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*60 Fernwood Road  
Summit, New Jersey*





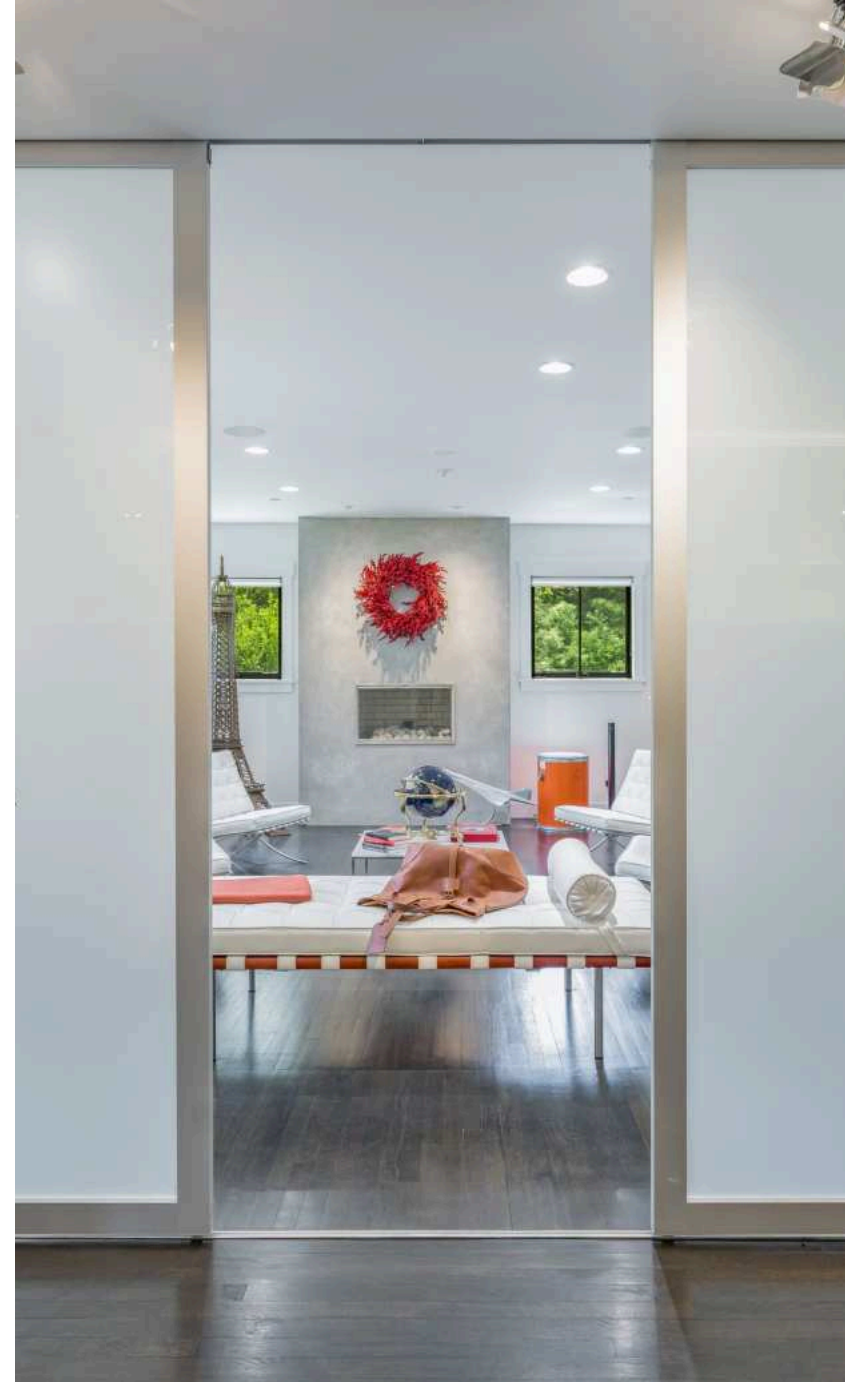
*WELCOME HOME!*





*Welcome to 60 Fernwood Road on the coveted northside of Summit, a modern masterpiece completely reimaged in 2011 into a true showpiece of contemporary suburban living. A grand circular driveway leads to this impressive home, which sits entirely above ground on over 1.8 acres of lush greenery with stone walls, mature privacy hedges, ample parking areas, an attached 3-Car Garage, and a fenced-in backyard with multi-tiered concrete tile patios.*





