



100 PROSPECT HILL AVENUE

SUMMIT | NEW JERSEY

www.100ProspectHillAve.com

kw PREMIER
PROPERTIES
KELLERWILLIAMS.



ELIZABETH WINTERBOTTOM
SALES ASSOCIATE

Office: (973) 376-0033

Cell: (973) 900-0337

EWinterbottom@KW.com



Rarely does a home of this magnitude become available on the storied Northside of Summit. With gardens that are registered in the Archives of American Gardens at the Smithsonian Museum and resting on over an acre of land with a tennis court and open lawns, 100 Prospect Hill Avenue is a six bedroom, five full and two half bath home built for gracious family living and elegant entertaining in a premier, walk-to-town location.

Enter the spacious foyer with an elegant split staircase providing access to the second level and back hallway. The front-to-back living room with wood-burning fireplace is perfect for large-scale formal entertaining and connects to the warmly paneled library with windows on three sides. On the other side of the foyer is the formal dining room with gas fireplace and sunny bay window. A unique garden room with tiled floor and French door access to the formal gardens is adjacent to the living room.

Towards the rear of the home is the gourmet kitchen with marble and mahogany center island, professional grade stainless steel appliances, large walk-in pantry and informal dining area. The kitchen is completely open to the family room with wood-burning fireplace creating the perfect space where all will want to gather. The family room has a bar area with marble counters and copper sink and provides access to the terrace via French doors. Rounding out the first level is a large mud room with multiple closets, an office nook and an oversized two-car garage with direct access into the mud room.

LUXURY LIVING AT ITS BEST





Six spacious bedrooms and five full bathrooms occupy the second and third levels of the home. The luxurious master suite has a sitting area and an extensive en-suite bathroom with double vanity, radiant heated floors, jetted soaking tub, separate shower room with bench and multiple shower heads. Several walk-in closets in the master dressing area offer plenty of storage. The additional three bedrooms on the second level each enjoy its own renovated ensuite bath, while the two bedrooms on the third level share a hall bath. The second floor laundry room offers convenience for day-to-day living.

The spacious lower level has a large recreation room, powder room, auxiliary laundry room and plenty of storage.

The grounds surrounding 100 Prospect Hill are a true delight, with formal parterres, flower and shrubbery gardens, expansive shady lawns and a Har-Tru tennis court. Extensive fieldstone retaining walls provide an elegant backdrop to the entertaining terraces and a circular drive enhances the front of this unique in-town estate.



LUXURY LIVING AT ITS BEST



HIGHLIGHTS

Lifestyle

- ◇ Four finished levels of living space include an easy flowing first level, comfortable second and third level bedrooms, versatile leisure and storage space on lower level
- ◇ Wood, carpet and tile flooring, crown moldings, decorative trim, versatile decor, high ceilings, recessed lights and abundant natural light
- ◇ Gourmet eat-in kitchen with high-end stainless steel appliances, center island with breakfast bar, large pantry, plenty of counter and cabinet space
- ◇ Separate formal dining room, large fireplace with ornate mantle, expansive bay window, French doors leading to front porch and foyer
- ◇ Living room with fireplace, decorative chandelier moldings, doors to office/library
- ◇ Generously sized Master bedroom with room for separate sitting area, 2 walk-in closets, 1 walk-in cedar closet, private roof balcony and private master bath with 2 sink vanities, oversized soaking tub, large custom shower with multiple shower heads and bench
- ◇ Conveniences include a foyer entry, 2 office library spaces, family room, garden room, built-in shelving, cedar closets, first and ground level powder room, designated mud room
- ◇ Second and lower level laundry rooms, third level attic storage, finished basement recreation room, lower level storage and utility space
- ◇ Picture perfect Northside Colonial with grand entrance and semi-circular driveway sits a top beautifully landscaped property

Foyer

- ◇ Gacious foyer with elegant turned baluster staircase
- ◇ Transom window over front door
- ◇ Wood floors and Crown molding
- ◇ Large front coat closet

Living Room

- ◇ Sunny front-to-back grand Living Room
- ◇ Wood-burning fireplace
- ◇ Plaster ceiling medallions
- ◇ Crown and dentil molding



Dining Room

- ◇ Elegant Dining Room with walk-in bay window area
- ◇ Gas fireplace with marble surround
- ◇ Chair rail and dentil molding
- ◇ Wood floors and wall sconces

Library/Office

- ◇ Beautifully paneled office with custom bookshelves and cabinetry
- ◇ Bay window overlooking side and back yard

