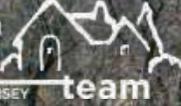


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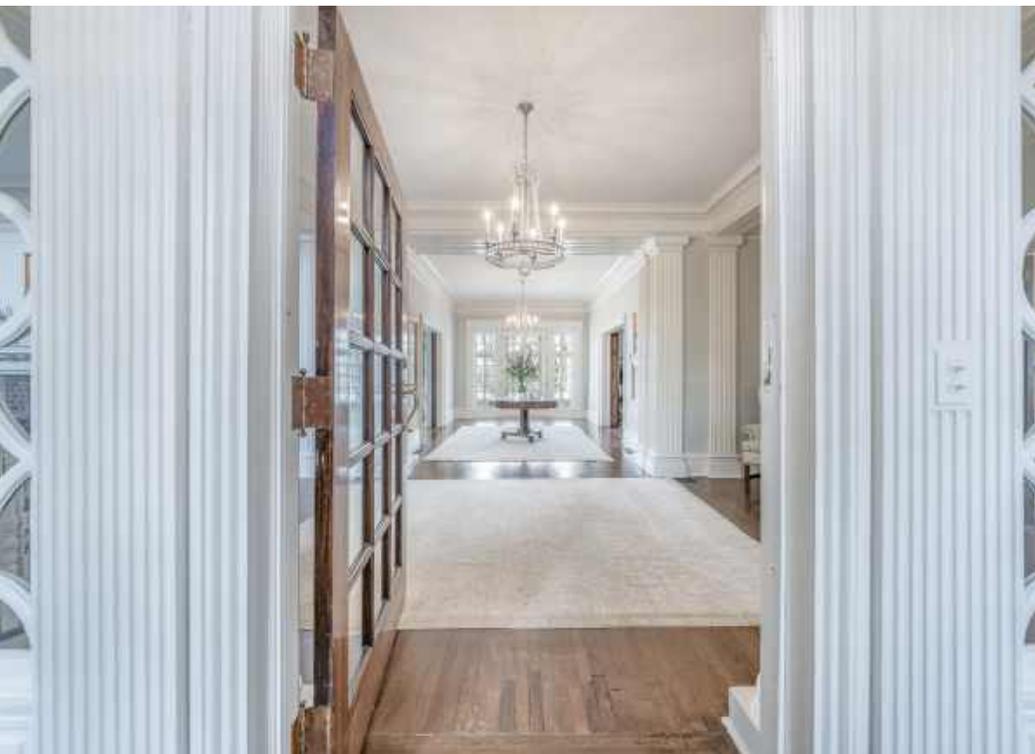
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*WELCOME HOME!*