*Enter via an arched portico with metal roof into a grand central foyer that feels like an NYC art gallery with soaring back-lit soffit ceilings, industrial track lighting, gleaming oak hardwood floors, display shelves, floor-to-ceiling mirrors, and room enough for a grand piano to take center stage. The walls throughout the home are museum-white, the perfect complement to the dark Oak hardwood floors, black-frame Norwood windows, stainless steel track lighting, steel and frosted glass room dividers, exposed ductwork, and steel-rail open staircases.*





*Step into the grand Foyer and be welcomed by impressively scaled Living and Dining Rooms on either side—both perfect for effortless entertaining. Enjoy serene views of a quiet, estate-lined street, while the Living Room offers a striking modern gas Fireplace and custom built-ins. The Dining Room is equally elegant, featuring an entire wall of sideboard cabinetry and two double-door China closets—ideal for hosting memorable dinner parties.*





*Continue through to the heart of the home, where endless possibilities unfold. The expansive gourmet Eat-in Kitchen and Family Room connect seamlessly with a Sitting Room, private Office, and airy Sunroom—all encircling an inviting Outdoor Kitchen complete with a Wolf grill, built-in refrigerator, and upper terrace. For added flexibility, sleek steel and frosted glass sliding doors allow you to close off each space, creating privacy and intimacy as desired.*









*The gourmet Eat-in Kitchen is a dream for both amateur or professional chefs, brilliantly designed with two of everything—dual islands, dual Sub-Zero refrigerators, dual sinks with Miele dishwashers, and double Wolf wall ovens—plus a professional-grade Viking 6-burner gas cooktop. The combination of modern luxury and minimalist design continues with sleek, frameless lacquer white cabinetry, oversized industrial stainless hardware, thick white quartz countertops, plenty of storage and prep space. A three-season Sunroom sits just off the Kitchen offering a cozy spot to relax after dinner in front of the fireplace. An expansive Mudroom with pet water trough, Laundry Room, multiple closets and two Powder Rooms complete the First Level.*







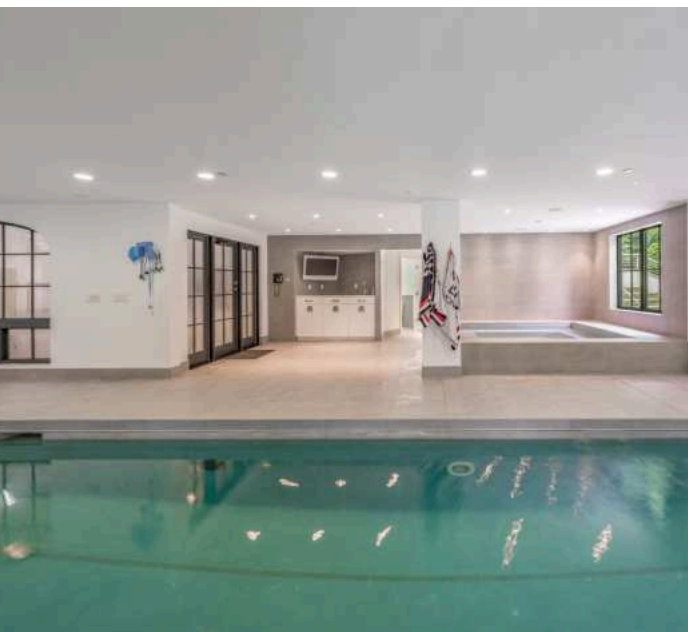


*Adjourn to the Second Level via the double-height steel and wood staircase to the Primary Suite with a Dressing Room/Ensuite Bathroom that feels like you are in a high end resort. Two oversized individual vanities stand at the entry to an incredible and expansive dressing room that presents like a boutique with industrial pipe hanging fixtures in the center aisle surrounded by walls of built-in shelves and drawers. A spa-like shower room adds to the resort feel. Three more generously sized bedrooms with hardwood floors, ample closet space, and two full baths are located on the Second Level. The Third Level offers three more large Bedrooms, with one Bedrooms adorning an Ensuite Bathroom, accompanied by an additional Third Level Full Bathroom.*







