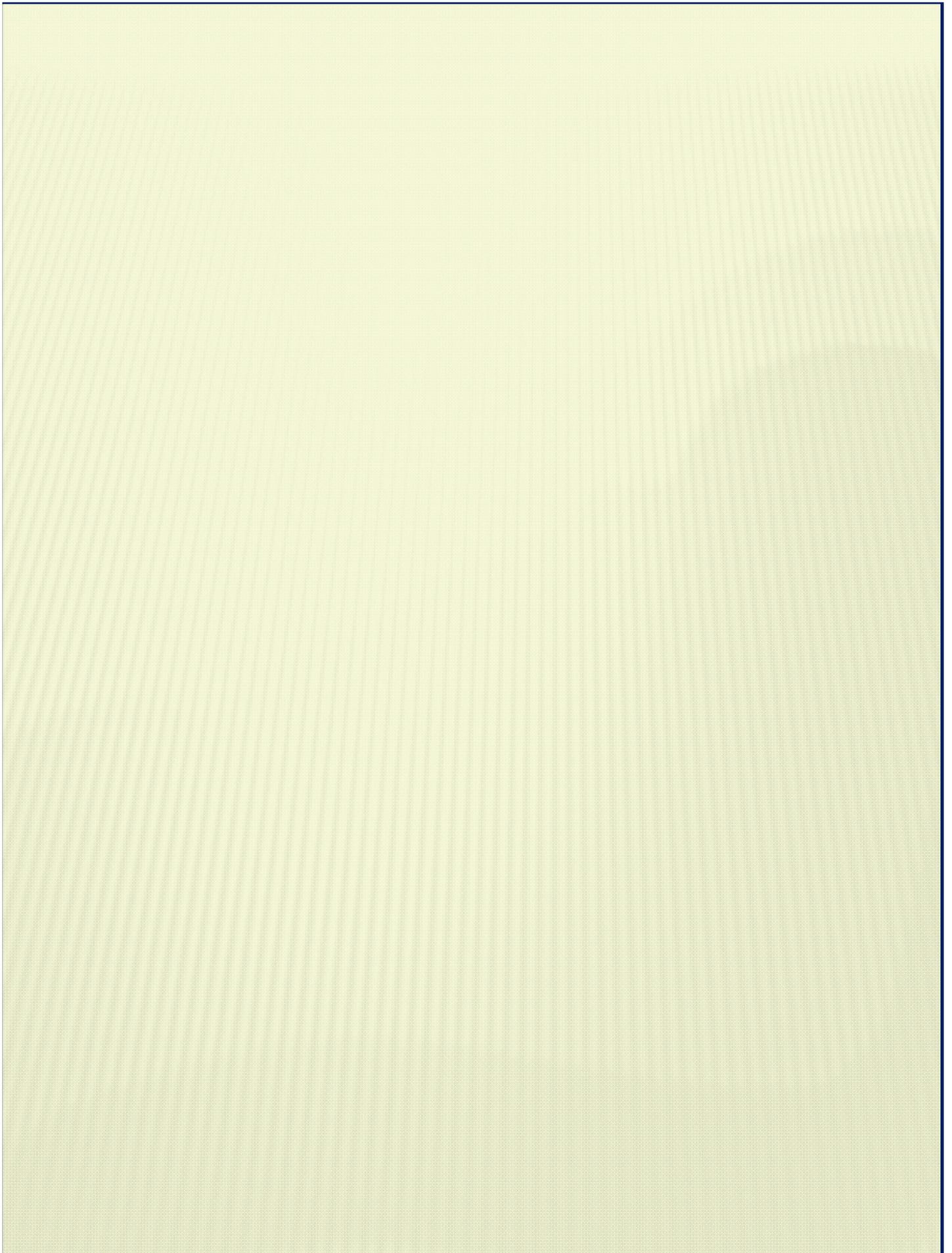




Welcome to
108 Morristown Road
Basking Ridge, NJ 07920
www.108Morristown.com

***Tranquil, Turnkey,
Terrific!***



108 Morristown Road

- × Price Upon Request
- × 4BR, 2.1 Baths, Colonial, 1.97 Acres
Central Air, Multi- Zone Heating
- × Public Water and Sewer
- × **Location:** 108 Morristown Road is located in the pulse of Basking Ridge, yet situated in a tranquil setting on a bucolic 1.97 acres, evidenced as you meander down the tree-lined driveway.
- × **Exterior:** Brimming with curb appeal, this home is beautifully set back, with a landscape that brings the best of nature to its front door. It is crowned by mature trees that add to its beauty and tranquility. The deck was stained in 2014, and the exterior concrete has been painted to match the siding.