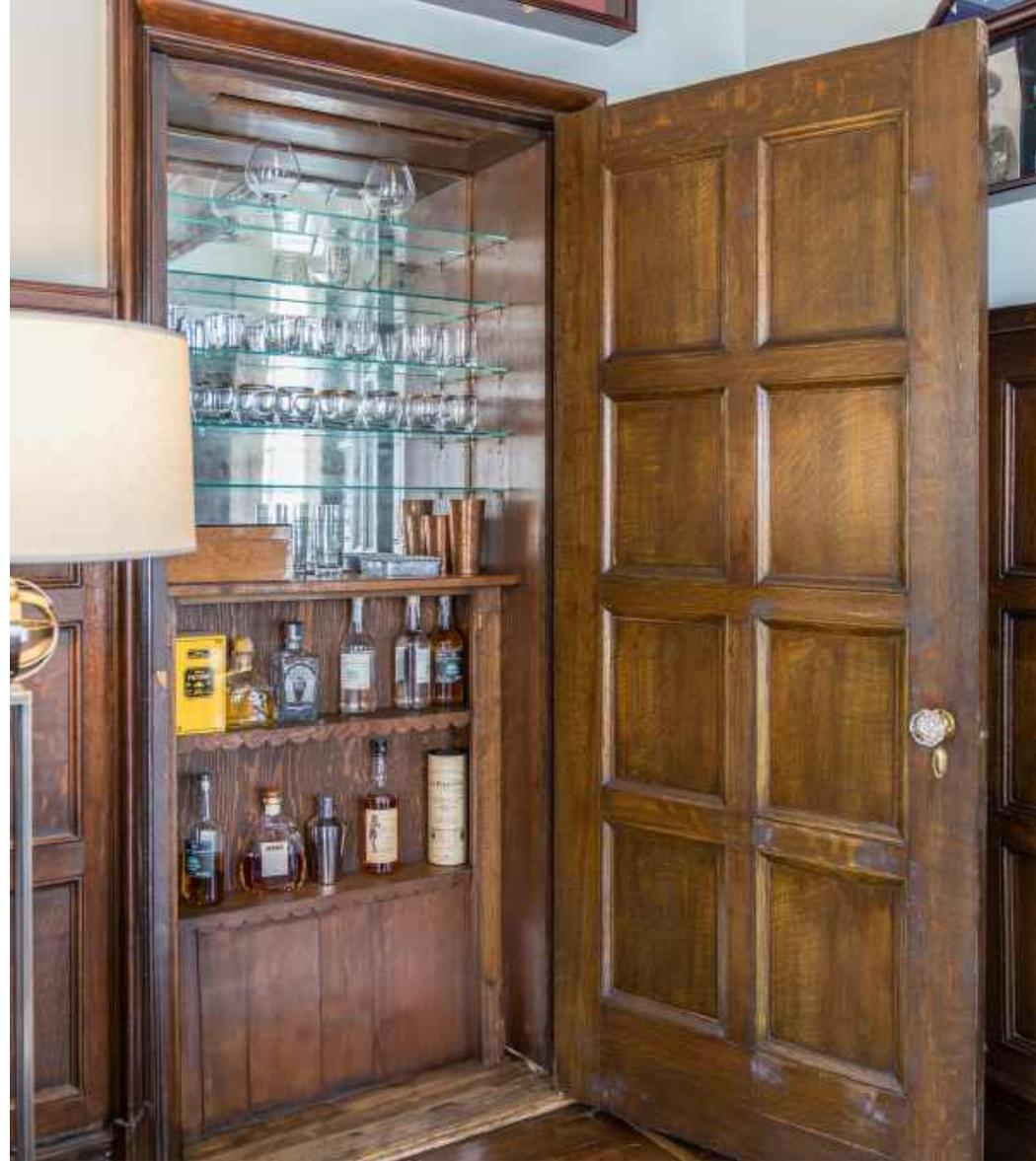
*Welcome to 10 Rowan Road, a stately turn-of-the-century Georgian colonial constructed circa 1910. Nestled on over an acre of land and approached by a sweeping circular driveway, this property provides exceptional privacy, backing onto the Watchung Reservation. To the east, it affords views of the New York City skyline, all while walkable to the train and vibrant downtown of Summit.*



*Originally built by Philip Van Rensselaer Van Wyck, the home later became the residence of Adolph Root—of Summit’s famed Roots Department Store—from 1946 until 1951, when it was purchased by the Gordon family. They lovingly named the estate “Roanokes,” a name that has remained part of its legacy ever since. The current owners purchased 10 Rowan in 2012 and embarked on a complete restoration, thoughtfully preserving its original character and charm while incorporating modern amenities. Boasting over 11,000 square feet across 4 levels, this beauty will stand the test of time, built with steel framing and foot-thick concrete walls and featuring a stucco exterior and Ludowici clay roof tiles.*



*Flooded with natural light, the impressive grand foyer is surrounded by windows with French doors that lead to the solarium, offering views of the meticulously landscaped private grounds. Gorgeous millwork throughout the First Level surrounds you with fluted columns, stacked crown molding, wainscoting, and beautiful restored mullioned windows — all perfectly complemented by rich chestnut-stained hardwood floors that gleam beneath glistening crystal-beaded chandeliers.*



*What's more, there are an incredible 11 fireplaces in this home, each with its own unique mantle. The first provides a cozy sitting area at the base of the beautiful original staircase that winds its way upward in front of an eye-catching picture window. From the grand foyer, enter into the living room through raised panel stained wood doors to further appreciate the historic woodwork, soaring ceilings, and an original intricately hand-carved marble fireplace. Another pair of wood doors leads you into the warm and inviting great room, which trades white painted millwork for rich stained wood in stunning display, including coffered ceilings, a bow window with window seat, recessed panel wainscoting, and another fireplace.*



