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25 Greenbriar Drive, Summit, New Jersey



Foyer

25 GREENBRIAR DRIVE

This spacious, solid and stately five-bedroom Colonial

boasts a three-floor 2012 addition and renovation in

all the right places, with today's homebuyer in mind.

Nestled in a lovely tree-lined Brayton Elementary School

neighborhood, prime location is one of its hallmarks.

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Step into this fine suburban home and create a lifetime of memories!



A center foyer and hallway introduce generous, open rooms with oversized windows that let light cascade in everywhere. Hardwood floors anchor the gracious living room with a traditional wood burning fireplace and the formal dining room with tree-top views and access to a tiered deck that overlooks the bluestone patio below, complete with pond and water feature. A bright first-floor home office with custom built-ins offers a private respite, with lovely property views on three sides. The sun-filled family room enjoys the warm atmosphere of a focal fireplace with brick surround and hearth flanked by built-in bookcases – creating a comfortable gathering place for leisure living.

The gourmet kitchen addition is sleek and spacious, dressed in crisp white cabinetry set against marble countertops and porcelain backsplashes, with high-end appliances that carry the names of Wolf, Miele and SubZero. A distinctive island cherry-topped island with seating is its centerpiece, enhanced with a built-in desk/work station with upper cabinetry and an open breakfast area. A nearby powder room was renovated as well.

Light floods into four bright second-floor bedrooms set beneath high ceilings, with hardwood floors and ample closet space. The generous master bedroom suite addition boasts an expansive dressing room surrounded by an array of mirrored custom built-ins, recessed drawers and shelving, fit for the most pampered homebuyer. A luxurious marble-clad master bath features a double vanity, oversized frameless shower with multiple heads, plus bidet and commode. The full hall bath mimics the elegant elements of the master bath, with a frameless tub shower. Pull-down hallway stairs accesses full attic storage.

The walk-out lower level, completely renovated in 2012, has high ceilings, plenty of natural light with French doors to the rear yard, wall-to-wall carpeting, wet bar and brick gas-log fireplace that enhance the recreation room and billiard room – perfect for extended leisure activities and recreation. A fifth bedroom and nearby bath with shower add versatility as guest quarters or in-law suite, along with a large well-equipped laundry room. A mud room with built-in cubbies offers easy access to the two-car attached garage.

Attractive extras include three-zone HVAC, updated electrical panels, hot water heater, all new in 2012, 8-zone underground sprinkler and whole house Generac automatic generator, and more.

