

LOIS SCHNEIDER REALTOR

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2 Lorraine Road, Summit, New Jersey



Foyer

2 LORRAINE ROAD

This absolutely charming center hall colonial is located in a prime Lincoln-Hubbard elementary school district--just blocks to town, New York City trains, very bright with loads of natural light, and hardwood floors throughout. This home was wonderfully expanded with a three story addition and top to bottom renovation in 2006, with extensive enhancements in subsequent years.

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Handsome paneled wainscoting in the hallway and staircase sets the tone for this luxuriously appointed home. The front-to-back fireside living room has a focal wood burning fireplace and marble surround, while the formal wainscoted dining room has a lovely bowed picture window. Each of these spacious rooms are conducive to elegant entertaining, which is furthered by the adjoining butler's pantry featuring a teak wet bar with a hammered nickel sink, glass tile backsplash, and custom cabinetry.

Step right in and enjoy comfortable suburban living in this inviting Summit Colonial home!



Living Room

Buttery yellow custom cabinetry incorporates an array of customized features designed for a gourmet chef making life in this kitchen a pleasure. This top of the line kitchen features granite countertops and custom dyed artisanal tile backsplash, a LaCanche Cote d'Or dual gas and electric range and double oven, a SubZero fridge, Just Mfg stainless steel apron front farm sink and dual Fisher & Paykel drawer dishwashers. The breakfast room and pantry have additional custom cabinetry and teak countertops.

A fabulous family room addition is set beneath an over 9 foot high, coffered ceiling, framed by 16 transom-topped windows that capture picturesque property views, cover three walls, and flood the room with light. A custom built-in media center with surround stereo speakers completes the picture for what is likely to be the home's central gathering place for comfortable leisure living.

A first-floor home office offers a quiet respite, adding versatility and functionality, while a powder room with paneled wainscoting is located nearby.

Four well-appointed bedrooms, including two master suites reside on the second floor, all with lighted closets. One spacious master suite features two walk-in closets and marble master bath with shower and heated floors. The second master suite has four walk-in lighted closets, one of which is cedar, a marble and glass bathroom with bath tub and separate shower with frameless shower door, and adjoining sitting room with built in bookcases. Two of the closets have additional storage space behind. A hall bath with shower and heated floor serves the additional two bedrooms, one of which has a large walk-in-closet.

A generous fifth bedroom is privately set on its own on the third floor. Also being an en-suite it is the perfect room for an au pair or a teenager looking for some privacy. The bathroom has both ceramic and marble tiling. Two walk-in attics provide additional storage space.

There is ample space on the lower level for additional activities in the finished recreation room with additional storage closets. A well-equipped laundry center includes built-in cabinetry and steel utility sink. There is a well-lit exercise/yoga studio with wall-to-wall carpeting, and a separate carriage door entry from the parking court is a bonus. The lower level is accessed through the two car garage.



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Breakfast Room



Butler's Pantry



Kitchen



Kitchen





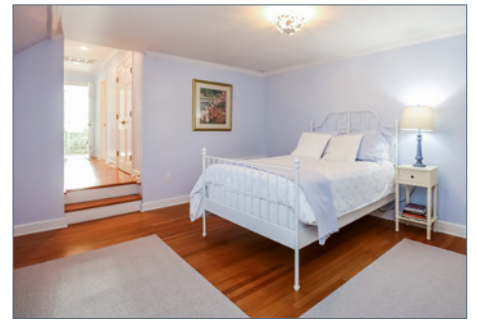
Family Room



Master Suite



Bedroom #4



Bedroom #2



Sitting Room of Bedroom #2



Bedroom #3



Lower Level

updates

- Three level addition/ renovation in 2006
- Lower Level: Recreation Room, Exercise Room, Laundry Room with attached two-car Garage
- First Floor: Kitchen with Breakfast Room, Butler's Pantry, Office, Powder Room and Family Room
- Second Floor: Three Baths, Closets and Sitting Room in Guest Suite and custom built-ins in Bedroom Number 4
- Third Floor: Bath

interior features

- Emtek glass doorknobs
- Crown molding throughout house
- Marvin windows & hardwood floors throughout

exterior features

- Stone retaining walls
- All wires are underground
- 2 car attached garage
- Driveway can fit 4 cars total with 2 cars side-by-side
- Dry well under driveway

systems

- Rheem 75-gallon gas hot water heater
- Sump Pump
- Automatic in-ground sprinkler system
- Security system with remote surveillance (2016)
- See additional information regarding Heating and Air Conditioning Systems