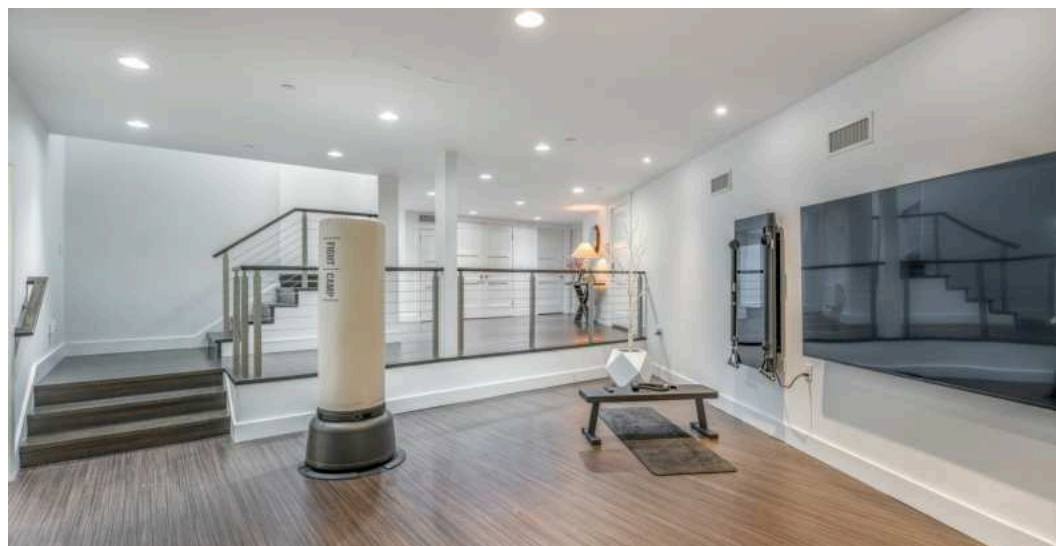
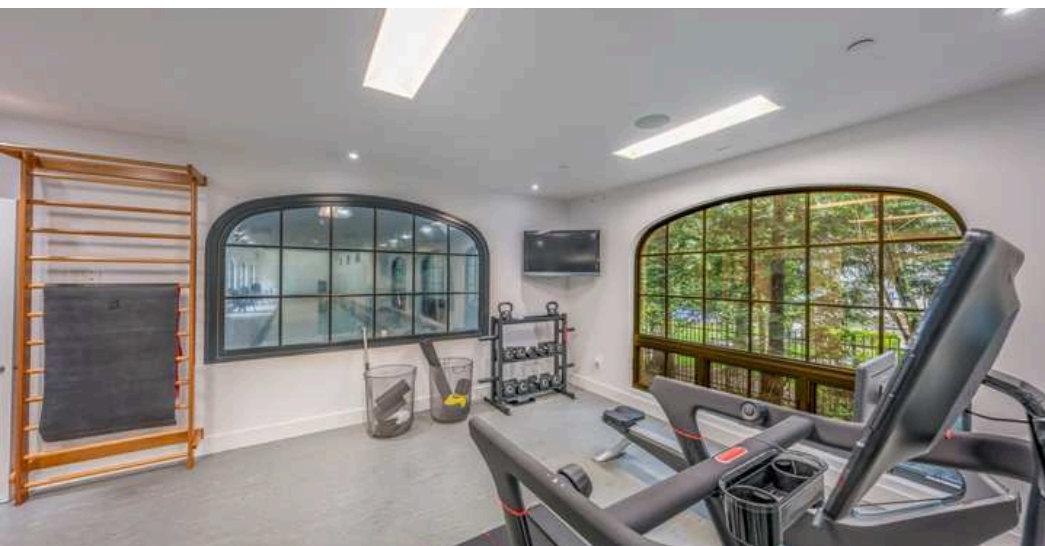