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Kitchen



Kitchen



Breakfast Area

Floor Plan: 25 Greenbriar Drive, Summit, New Jersey



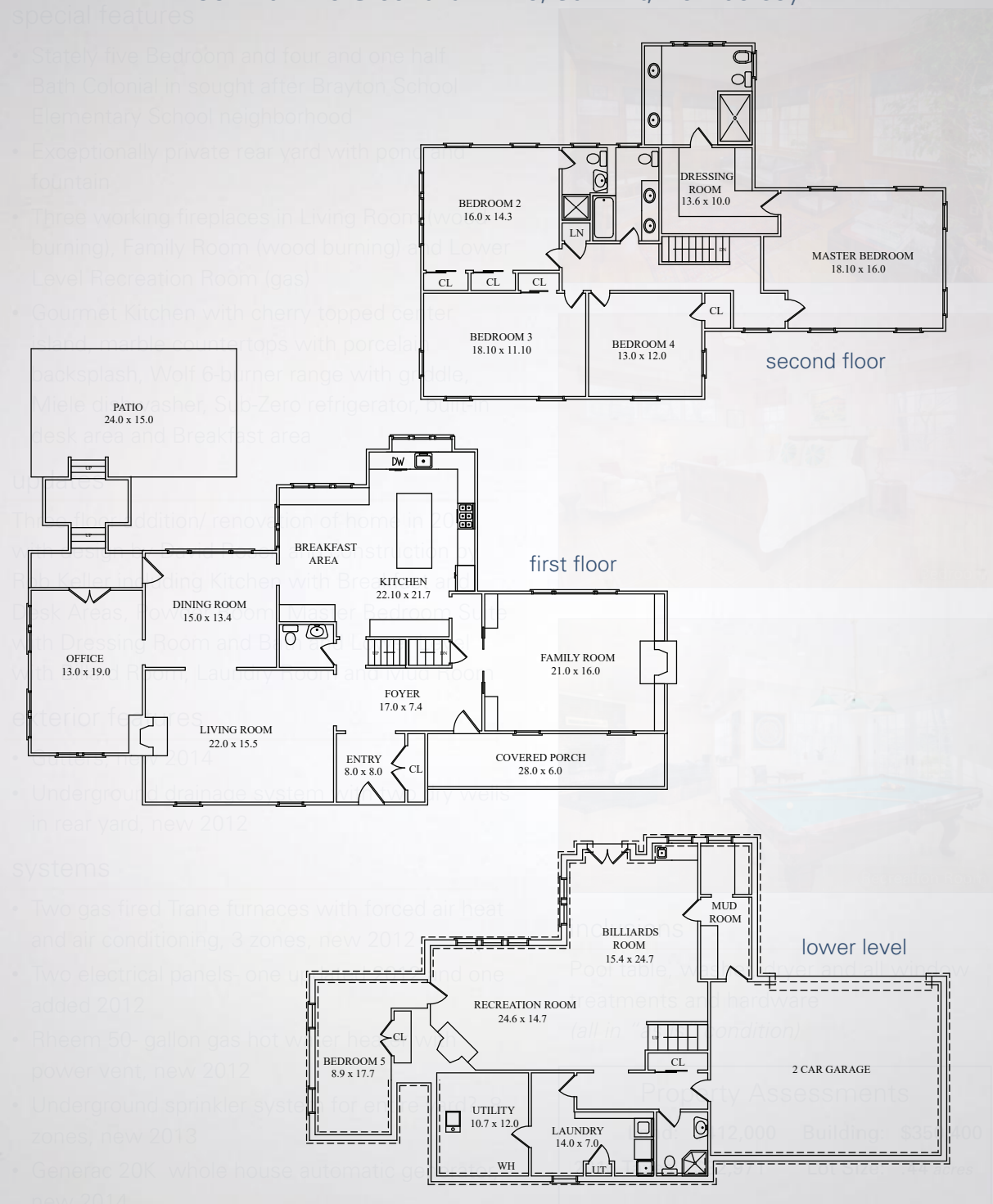
Master Bedroom



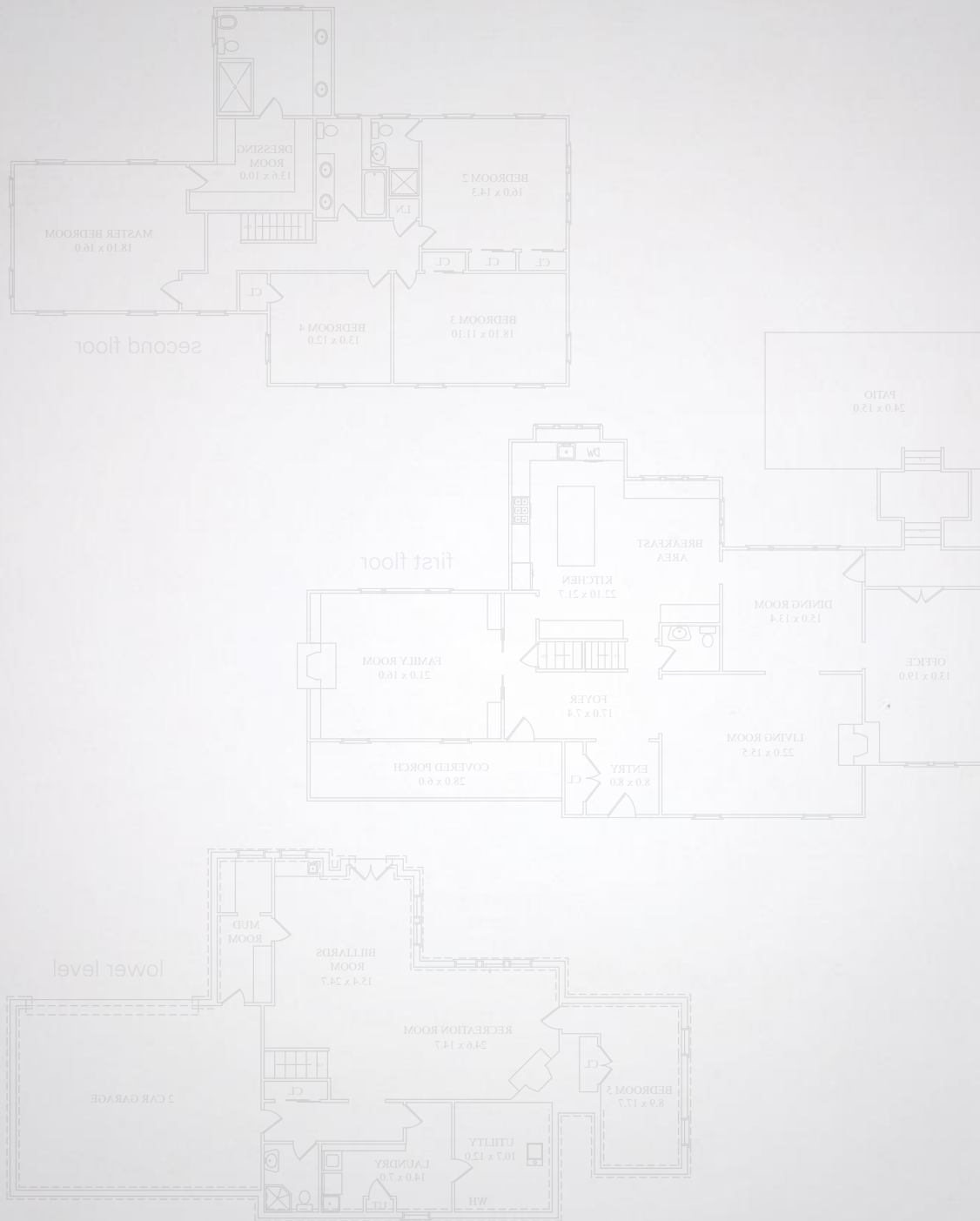
Dressing Room



Master Bathroom



Subject to error, omission, price change or sale without prior notice. All room sizes are estimated.



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special features

- Stately five Bedroom and four and one half Bath Colonial in sought after Brayton School Elementary School neighborhood
- Exceptionally private rear yard with pond and fountain
- Three working fireplaces in Living Room (wood burning), Family Room (wood burning) and Lower Level Recreation Room (gas)
- Gourmet Kitchen with cherry topped center island, marble countertops with porcelain backsplash, Wolf 6-burner range with griddle, Miele dishwasher, Sub-Zero refrigerator, built-in desk area and Breakfast area

updates