*Cross the grand foyer to the dining room through gorgeous pocket doors into a generously sized room bathed in natural light, featuring gleaming white original built-in cabinetry, wainscoting, fireplace, and a striking platinum ceiling. Whether it's hosting large dinner parties or intimate gatherings, this special room exemplifies casual elegance.*



*There are five stunning sets of French doors from the dining room, grand foyer, and great room opening to the solarium and multi-tiered flagstone terrace, ensuring gracious indoor/outdoor living and entertaining. The solarium stretching across the back of the home evokes whispers of yesteryear, with grand parties spilling out onto its slate floor surrounded by walls of windows on three exposures. You can almost hear the gentle clink of glasses and feel the tranquility that comes with the uninterrupted views of the Watchung Reservation in the distance. The resort ambiance extends to the two-tiered stone terrace, which features a built-in outdoor kitchen off the dining room and multiple seating areas. For the competitive set, a paved half basketball court awaits nearby and a sprawling, level lawn completes the scene, ideal for outdoor sports, games, and gatherings of all kinds.*



*The west wing of the First Level is the heart of the home, a dreamy gourmet eat-in kitchen beautifully designed to showcase the house's history yet with all the modern amenities you desire. High-end features include custom white cabinetry to the ceiling, oversized center island, marble countertops, Viking refrigerator and freezer, Viking six-burner gas range, Wolf convection oven, and dual prep/cooking stations including two sinks, dishwashers, and trash cabinets. An added convenience is the separate Walk-in Pantry with an extra refrigerator just off the kitchen. A beverage bar with mirrored backsplash and a custom-designed hutch in complementary blue slate cabinetry add to the historic charm. A breezeway with radiant heat floors (like the kitchen's) provides easy access to a Laundry Room and a spacious Mudroom, connecting to the carriage-house-style three-car garage to complete the luxurious but practical design. Don't miss the enchanting Wine Room on your way up or downstairs — it used to be the Telephone Room and still has the glass front door you can peek through!*



*When it's time to retire for the evening, turn out the lights in your gourmet kitchen and head upstairs using the private staircase to enter the Primary wing of the second floor. Thoughtfully renovated to maintain the historic character of the home, the current owners created a comfortably elegant retreat that features a spacious and bright bedroom with fireplace and windows on two exposures with a view of the NYC skyline, and a serene sitting room with access to the sleeping porch that spans the back of the house over the solarium below. Two gorgeous designer full bathrooms offer high-end finishes and radiant heat floors.*



*One incorporates the patterned mullions from the grand foyer entry sidelights in the custom vanity, maintaining the beauty and integrity of the home's original design. Your private sanctuary also features two stunning walk-in closets/dressing rooms with custom cabinetry, well-conceived layouts, and abundant space for all your clothing and shoes.*

*Additionally, there's another bedroom tucked within the primary wing that is perfect for a home office, nursery, art studio, or craft room. The space and privacy found in your intimate wing ensure the highest levels of comfort and serenity.*