*The above-grade Lower Level is a stunning extension of this gallery-like home, offering multiple walkouts and an impressive array of lifestyle amenities. At its heart is the spectacular Natatorium—a private indoor spa and pool retreat featuring a 75-foot lap Pool, oversized hot tub, and SONOS underwater speakers, all framed by dramatic floor-to-ceiling Palladian windows that flood the space with natural light. Adjacent to the pool, a stylish Wet Bar with TV, full bathroom, and dedicated changing room create a true resort-like experience. For fitness enthusiasts, a well-equipped Exercise Room sits just next door—perfect for getting in a workout before relaxing in the hot tub to unwind and recharge.*













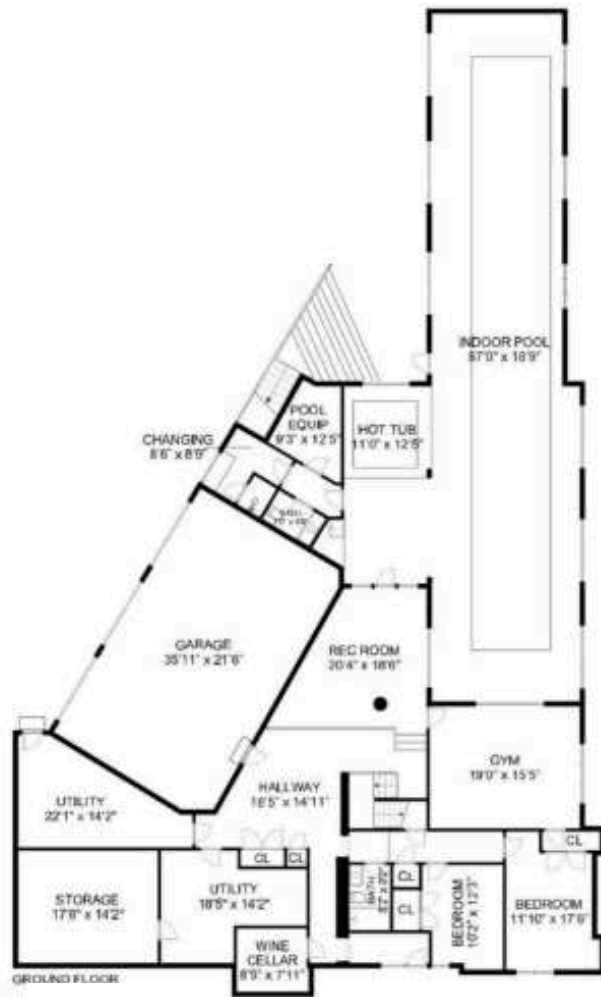
*A two-bedroom guest wing on this level features a Full Bath and separate front entrance, plus a temperature-controlled Wine Room provides ample space for your collection. The Attached 3-Car Garage with EV charger outlet makes arrivals and departures a breeze. This stunning home offers other modern home efficiency enhancements including solar panels generating hot water for the pool and home use, as well as a fully automatic gas-fired electric generator.*





*Set on nearly two private acres, the stunning grounds offer both tranquility and incredible potential to expand your outdoor lifestyle—imagine adding a tennis court, lacrosse field, or basketball court to suit your passions. Just under a mile from Summit's vibrant downtown, you'll enjoy effortless access to award-winning dining, boutique shopping, top-rated schools, cultural attractions, and the Midtown Direct train—your direct link to the heart of Manhattan.*





