

Residing on the Summit, with THE CITY in your backyard / view

Head turner on Summit's North End: 65 Edgewood Road: (not really / better than) "Tudor-style", brick and half-timbered one-of-a-kind house with jaw-dropping curb appeal, very private street front on a quiet street with no through-traffic. The residence combines the flair of an ancient Highland manor house with cutting-edge modern accents. (Previous realtor called it Castle on the Hill).

It provides ample space for a family of 4-6, yet still feels warm, cosy and welcoming when you are alone at home or your kids are off to college. Many rooms are very versatile and allow for various uses, depending on the age and state of your family.

"Legend has it" that *the house was* built in French-Normandy style, dove house included, by a gentleman from NYC as a *gift of love* to his home-sick wife, who originally came from Normandy in France. A French Royal Fleur-de-Lys crest and shield over the mantle of the impressive, large French-style fireplace and many other ornamental details around the house speak to that.

The current owners are also only the third owners of this rare find.

Amazing year-round views of New York City from most rooms.

For the area, rare, **large (about 1.75a) property** with (almost invisibly) **fenced-in garden with vegetable and wildflower beds**, where you can show your children how to grow healthy food and add your own vegetables, salads and fruit to the table, a variety of fruit- and nut-producing trees, shrubs and a selection of well-producing (largely pest- and fungus-resistant) grape-vines, some newly planted in 2022 (all well-known grapes for excellent wines). There is also a **sand trap or bunker** for your short game golf practice or your children's play time, which can also serve as a sand box for toddlers and younger children.

The rest of the property is well maintained but left mostly natural to allow for wildlife (deer, foxes and birds) to feel right at home here. A great property for your children to explore (under parental supervision), for your dog or other pets.

The House has an impressive original large "Dutch" or double-hung front door with stained glass window with a small welcoming foyer.

Foyer with impressive small **powder room** and separate **coat closet** for your guest's coats and more.

Kelly, Conway, Rosen redesigned kitchen, dining and family room.

Must see **new high-end top modern Italian custom chef's New York-style designer kitchen** by Cesar (from the Veneto region in Italy), with all-new, high-end 400-series Gaggenau appliances, including floor-to-ceiling dual-zone Gaggenau wine-cellar, Gaggenau oven & steam oven, warming drawer, refrigerator, freezer and dish washer, also all from Gaggenau. Brushed custom Cesar cabinetry with large, floor-to-ceiling pantry and pull-out pantry, large counter with waterfall Cesarstone ceramic countertops, which are absolutely care-free, (which quartz, marble or other natural stones are not),

and give the impression of an island or peninsula. Cesar high-gloss cabinet with lit glass shelves, with Italian marble-clad nook for espresso machine / computer / iPad nook with indirect lighting, one-of-a-kind Bocci power outlets, ample storage space for all porcelain and cutlery and any chef's needs. Sophisticated materials and color-selection. Wood flooring complementing the antic wood floors around the house in a cool, modern way. Optimized illumination from numerous recessed LED lights. The architect: "The stunning modern kitchen and breakfast area shows an impressive level of detail, yet feels calm and sophisticated and natural to the house with much of its original interior design features still in place."

Sizable **open-concept breakfast / lunch area** for large refectory table in right angle to kitchen with partially vaulted ceiling, for you and your family or to hang out with friends. Large new French doors to **large, elevated stone terrace and stone stairs** to the garden and NYC-facing large property.

Refreshed and redesigned en-suite **family room** adjacent to kitchen with same flooring as in the kitchen, large open doorway with large bay window to NYC for doing some "reading with a view", led-glass-accented windows, beautiful built-in bookshelves, **office nook** with built-in furniture and shelves and partially stained glass windows. There is beautifully detailed crown molding in family room, with generous recessed lighting. There is a **full en-suite bathroom** to the family room. The family room, which can be accessed through the side (front) door could also be transformed and used as **individual apartment** for grand-parents, family, friends or a care-taker.

Classic, beautifully plastered **dining room** with swing door to the kitchen from the modern kitchen for your more formal dinners with fabulous original wood flooring, lots of beautiful plaster accents in form of fruits, vegetables, hops, fish and Tudor rose. Large led-glass window to NYC.

En-suite original **living room exuding quiet luxury**, with generous arched entrance from foyer and arched entrance from dining room, double arched see-through window with wood center column from foyer to living room, original led-glass windows with built-in, custom storm windows, large French fireplace with decorative, original mantle with French royal coat of arms, original oak floors, wood beams (some with recessed lights) and original plaster work with more decorative elements. Original beautiful led-glass custom door to terrace, protected by the fixed awning with screen doors for warm summer nights.

Adjacent (en-suite) to the generous living room you enter a floor-to-ceiling **wood-paneled office or library** through a French baroque door, with original built-in decorated custom shelves with indirect lighting with base cabinets, and a large generous closet for valuable porcelain, vases and silver. The original ceiling lamp is still there, original curved windows to three sides with custom storm windows, beautiful plaster accents with library motives showing a reading scholar.

Large tiled view terrace, fixed awning and shaker-made solid oak screened-in octagonal gazebo with light, fan and power outlets, accessible from the terrace. The back of the house is true to the style of the entire house and opens up to provide access and view of the wooded slope and large property with lots of blooming trees, allowing for stunning views of Manhattan, Mid-Town and Downtown.