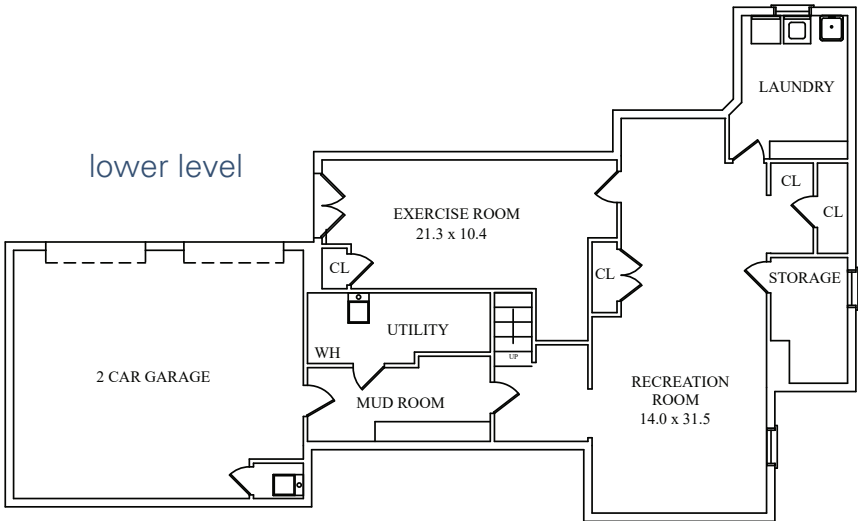
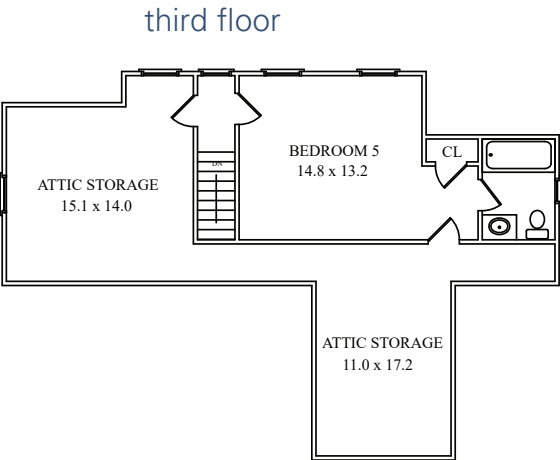
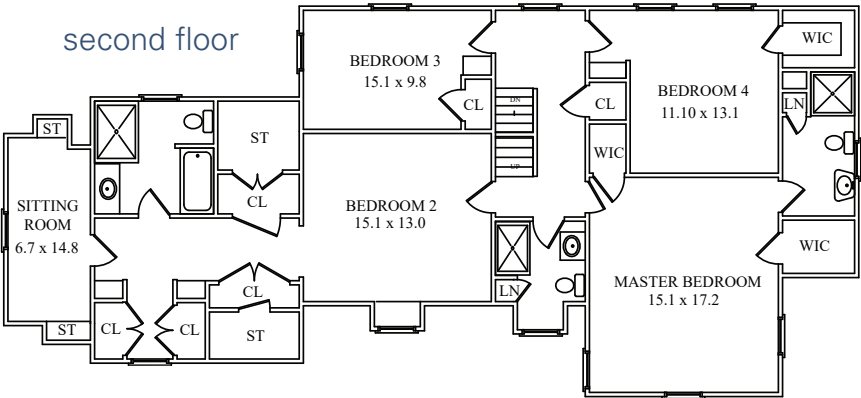
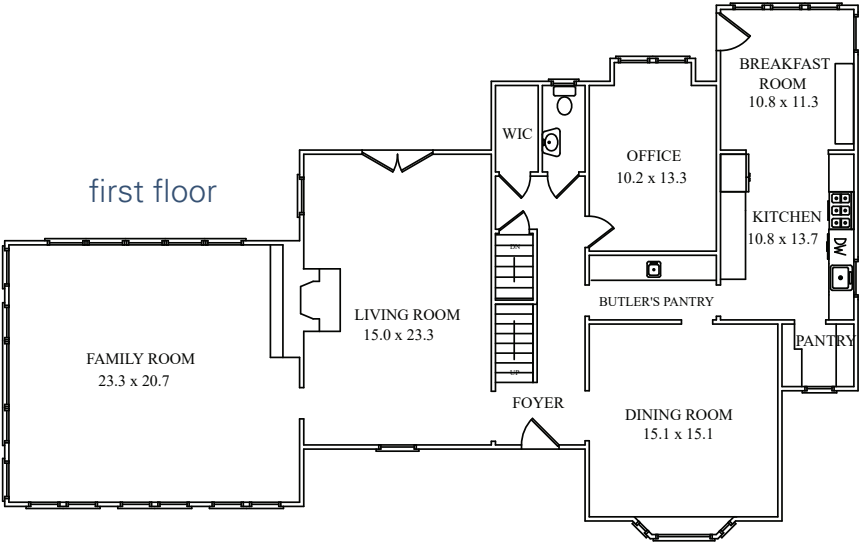
inclusions

