, window, sconce recessed light

## LOWER LEVEL

- Front Recreation featuring NEW carpeting, recessed lighting, baseboard molding, 4 cedar lined Closets, Closet with floor to ceiling shelving, understairs storage, drop ceiling with recessed lighting
- Rear Recreation Area featuring NEW carpeting, recessed lighting, baseboard molding,
- Utility Closets
- Laundry Room featuring laminate flooring, Whirlpool washer and dryer, utility sink, shelf, Closet
- Bilco doors

## FRONT YARD/BACKYARD

- Wide driveway for 2 cars to park
- Lush, beautifully landscaped front with blooming perennials
- Bluestone front walkway
- Covered front entry
- White picket fence
- 1 car attached garage at front
- Fenced in yard
- Side staircase with composite decking/steps, railings
- Paver Patio flanked by beds of blooming perennials (hydrangea, hostas, ferns, daylilies, tiger lilies) and mature privacy hedges/plantings
- Stone border wall
- Deep, grassy area for play
- Stone Fire Pit Area flanked by perennial gardens
- Play House
- Side stone area by bilco doors, bluestone stepping stones

## ADDITIONAL FEATURES / UPGRADES

- Interior freshly painted throughout (2023)
- Newer hot water (2015)
- Recently updated Boiler (2019)
- Updated first floor HVAC & second floor AC (2018)
- Exterior painted (2021)
- Drywell installed 3 years ago in backyard
- Recently updated Dishwasher & refrigerator (2022)
- Recently updated dryer (2021)



Jennifer Miller  
Listing Specialist

Cell: 973.936.9129  
Office: 973.376.0033 ext.101  
E-mail: info@sueadler.com  
[sueadler.com/22Division](http://sueadler.com/22Division)