



45 LINDEN PLACE

SUMMIT | NEW JERSEY

www.45Linden.com

KW PREMIER
PROPERTIES
KELLERWILLIAMS.



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HISTORIC CHARM MEETS MODERN LIVING



This beautiful colonial effortlessly combines historic charm with luxurious modern living. Resting on over a quarter acre of landscaped and manicured land, it is situated on one of the most desirable streets in Summit. A magnificent front entrance sets the stage for a home that you and your guests will never tire of seeing.

Three levels of living space includes eleven rooms with four bedrooms, three full bathrooms, and two half bathrooms. As you step inside, attention to detail is apparent throughout the entire house with high ceilings, polished hardwood floors, decorative trim and moldings, and classic windows. Soft, neutral tones set the stage for you to decorate as you wish.

Imagine ushering guests into the foyer, where a bench invites them to relax. A wood-burning fireplace in the living room inspires good conversation, while the light-filled adjacent family room offers comfortable space for reading and relaxing. The rustic dining room makes a quaint spot for savory meals with abundant natural light and panoramic views. The eat-in kitchen artfully blends historic character with modern cooking needs. Stainless steel appliances, recessed lights, and white cabinets sit right alongside a brick-enclosed double oven to remind you of the home's rich past.



On the second level, three wonderful bedrooms ensure a good night's sleep. The master bedroom is a magnificent retreat with a sitting room, office and master bathroom. A large full hall bathroom easily serves the remaining two bedrooms. The third level has a guest bedroom, bathroom, and a bonus room that can easily be a playroom or home office. Built-in bookcases that run the length of the hallway offer the perfect display for books and collections.

The lower level features a carpeted recreation that tailors easily to your preferred use. A powder room, storage space and laundry area are additional bonuses.

Outside, the newly replaced mahogany front porch invites many summer evenings outdoors with friends, while the private, quiet back yard is a delightful retreat. A patio tucked behind the house has room for a grill and potted plants, and the level lot offers room to run and play or simply relax and enjoy the scenery.

This home offers a prime location within easy reach of Summit's conveniences including Brayton Elementary, Memorial Field, downtown shopping and the Summit train station. If you want a home with character and historic charm that welcomes the modern lifestyle, this one is it.



SPACIOUS BEDROOMS THROUGHOUT



HIGHLIGHTS

Interior

Three levels of finished living space. Enter to find an elegant foyer with built in bench that highlights the classic staircase

Formal living room with fireplace adjoins a newly enclosed and winterized, beautifully decorated family room with plantation shutters

Inviting dining room is ready for all occasions

Eat-in kitchen with stainless steel appliances, custom white cabinets, a separate dining area with bay window, pantry and back entrance with mudroom

Deluxe master suite includes master bedroom, sitting room with built-in bookcases, a beautifully decorated office and a full master bathroom

Third floor hosts a bedroom, full bathroom, classic bookcases and playroom/office

Finished basement with a recreation room, a powder room, and storage space

Wood floors, high ceilings, Marvin windows, custom moldings, decorative trim, skylight, blinds, drapes

Mult-zone Central air conditioning

Multi-zone heating

Exterior

Wooden privacy fence

Newly replaced open mahogany porch

Paved blacktop driveway with pavers

Underground lawn sprinkler

Two-car detached garage

Close to Summit's Memorial Field, Brayton Elementary School, downtown & the Summit train station for an easy commute to NYC

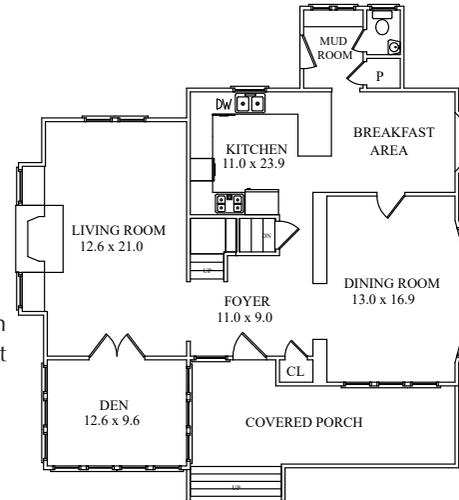
Particulars

Style: colonial

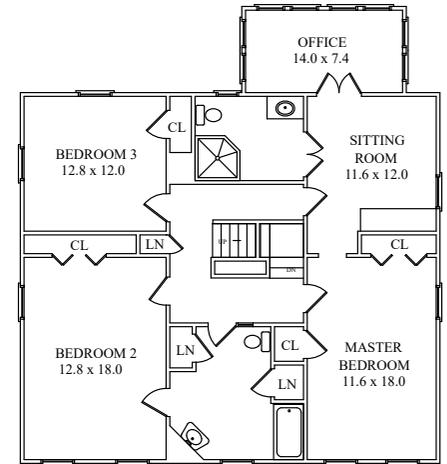
Rooms: 11; 4 bedrooms, 3 full bathrooms, 2 half bathrooms

Built: 1920

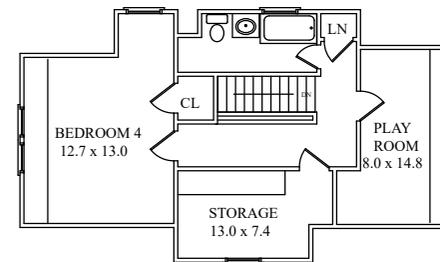
Lot Size: 0.26 acres



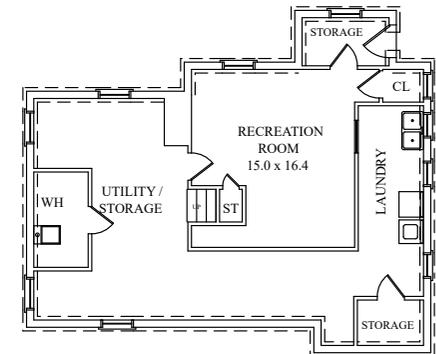
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



LOWER LEVEL