108 Morristown Road

- ✘ **Foyer 12 X 8:** As you enter 108 Morristown Road, you are greeted by soft hues, hardwood flooring, crisp white trim, and spacious, sun-drenched rooms, signifying an air of warm sophistication that continues throughout.
- ✘ **Living Room: 25 X 13:** The oversized living room offers wonderful space and great views!
- ✘ **Formal Dining Room: 14 X 11:** The formal dining room, adjoining the kitchen and living room, is a great space and boasts its own closet for linens and formal dinnerware.
- ✘ **Natural hardwood on both levels, quality workmanship, professionally installed blinds, quality mechanicals, recently upgraded, and bright and spacious rooms make this home a true gem!**



108 Morristown Road

- × **Kitchen and Breakfast Area 20 X 11:** The chef's kitchen is a delight. Medium-toned cabinetry, stainless steel appliances, granite countertops, and an ergonomically-designed placement of appliances make this kitchen a joy whether preparing meals for a large gathering, or meals on the go. The breakfast area enjoys yard views from the sliders. This room flows perfectly into the dining room as well as the family room, making it the perfect pivot point.



108 Morristown Road

- × **Family Room 27 x 15:** Enjoy the warmth and ambience from the family room wood-burning fireplace. The family room provides the perfect setting for entertaining or curling up by the fire with a good book. Soft hues, sunny vistas from the picture window, and pass through to kitchen and foyer make this room especially warm, inviting, and perfectly situated. Also adjacent is the powder room. The spaciousness of this home is simply incredible!



108 Morristown Road

- ✦ **Master Bedroom Suite - 11 X 16:** The master bedroom is a true oasis. With renovated bath en suite, pretty front of home views, and hardwood flooring, plus ample closet space, this room is a great respite after a hectic day.
- ✦ **2nd Level Laundry Room 8 X 10:** The second level laundry room features front loading washer and dryer, and is situated near the main staircase.



108 Morristown Road

- ✦ **Three additional bedrooms plus centrally located guest bath:** 11 X 11, 12 X 11, and 12 X 12: Three generously-sized bedrooms, offer ample closet space, lots of light, and hardwood flooring. The guest bath has been completely renovated.



108 Morristown Road

Exterior / Yard: Enjoy outdoor beauty in your private rear yard. Enter the recently stained deck from the kitchen, and step down to your beautiful yard! From the large, lush lawn, to the natural, tall trees, it is just perfect, and a home for all seasons!



Upgrades / Improvements

In addition to lovingly maintaining this stunning home, the current owners have added / upgraded many aspects. Listed below are some of the major items. *Dates are approximate.*

- **2012**

- Trane Air Conditioner
- Ducts and vents installed and encased
- Burnham Boiler with circulators and two-zone heating
- Burnham hot water heater
- Attic Fan replaced
- Attic ventilated with soffits and new installation
- Two garage doors and openers
- Sub panel hookup for your generator
- Concrete drainage grate installed in front of garage doors
- Appliances replaced: dishwasher, stove/oven, garbage disposal
- Updated mud room
- Updated Bathrooms
- Updated Kitchen

- **2013**

- Interior walls refinished and painted
- Interior Stair Railing installed
- Wood and faux wood blinds professionally installed throughout home
- French drains and sump pumps installation: Sump pump backup works with water pressure – great during outages
- Radon Remediation system installed
- Ceiling lights replaced in all bedrooms

- **2014**

- Deck Stained
- Exterior concrete painted to match siding

Multiple Listing Spec Sheet

Somerset* Bernards Twp.* (2702)

108 Morristown Rd*

List Price: \$639,000

Residential Client Full



MLS#: 3207984	Section: Franklin Corner	LP: \$639,000
Status: A	ZN: Residential	OLP: \$689,000
Rms: 10	GRS: OAK ST	SP:
Bdrm: 4	MSJR: WANNIN	LD: 03/28/2015
FB: 2	HS: RIDGE	UCD:
HB: 1	Acres: 1.97*	CD:
ZIP: 07920-1651*	LtSz: 1.97AC*	ADM: 32
RZIP: 07920	SqFt:	DOM: 32
Block: 603*	CLR: Brick&Wht	SDA: Yes
Lot: 7*	CL: No	
Unit #:	GSMLS.com: Yes	
Floor #:	Pets: Yes	
Bldg #:	YB/Desc/Ren: 1970 / Approximate, Renovated / 2013	
FHA55+: No	PSubType: Single Family	
Style: Colonial		