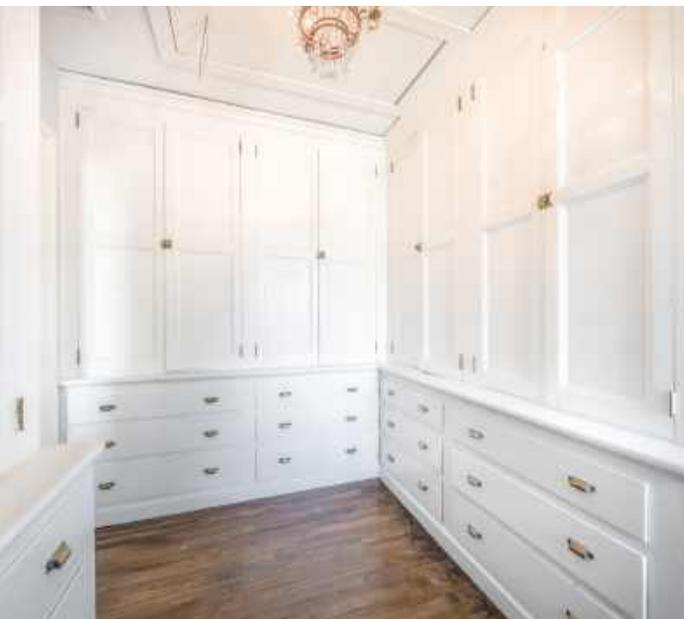




*From your private wing past an original steel door (one of several unique doors and many vintage hallmarks in the home) you will enter the open and inviting second-floor hallway to reach three more beautifully designed bedrooms and two more full baths, all with radiant heat flooring and high-end finishes. Privacy and comfort for guests are ensured with an ensuite and shared bathroom between two of the bedrooms. Period details continue here in built-in cabinetry, window seats, fireplaces, and a stunning Juliet balcony framed by French doors in one bedroom — an inspiring spot for gazing at the stars before drifting off to sleep or perhaps a cup of coffee listening to morning bird songs.*



*Uncovering a hidden original staircase to the Third Level was a pleasant surprise during the renovation, revealing the same lovely hand-carved details from the main staircase. More delightful features await upstairs, including an inviting family room with original wainscoting painted in a dreamy historic blue that perfectly complements the Delft-tile surround on yet another gorgeous fireplace. Three more well-appointed bedrooms and a full bath provide every comfort and more charming characteristics such as original millwork, cozy dormers, glass-front cabinets, and, uniquely, an original firehose installed when the home was built to ensure its safety. A sure conversation piece for your guests!*



*The third level also offers a large open room which is the perfect place for a yoga studio, playroom or sleepover central! With a wall of mirrors, dormer windows with window seats and front and back views of the property, the possibilities in this bonus room are endless. A walk-in storage room or craft room, wrapping or present room round out this level with walls of original cabinetry to organize all the nuances of daily life with even more storage possible in a pull-down attic space. The two levels of well-designed sleeping and relaxation space are a testament to the integrity of the home's renovation, exquisitely blended with an eye toward modern-day function.*



*The seamless marriage of form and function continues on the Lower Level, which you may reach via two staircases from the main level. A highlight here is undoubtedly the lounge, replete with slate stone floor, warm dark-stained woodwork, another fireplace, a mullioned bow window, and the real showstopper, an impressive steel and enamel icebox moved here from the original kitchen as a one-of-a-kind artful display piece. French doors to the backyard round out the lounge providing easy access to the sports court and expansive backyard.*



*Fancy a workout? Your new home gym reaches professional levels. Designed by the owner, a former collegiate athlete, for his athletic family, the foundation is primed for your dream exercise space. When it's time to soothe your tired muscles, you'll find the sports recovery room featuring a custom wood sauna and cold recovery tub. A recreation area, potentially a home theater space, a playroom crafted from the home's original laundry room (where the large steel presses have become a piece of art), and a full bathroom create a historically interesting space exquisitely adapted to meet today's lifestyles.*