Garden Room

- ◇ Tiled floors and French door from foyer
- ◇ Built-in bookshelves
- ◇ Triple French door access to bluestone patio and gardens

Family Room

- ◇ Wet bar area with marble counters, copper sink and glass shelves
- ◇ Open to kitchen for gracious entertaining
- ◇ Wood-burning fireplace with marble hearth and carved wooden mantle
- ◇ Custom built-ins with dentil and crown molding
- ◇ Ice maker & wine refrigerator under counter
- ◇ French door access to bluestone patio and gardens
- ◇ Triple bay window with window seat
- ◇ Recessed lighting and wall sconces
- ◇ Built-in sound system

Gourmet Kitchen

- ◇ Gourmet Kitchen has marble counters and large two-tiered marble and mahogany center island with bar seating
- ◇ Wormy chestnut wood cabinetry, glass front doors
- ◇ Oversized walk-in pantry
- ◇ Pull-out spice cabinets
- ◇ SubZero refrigerator with paneled doors
- ◇ Two refrigerator drawers and two freezer drawers
- ◇ Thermador 6-burner gas range
- ◇ Thermador oven & Thermador warming drawer
- ◇ Farmhouse sink and secondary vegetable sink
- ◇ Large informal kitchen dining area
- ◇ Trash compactor and Bosch Dishwasher
- ◇ Built-in sound system



Office Nook & Mudroom

- ◇ Built-in file storage and shelves
- ◇ Built-in wooden desk with copious work space
- ◇ Triple casement windows overlooking yard
- ◇ Sound system and recessed lighting
- ◇ Tiled Mudroom adjoins oversized 2-car garage
- ◇ Two double door coat closets
- ◇ SubZero refrigerator and utility closet

Master Suite

- ◇ Elegant and generously sized master suite with double-door entry, sitting area and lovely views over property
- ◇ French door to terrace
- ◇ Dressing rooms with multiple walk-in closets with custom built-ins
- ◇ Cedar closet
- ◇ Sound system

Master Bath

- ◇ Luxurious Master Bathroom with double vanities with stone countertops
- ◇ Radiant heated floor
- ◇ Custom cabinetry
- ◇ Jetted soaking tub overlooks property
- ◇ Separate shower room with bench and multiple shower heads
- ◇ Sound system

Bedroom One

- ◇ Crown molding
- ◇ Private bath with tile and glass shower, white Corian vanity
- ◇ Large closet

Bedroom Two

- ◇ Windows on three sides with French doors offering views over front property
- ◇ Large walk-in closet plus additional closet
- ◇ Private bath with stall shower

Bedroom Three

- ◇ Windows on three sides with French doors offering views over front of property
- ◇ Private bath with stall shower
- ◇ Large closet

Second Level Hallway

- ◇ Laundry Room with counters, sink and shelving
- ◇ Linen closet
- ◇ Back stairs to first and third level

3rd Floor

- ◇ Bedrooms Four and Five are located on third floor
- ◇ Large bedrooms with copious storage and closets
- ◇ Hall bath with stall shower and solid surface countertop

Lower Level

- ◇ Spacious, day-lit recreation room
- ◇ Powder room
- ◇ Laundry room
- ◇ Storage room

Systems

- ◇ Security system
- ◇ Intercom system
- ◇ Multiple zone heating
- ◇ Multiple zone central air conditioning
- ◇ House wide humidification system

Garage

- ◇ Oversized two-car garage with extra space for bicycles
- ◇ Work bench and project area / storage room for trash cans

Beautifully Landscaped Property

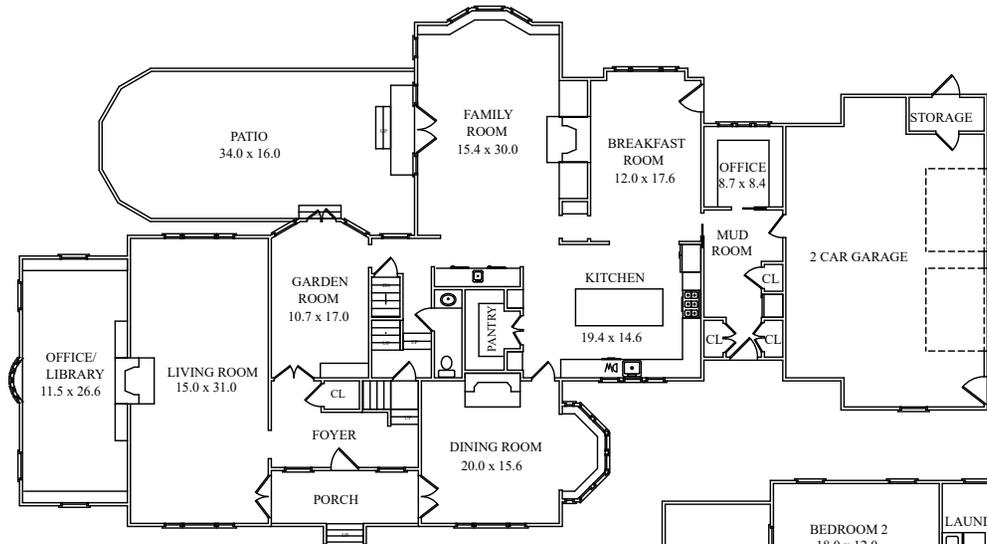
- ◇ Formal gardens that are registered in the Archives of American Gardens at the Smithsonian Museum
- ◇ Hart-Tru tennis court with specialized sprinkler system / room for a pool
- ◇ Bluestone patios
- ◇ Desirable neighborhood close to downtown shopping, recreation, top-rated schools and NYC commuter options
- ◇ Easy access to major highways, business centers and Newark Liberty International Airport