Three floor addition/ renovation of home in 2012 with design by David Rosen and construction by Rob Keller including Kitchen with Breakfast and Desk Areas, Powder Room, Master Bedroom Suite with Dressing Room and Bath and Lower Level with Billard Room, Laundry Room and Mud Room

exterior features

- Gutters, new 2014
- Underground drainage system with two dry wells in rear yard, new 2012

systems

- Two gas fired Trane furnaces with forced air heat and air conditioning, 3 zones, new 2012
- Two electrical panels- one updated 2012 and one added 2012
- Rheem 50- gallon gas hot water heater with power vent, new 2012
- Underground sprinkler system for entire yard - 8 zones, new 2013
- Generac 20K whole house automatic generator, new 2014



Sunroom



Bedroom



Recreation Room

inclusions

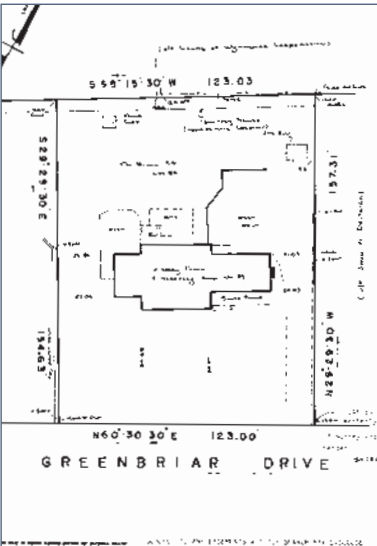
Pool table, washer, dryer and all window treatments and hardware
(all in "as is" condition)

Property Assessments

Land: \$412,000 Building: \$350,400
2016 Taxes: \$32,971 Lot Size: .44 acres



Rear Yard



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The Peck-Gumport Team

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