# - INSIDE & OUT -

## FIRST LEVEL

- Entry Vestibule featuring hardwood floors, baseboard molding, raised paneled walls, crown molding, crystal beaded chandelier, arched windows above solid wood entry and stained wood French foyer doors, original sidelights with mullions flanking both doors
- "T-shaped" Grand Foyer featuring hardwood floors, baseboard molding, wide crown/picture molding, fluted columns, wall sconces, two exquisite crystal chandeliers, original side staircase with two turns, carved banister, newel post and balusters, raised panel wainscoting, picture window with arched top and large hanging pendant light, sitting area across from staircase with recessed paneled fireplace with brick surround, raised-panel stained wood pocket door coat closet, double raised panel stained wood doors to Living Room, opposite from front door are double French doors flanked by two sidelights out to Solarium, access to Dining Room and Great Room
- Living Room featuring hardwood floors, baseboard molding, chair rail, wide crown/picture molding, crystal beaded chandelier, fireplace with original carved marble mantle and surround, 8 over 8 original mullion windows and transoms with front and side exposure, double raised panel wood doors to Great Room
- Great Room featuring hardwood floors, original millwork throughout including baseboard molding, recessed panel wainscoting, fluted columns, wide crown/picture molding, coffered ceilings and mantle, four wall sconces, fireplace with brick surround, hidden bar closet with glass and wood shelving, bow window with transom and window seat anchors side exposure, two sets of double French doors with transoms with access to Solarium and terrace
- Solarium featuring slate floors, three walls of original thick mullioned windows, transoms and doors with bowed corners overlooking back terrace, ceiling beams, wall sconces, accessible from French doors in Great Room, Grand Foyer and Dining Room
- Dining Room featuring hardwood floors, baseboard molding, painted recessed panel wainscoting with two restored original copper panel inserts originally used for wood storage, wide crown/picture molding, platinum painted ceiling, stunning crystal chandelier, two arched top built-in china cabinets with mullioned glass-front doors above closed cabinet, fireplace with painted carved wood mantle, two sets of double French doors with transoms with access to Solarium and terrace, 8 over 8 original mullion window and transom with side exposure and views of the NYC skyline, recessed panel stained wood pocket doors from Grand Foyer
- Wine Room (formerly the original telephone room) featuring hardwood floors, baseboard molding, custom built-in wine shelving
- Eat-In Chef's Kitchen featuring porcelain tile slate-look floor with radiant heat, baseboard molding, crown molding, coffered ceiling, recessed lighting, white cabinetry to the ceiling with solid, mesh insert and glass-front doors, oversized center island with seating for 5+ with pendant lights, marble countertops, high-end appliances, Viking refrigerator and freezer, Viking six-burner gas range, Wolf convection oven, dual prep/cooking stations including Shaw farmhouse sink on perimeter, porcelain prep sink in island, two dishwashers, two trash cabinets, appliance garage, beverage bar with mirror backsplash, glass-front uppers and beverage fridge, eat-in area with chandelier in front of custom built-in hutch with glass-front uppers, stainless steel countertop and drawers, two windows with back exposure, three windows with front exposure, open back staircase to Second Level
- Walk-in Pantry with built-in shelving, additional refrigerator and window with back exposure

- Laundry Room featuring porcelain tile slate-look floor with radiant heat, baseboard molding, crown molding, recessed lighting, hanging ceiling light, cabinets, wide stainless steel sink, window with sidelights with front exposure
- Powder Room featuring marble basket-weave tile floor with radiant heat, baseboard molding, crown molding, chandelier, painted wood sink base with marble countertop, wall sconces, wallpaper, window with side exposure
- Breezeway featuring porcelain tile slate-look floor with radiant heat, baseboard molding, crown molding, recessed lighting, hanging ceiling light, access to Mudroom, Laundry Room, driveway, back patio and 3-car Attached Garage, French doors and sidelights with front and back exposure
- Mudroom featuring porcelain tile slate-look floor with radiant heat, baseboard molding, wainscoting, crown molding, recessed lighting, hanging ceiling light, custom built-in storage cubbies, benches, shelves and drawers, large storage closet, 1 window with side exposure

## SECOND LEVEL

- Primary Wing Details:
  - Primary Wing includes Bedroom, two Full Baths, Sitting Room, two custom Walk-in Closets, and Office/Bedroom 5, private hallway with original steel door and access to Back Staircase
  - Primary Bedroom featuring hardwood floors, baseboard molding, crown molding, hanging light, fireplace with original painted wood mantle and brick surround, windows with back and side exposure, views of NYC skyline
  - Walk-in Closet/Dressing Room featuring carpet, baseboard molding, crown molding, recessed lighting, chandelier, custom white closet built-ins with shelves, cabinets, hanging space and island, 1 window with back exposure, access to second Walk-in Closet
  - Walk-in Closet #2 featuring carpet, baseboard molding, crown molding, recessed lighting, ceiling light, custom wood-tone closet built-ins with shelves, cabinets, hanging space, single-door closet, 1 window with back exposure and window seat with storage
  - Primary Bathroom featuring radiant-heat tile floor, baseboard molding, crown molding, chandelier, custom wood vanity with marble countertop and frosted glass-front cabinet doors in historic design from entryway, vanity sconces, walk-in shower with marble tile surround and frameless glass, botanical wallpaper, 1 window with back exposure to balcony
  - Primary Bathroom #2 featuring tile floor with radiant heating, baseboard molding, crown molding, recessed lighting, large corner walk-in shower with tile surround and frameless glass, tall wood single sink vanity with marble countertop, vanity wall sconces, 1 window with side exposure
  - Primary Sitting Room featuring hardwood floors, baseboard molding, chair rail, crown molding, hanging light, built-in shelves, double French doors and sidelights with access to back balcony/sleeping porch
  - Bedroom 5/Office featuring hardwood floors, baseboard molding, crown molding, recessed lighting, single-door closet, 1 window with front exposure