*GROUND LEVEL*



*FIRST LEVEL*



*SECOND 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.*



# - INSIDE & OUT -

## FIRST LEVEL

- Foyer featuring stained wood entry door with frosted glass sidelights, soffit ceiling with lighting, industrial track lighting, built-in shelves and mirrored niches, dark polished oak hardwood flooring, baseboard molding
- Living Room featuring metal and frosted glass sliding doors, floor-to-ceiling sleek concrete gas fireplace flanked by 2 windows with side exposure, built-in shelves, some with original historic glass doors, 2 double windows overlooking front yard, recessed lighting, accent wall mirrors framed in ebony wood, hardwood flooring, baseboard molding
- Dining Room featuring built-in sideboard cabinetry with polished steel countertop and mirror above, 2 double-door china cabinets with built-in shelves and pull-out drawers, beautiful three-light chandelier, accent circular pendant light, 3 windows with front exposure, recessed lighting, hardwood flooring, baseboard molding
- Mudroom and Hallway featuring built-in shelves, cubbies, bench, island for storage, pet water trough, open steel, wire and hardwood staircase to upper and lower levels, brass and exposed bulb chandelier, 1 window with side exposure, steel and frosted glass pocket door, recessed lighting, hardwood flooring, baseboard molding
- Laundry Room featuring built-in cabinetry, 2 storage closets, 1 window with front exposure, recessed lighting, slate tile floor, baseboard molding, with full size washer and dryer
- Powder Room #1 featuring single white vanity with Caesarstone countertop, wall sconce, recessed lighting, white tile wainscoting, slate tile floor
- Hallway featuring 2 large walk-in Coat/Storage Closets, 2 windows with side and back exposures, recessed lighting, hardwood flooring, baseboard molding
- Powder Room #2 featuring large white vanity with charcoal Caesarstone countertop, 1 window with side exposure, recessed lighting, slate tile floor, baseboard molding
- Eat-in Kitchen featuring lacquer white frameless cabinetry, thick white quartz countertops, oversized industrial stainless steel hardware, 2 Center Islands with pendant lights, professional stainless steel appliances including 2 Sub-Zero refrigerators, 2 Miele dishwashers, 2 Wolf wall ovens, Viking 6-burner gas cooktop, warming drawer, double windows over sink overlooking Sunroom, open shelving, Walk-in Pantry Closet with window and walls of shelving, steel and frosted glass sliding doors from foyer, 2 sets of pocket-style steel and frosted glass sliding doors between Kitchen and Breakfast Area/Family Room and Kitchen and Home Office, recessed lighting, hardwood flooring, baseboard molding
- Breakfast Area/Family Room featuring triple windows with back exposures and side exposures, 2 French doors to back Patio, modern schoolhouse pendant light, built-in shelves/media cabinet, Storage Closet with shelves, recessed lighting, hardwood flooring, baseboard molding

- Sunroom featuring gas fireplace, 2 sets of sliding doors with screens, 2 French doors to outdoor patio, French door access from Kitchen, concrete tile floor, ceiling fan/light, beadboard ceiling
- Home Office featuring industrial track lighting, exposed HVAC duct, 2 double windows with side exposure, hardwood flooring, baseboard molding, steel and frosted glass sliding doors to Sitting Room
- Sitting Room featuring industrial track lighting, exposed HVAC duct, 1 window with views of Sunroom, 1 French door with access to back patio and outdoor kitchen, 3 windows with side exposure, hardwood flooring, baseboard molding

## SECOND LEVEL

- Bedroom #2 featuring double window with front exposure, 2 high windows with side exposure, triple high windows with back exposure, double-door closet with organizers, recessed lighting, painted checkerboard Oak hardwood flooring, baseboard molding, shared Jack and Jill Bathroom with Bedroom #3
- Shared Full Bathroom featuring oversized walk-in shower with subway tile surround, bench and 2 showerheads, heated towel rack, double sink vanity, separate toilet room, recessed lighting, 1 window with front exposure, tile floor, subway tile wainscoting
- Bedroom #3 featuring double window with front exposure, 2 double-door closets with organizers with built-in open shelves in between, ceiling light, recessed lighting, painted Oak hardwood flooring, baseboard molding, shared Full Bathroom with Bedroom #2
- Hallway featuring open landing over staircase with triple windows with back exposure, under-stair Storage Closet, Walk-in Linen Closet with shelves, recessed lighting, hardwood flooring, baseboard molding
- Bedroom #4 Ensuite featuring bay window with front exposure, 2 double-door closets with organizers, ceiling light, recessed lighting, hardwood flooring, baseboard molding
- Ensuite Bathroom featuring tub/shower combo with subway tile surround, 2 showerheads and window with front exposure, oversized single sink vanity with heated towel rack, recessed lighting, tile floor, subway tile wainscoting
- Primary Bedroom featuring 3 windows with back exposure, 1 high window with side exposure, recessed lighting, hardwood flooring, baseboard molding



## **SECOND LEVEL (Cont'd)**

- Primary Dressing Room/Ensuite Bathroom featuring 2 large vanities with vanity lights and open shelving, industrial steel clothes racks, closet organizer drawers and shelving, walls of shelving for shoes, 2 windows with front exposure, 2 sets of high triple windows with side and back exposures, slate tile and hardwood flooring, tile accent wall with wall-mount TV, Shower Room featuring tile walls, built-in shower bench, multiple showerheads, Toilet Room featuring single sink vanity with open shelves, 1 window with back exposure, recessed lighting, telephone, slate tile floor, baseboard molding