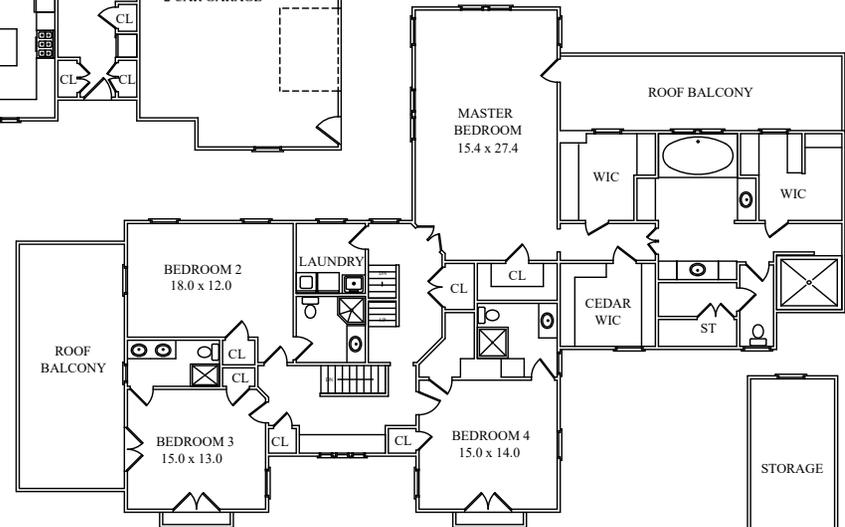


THE FLOOR PLAN

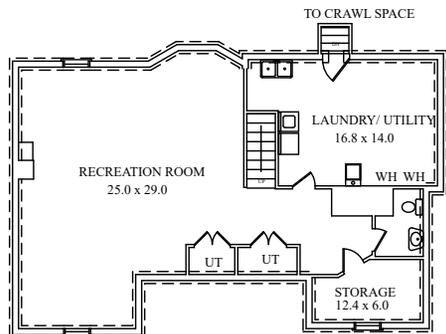
100 Prospect Hill Avenue Summit, New Jersey



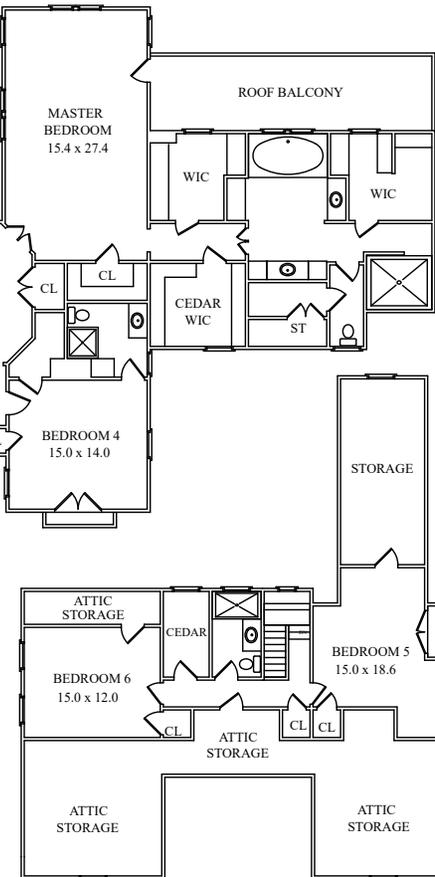
FIRST FLOOR



SECOND FLOOR



LOWER LEVEL



THIRD FLOOR

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.



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