## **SECOND LEVEL (CONT'D)**

- Bedroom 2 Ensuite featuring hardwood floors, baseboard molding, crown molding, chandelier, fireplace with original painted wood mantle and brick surround, 2 single-door closets with organizers, French doors to "Juliet Balcony" with side exposure, 1 window with back exposure
  - Ensuite Bathroom featuring marble basket-weave tile floor with radiant heat, baseboard molding, crown molding, chandelier, custom built-in vanity cabinet with marble countertop, storage and vanity sconces, walk-in shower with tile surround and frameless glass, separate soaking tub, 1 window with back exposure
- Bedroom 3 featuring hardwood floors, baseboard molding, crown molding, ceiling light, single-door closet with organizers, wall of built-in shelves, 2 windows with front exposure
- Jack and Jill Bathroom connecting Bedroom 3 and Bedroom 4 featuring marble tile floor with radiant heat, baseboard molding, crown molding, ceiling light, pedestal sink, vanity sconce, tub/shower combo with tile surround, 1 window with plantation shutters and front exposure
- Bedroom 4 featuring hardwood floors, baseboard molding, crown molding, ceiling light, fireplace with original painted wood mantle and brick surround, single-door closet with organizers, 1 window with front exposure, 1 window with side exposure and built-in window seat with cubbies, shared Bathroom with Bedroom 3
- Main hallway open to staircase to First and Third Levels, Linen Closet under Third Level stairs

## **THIRD LEVEL**

- Family Room featuring hardwood floors, baseboard molding, tongue & groove wainscoting, sloped ceilings, ceiling light, wall sconces, wall of built-in bookcases, fireplace with blue & white delft tile surround, single-door closet, eave storage closet, 2 dormer windows with back exposure, 1 with side exposure
- Full Hall Bathroom connects to Hallway and Family Room featuring basket-weave marble tile floor with radiant heat, baseboard molding, crown molding, ceiling light, pedestal sink, vanity sconce, tub/shower combo with tile surround, Linen Closet, 1 window with back exposure
- Bedroom 6 featuring hardwood floors, baseboard molding, crown molding, sloped ceilings, wall sconces, fireplace with original painted wood mantle and brick surround, single-door closet, eave storage closet with divided glass doors, eave storage closet, dormer windows with back and side exposures
- Bedroom 7 featuring hardwood floors, baseboard molding, crown molding, sloped ceilings, wall sconces, single-door closet, eave storage closet with divided glass doors, dormer windows with front and side exposures
- Bedroom 8 featuring hardwood floors, baseboard molding, sloped ceilings, wall sconce, fireplace with original painted wood mantle and brick surround, single-door closet, eave storage closet, dormer windows with front and side exposures
- Bonus Room featuring carpet, baseboard moldings, sloped ceilings, ceiling light, wall of mirrors with storage closet behind, dormer windows with built-in window seats with front and back exposures
- Hallway featuring hardwood floors, baseboard molding, crown molding, custom chandelier over open landing, arched doorways, original non-functioning fire hose, dormer window with front exposure
- Walk-in Linen/Storage Closet featuring hardwood floors, baseboard molding, chandelier, three walls of original built-in cabinets and drawers, pull-down attic storage, 1 window with front exposure