## **THIRD LEVEL**

- Accessed via open steel, wire and hardwood staircase
- Bedroom #5 featuring double windows with front exposure, walk-in closet, ceiling light, carpet, baseboard molding
- Full Hall Bathroom featuring large walk-in shower with subway tile surround and sliding glass doors, single sink vanity with wall light, recessed lighting, tile floor, baseboard molding, access to Bedroom #6
- Bedroom #6 featuring double windows with side exposure, 2 single-door closets, 2 mechanicals closets, 3 ceiling lights, carpet, baseboard molding
- Bedroom #7 Ensuite featuring double windows with back exposure, 2 double-door closets with organizers, ceiling light, carpet, baseboard molding
- Ensuite Bathroom featuring tub/shower combo with subway tile surround and sliding glass doors, single sink vanity with vanity sconce, recessed lighting, tile floor, baseboard molding
- Hallway featuring Walk-in Storage Closet with shelves, double-door Linen Closet, wall sconce, recessed lighting, carpet, baseboard molding
- Unfinished Attic/Mechanicals/Storage Room

## **LOWER LEVEL**

- Above ground with walk-out access in front and back
- Main Hallway featuring double and single-door storage closets, access to 3-car Attached Garage, unfinished Workshop, Storage and Utility Rooms, recessed lighting, LVP flooring, baseboard molding
- Full Hall Bathroom featuring tub/shower combo with tile surround, single sink vanity with wall sconce, slate tile floor, tile wainscoting
- Bedroom #8 featuring double-door walk-in closet with organizers, 1 window with front exposure, ceiling light, LVP flooring, baseboard molding
- Bedroom #9 featuring double-door closet with organizers, double window with front exposure, recessed lighting, LVP flooring, baseboard molding
- Wine Room featuring three walls of bottle racks, temperature controls, recessed lighting, tile floor, baseboard molding
- Exercise Room featuring two walls of mirrors, large Palladian windows with back exposure and views into Natatorium, wall-mount TV, recessed lighting, rubber gym flooring, baseboard molding

- Lounge featuring wall-mount TV, French door with 2 sidelights into Natatorium, LVP floor, baseboard molding
- Natatorium featuring wet bar with tile surround and lower cabinetry, large hot tub with window and backyard view, 75' x 10' lap pool, 6 Palladian windows with both side exposures, French door to lower back patio, 3 high windows with side exposure, recessed lighting, tile floor and baseboard
- Powder Room with single sink vanity with Caesarstone countertop, wall sconces, tile floor and wainscoting
- Changing Room with large walk-in shower with tile surround, 2 showerheads and frameless glass enclosure, wall of cubbies and clothes storage, double window with side exposure, recessed lighting, tile floor and baseboard

## **FRONT YARD/BACKYARD**

- 1.8-acre professionally designed, maintained and lighted lot
- White stucco exterior with black windows and trim
- Stone walkways, steel railings
- Arched metal roof covered entry
- Lush green yards with stone wall tiered gardens and tall privacy hedges
- Fenced-in backyard
- Circular paver brick driveway with Belgian block curbs, front side entrance with parking, large side parking area outside garage
- 3-car Attached Garage
- Multi-level concrete tile patios in back
- Outdoor Kitchen off Sunroom and Office featuring Wolf grill, vent hood, countertops, and cabinets

## **ADDITIONAL FEATURES**

- 2010/2011 full house renovation and alteration of footprint from 1995/1997 renovation, home originally built in 1905
- SONOS sound system on First and Ground Levels and underwater in Natatorium, and Backyard
- Multi-zone VRF HVAC (17 cooling with high-efficiency condensers and 23 zones of radiant floor or radiator heating)
- Norwood windows
- Pool and hot tub heated by solar and boiler backup
- LED lighting
- House-wide fire sprinkler system
- Fully automatic gas-fired electric generator
- Level 2 EV Charger wired
- Domestic hot water heated by solar and broiler backup





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