Beautiful, original, **one-of-a-kind custom heavy oak doors** throughout most of the house including several in basement, and mostly original hardware on doors and windows throughout the house. Several original lantern lights inside and outside, many with original, very detailed light switch covers, which give the house a special atmosphere. Original **oak flooring**, with beautiful patina (never sand it, please).

Beautiful bold staircase illuminated by large colorful original stained-glass window to 4 bedrooms upstairs. Original oak flooring and banisters, with beautiful patina.

Separate large **parent apartment**, reachable via separate set of stairs, with **generous master bedroom, en-suite bathroom** with large storage cabinets, and walk-in closets in master bedroom. Additional separate closet and attic for suitcase-storage or valuables.

Two additional distinctly different beautiful bedrooms on second floor, one of them L-shaped, on separate hallway with multiple built-in large closets with solid oak doors. Both large bedrooms have good sized closets and additional storage spaces in the dormers respectively attic space accessible through the closet.

A **full stunning, modernized bathroom** with huge ceramic tiles between these two bedrooms with windows providing unique views NYC from sinks and generous shower day and night.

Another **separate very cozy bedroom** with its own, low-ceiling sitting area, reachable by separate stair case **on the third floor with its own en-suite bathroom**, domed and coffered ceiling with recessed lighting and plenty of built-in cabinets for storage. This area guarantees the privacy of your guests or provides a wonderful separate apartment for your teenager or a great, well lit and optimally climatized office.

The guest apartment features its own brand-new heating and AC units (2). **En-suite large walk-in closet with adjacent attic**, the latter for storage of window screens and such.

The **fully finished daylight basement** can be reached via a unique wood-paneled staircase. The crown-jewel here is a beautiful wood-paneled, high ceiling **sitting room with its own impressive, large stone and brick fireplace**, a small niche for an object of art or a valuable show piece, a beautifully painted floor, and a wall of cabinets, the upper part of which has glass doors for the decorative display of objects of any kind, books, collections and such. The room has a large window to the side lawn. This room feels like an ancient rustic Scottish Pub and we call it "Pub" in the family. It has a comfortable large couch and chairs and a large screen tv, a bottle fridge and glass storage, and is sometimes used as a hot spot for sleep overs for the children's friends.

Walking through the **basement pantry & storage room**, you get to the adjacent **large capacity wine cellar with professional custom shelving made from reclaimed white oak from antique Pennsylvania barns**, with several different size shelves to store wine cases (on bottom shelves) or bottles on top shelves, with a number of movable dividers and some secret doors. Three good-sized shelves to display rare bottles. Large and smaller storage cabinet, drawers for a cork screw collection (!), chocolate, cigars or similar. Antiqued herringbone brick tile flooring. Wine cellar is made to welcome

friends and select a nice bottle of wine for dinner or for a drink right in the wine cellar or the adjacent “pub”.

Walking through a fully finished basement with technical necessities like water-softener etc hidden behind louver doors and finished wall, shelves / wall support for golf-and ski gear and more, you reach a sizable **day-light gym** with partial floor to ceiling mirrors with **en-suite generous storage room** with its own heating and cooling system. Also a great room for an art study for the professional artist, office space for an architect, or for indoors activities with the family on rainy days. The gym has a separate solid wood door to the outside.

Other basement rooms include:

Fully finished high-end laundry room (to complement modern kitchen) with custom shelves and large custom cabinets for storage and coats, a fully **modernized powder room** with new toilet and sink, all with new flooring. (Mostly) **finished utilities cabinets**, for meters, water softeners, as well as for furnace & AC, water heaters etc., with louver doors custom shoe cabinet, lots of space for hanging and storing utensils, vacuum and such. Additional room on way to wine cellar used as pantry and for dry good storage.

All rooms, staircases and even the basement throughout the entire house have an abundance of walls where you can display your artwork

Large 2-car garage in the back of the house with window, power garage doors with ample storage including a **separate en-suite storage room**, space for bikes, gardening utensils, a second refrigerator for storage of foods and more. The driveway with, unique (for Summit), local lime-stone edge trim.

Built-in whole-house (natural gas) generator.

Outside lighting around the house.

Sprinkler system for the lawn areas and vegetable garden.

Exceptional **walkability** to Downtown Summit with numerous excellent restaurants, shops, post office, pharmacies, clinics, banks, schools and more, and the great Sunday Farmers’ Market reachable within 10-15 minutes by foot.

Closest hospital: Overlook Hospital Medical Center

Train station to NYC: in easy 10-15 minutes walking distance

Minutes from I-24 and I-78, yet perfectly quiet location far away from large arterials.

*New York City Central Park / Columbus Circle: just about 25 miles / around 45 minutes away by car (about 50-60 minutes by train from Summit Train Station to Penn Station)

* New York - Newark Airport (EWR) around 15-20 minutes by car

Schools in the vicinity:

- Lincoln-Hubbard Elementary School, ranked #1 elementary school in New Jersey
- Oak Knoll
- Oratory Prep
- Kent Place School
- The Pingry School, Basking Ridge (Door-to-door bus service)