

Dear Prospective Home Buyer,

Welcome to 45 Valley View Avenue!

If you already live in **Summit** you can skip this paragraph because you already know how special Summit is! Summit is a truly wonderful place to call home. It has great neighborhood schools, friendly, community-minded residents, and a charming downtown filled with unique shops and eclectic restaurants. It offers easy access to New York City via train, bus, or car, and is just a short drive to Newark Airport. People take great pride in their homes and their town, creating a warm and welcoming community.

Valley View is all we could want in a street and a neighborhood. It's a few minute walk to Franklin Elementary, Green Acres walking trails at the end of the block, "Little Kings" supermarket, "The Deli". This neighborhood has brought us so much joy. Our block is filled with the most wonderful neighbors, and our yearly block party is a highlight, always well-attended and filled with fun.

We built this **house** in 1999, thoughtfully considering each detail and what would best serve our family of five.

Some of our favorite features include:

1. A **front porch** that faces south, making it a delightful spot to relax year-round—winter, spring, summer, or fall.
2. **Beautiful flowers** from spring to fall, including daffodils, hyacinths, forsythias, lilacs, irises, azaleas, rhododendrons, peonies, spirea, hydrangeas, and roses.
3. A **kitchen that opens to the family room**, and looks out at our private fenced backyard. The yard features a beautiful dog-safe cedar round rail fence and multiple access gates.
4. A **mudroom** conveniently located off the garage, offering a perfect drop-off point for shoes, bags, coats, hats, gloves, etc.
5. A **laundry room** near the kitchen with a door to the backyard—ideal for kids to come through and leave their dirty clothes behind! A **laundry chute**, which makes it easy (and fun!) for the kids to send their clothes straight down to the laundry room.
6. A **first-floor en-suite bedroom** that was perfect for hosting out-of-town guests, providing privacy for both them and us.
7. Dual **staircases** connecting the levels of the home.
8. A **playroom** and **family recreation room** on the lower level, offering plenty of space for fun and relaxation.
9. A large, well-vented **workshop**.

We hope that whoever becomes the new owner of 45 Valley View Avenue will love this home as much as we have. It has been a place of happiness, comfort, and countless cherished memories for our family, and we're excited for its next chapter.

Warm regards,
Sellers of 45 Valley View