Directions: 202 / Morristown Road to 108

Remarks: Beautifully updated colonial on almost two acres w/remodeled kitchen, baths, mechanicals, and a terrific and tranquil setback. Kitchen and baths have been remodeled. Tax assmnt=2015, TaxRate&\$=2014 and additionally, this wonderful home also features the following quality upgrades: Trane Air Conditioner 2012, Ducts and vents installed and encased in 2012, Burnham Boiler with circulators, and 2 Zone Heating in 2012, Burnham hot water heater 2012, attics ventilated with soffits and new installation 2012, 2 new garage doors and opener 2012, interior walls refinished and painted 2013, deck stained 2014, sub panel for your generator 2012, new stair rail 2013, wood and faux wood blinds professionally installed 2013 throughout home, exterior concrete painted to match siding in 2014, plus much more.

INTERIOR

Applincs: Carbon Monoxide Detector, Dishwasher, Disposal, Microwave Oven, Self Cleaning Oven, Refrigerator, Range/Oven-Gas, Sump Pump	Handicap Modified: No
Bsmnt: Yes / Full, Unfinished	IntFeat: Carbon Monoxide Detector, Fire Extinguisher, Skylight, Smoke Detector, Walk-In Closet
Dine: Formal Dining Room	Kitch: Eat-In Kitchen, Separate Dining Area
Exclur: On File	MastBr: Full Bath, Walk-In Closet
FirePt: 1 / Family Room, Wood Burning	MstBath: Stall Shower
Floor: Stone, Wood	P-Use:
	In-law Suite: No/

EXTERIOR / OTHER FEATURES

Annt:	Garage: 2 / Attached Garage, Garage Door Opener
Drive: 7 / Additional Parking, Blacktop	LotDesc: Open Lot, Wooded Lot
Exterior: Brick, Vinyl Siding	Pool: /
ExtFeat: Patio, Storage Shed, Thermal Windows/Doors	Roof: Composition Shingle

ROOMS

LivRm: 25x13 / First	DinRm: 14x11 / First	Kitch: 20x11 / First	Den: /	FamRm: 15x27 / First
Mstr: 11x16 / Second	Bed2: 11x11 / Second	Bed3: 12x11 / Second	Bed4: 12x10 / Second	
Foyer: 12x8 / First	Laundry Room: 8x10 / Second			
LevelB: Storage Room				
LevelG:				
Level1: Dining Room, Family Room, Foyer, Kitchen, Living Room, Powder Room, Storage Room				
Level2: 4 Or More Bedrooms, Attic, Bath Main, Bath(s) Other, Laundry Room				
Level3:			OthLev:	

UTILITIES

Heat: 1 Unit, Baseboard - Hotwater, Multi-Zone	Sewer: Public Sewer
Cool: 1 Unit, Ceiling Fan, Central Air, House Exhaust Fan	Utilities: Electric, Gas-Natural
Fuel: Gas-Natural	Water: Public Water
Service: Cable TV Available	WtrHt: Gas

FINANCIAL INFORMATION / TAX INFORMATION

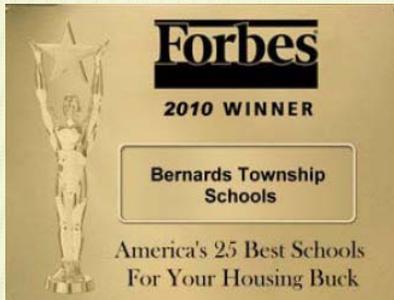
Fee: \$ /	FarmAsmt: No	HmWrtnty: No	Taxes: \$11,458 / 2014	LndAsmt: \$331,000
AppFee: \$	OTP: Fee Simple		TaxRt: 1.934 / 2014	BldAsmt: \$299,100
Other: \$ /	Easement: Unknown /			TotAsmt: \$630,100

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Info. deemed RELIABLE but not GUARANTEED - ALL Room Sizes are Approx.

MARIE YOUNG

Education in The News



Just Released: US News and World Report rates Ridge High School among the Best, and gives it a gold rating!