Bookcases in exercise room & hallway leading to garage, & shelving in garage

exclusions

All chandeliers and sconces, washer & dryer

Floor Plan: 2 Lorraine Road, Summit, New Jersey



Additional Heating & Air Conditioning Information

2 Lorraine Avenue, Summit, New Jersey

heating

- Basement: Electric Baseboard
- First Floor: Radiant
- First Floor Family Room: Radiant and Forced Air
- Second Floor: Steam Radiators
- Second Floor Addition: Radiant heat
- Second Floor Bathroom (blue floor): Heated floor
- Second Floor Master Bathroom: Heated floor
- Third Floor: Steam radiators

Furnaces

- Basement: 3 Gas Furnaces
(one for each heating system)

Zones

- Basement: Wall controls for electric baseboard heating- 3-Wall Control-Main Room, Exercise Room, laundry Room
- First Floor: Thermostats Radiant Heat -5-Kitchen, Dining Room, Living Room, Den, Family Room
- First Floor: Forced Hot Air- 1-Family Room
- Second Floor: Thermostat Steam Radiator-1-Hall (controls steam radiators) 2nd Floor Addition: Radiant heat-1-Hall
- Second Floor Bathroom (blue floor): Heated floor-1-Wall Control
- Second Floor Master Bathroom: Heated floor-1-Wall Control
- Third Floor: Steam radiators-1- Bedroom

air conditioning

High Velocity

- Compressors-3 - External
- Air Handlers-3- Basement - 1, Attic - 2

Zones

- Floor: Kitchen (also controls basement)
- Floor: Living Room, Family Room
- Floor: Family Room
- 2nd Floor: Hall (controls all but addition) 2nd Floor: Addition
- 3rd Floor: Bedroom



Exteriors



2 LORRAINE ROAD

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The Peck-Gumport Team

Linda Peck

Voice Mail: 908.376.2729

Mobile: 908.377.8036

Email: lpeck@lsrnj.com

Pamela Gumport

Voice Mail: 908.376.2738

Mobile: 908.451.2389

Email: pgumport@lsrnj.com

Peck-GumportTeam.com

Property Assessments

Land: \$212,600

Building: \$466,900

2016 Taxes: \$29,225

Lot Size: 0.22 acres



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