## **LOWER LEVEL**

- Hallway featuring wood-look ceramic tile floor, baseboard molding, wall niches, ceiling lights, Utility/Storage Closet
- Lounge featuring slate stone floor, baseboard molding, three period flush-mount ceiling lights, wall sconces, fireplace with dark wood mantle and brick surround, original enamel and steel ice box antique display piece, wood French doors to covered stone patio with archway, original mullioned bow window with side exposure, original dark wood and glass door
- Full bathroom featuring wood-look ceramic tile floor with radiant heat, baseboard molding, wainscoting, ceiling light, single sink vanity, vanity sconce, walk-in shower with subway tile surround and frameless glass, built-in storage cubbies, 2 windows with side exposure
- Recreation Room featuring wood-look ceramic tile floor, baseboard molding, flush-mount ceiling lights, curved walls, built-in shelves/TV niche, Storage Closet
- Gym featuring rubber tile floor, baseboard molding, overhead fluorescent lights, mirrored walls, double-door closet, 1 window with side exposure
- Mechanical Room
- Play Room featuring wood-look ceramic tile floor, baseboard molding, recessed lighting, stone archways, original iron clothes washing machine, 2 windows with back exposure
- Sports Recovery Room featuring wood-look ceramic tile floor, baseboard molding, recessed lighting, large wood sauna, cold recovery tub, 1 window with back exposure
- Two staircases to Lower Level, from Foyer and Kitchen

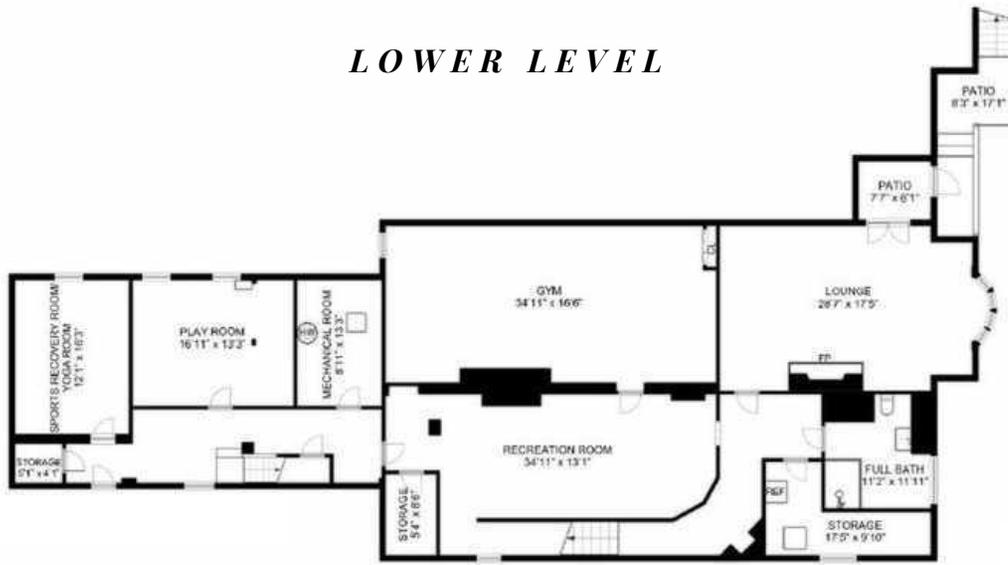
## **FRONT YARD / BACKYARD**

- Over an acre property
- Circular paved driveway
- 3-car Attached Garage
- Multi-tiered bluestone back patio with outdoor kitchen, dining area, large hot tub
- Paved basketball court

## **ADDITIONAL FEATURES**

- Circa 1910
- Whole-house water filtration system
- Double-osmosis water filter system in Kitchen
- Automatic standby generator
- Views of NYC and Watchung Reservation

**LOWER LEVEL**



**SECOND LEVEL**



**THIRD LEVEL**



**FIRST LEVEL**

*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.*



*10 Rowan Road embodies the realization of a dream—a calling to preserve the character of this stunning piece of history. This timeless masterpiece is ready for new owners to continue the tradition of love, warmth, and history for generations to come!*



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