Below summary courtesy of US News and World Report Site

Ridge High School Overview

OVERVIEW

STUDENT BODY

TEST SCORES

2014 Academic Indicators

National Rank	#177
College Readiness Index	65.4
Math Proficiency	3.5
Language Proficiency	3.4
Student/Teacher Ratio	14:1

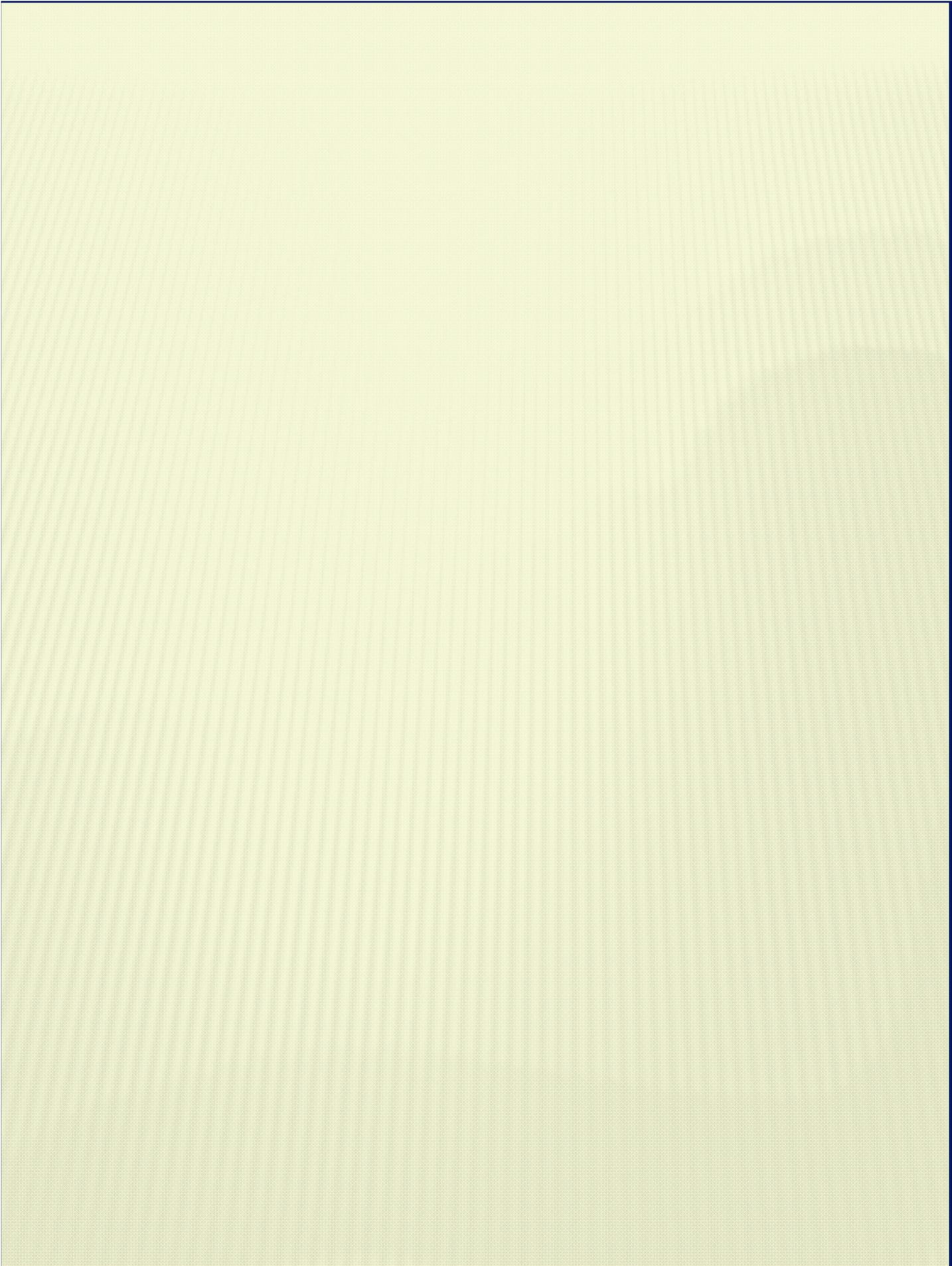
09–12 Grades 1,787 Students 125 Teachers

Ridge High School
268 SO FINLEY AVE
BASKING RIDGE, NJ 07920
Phone: (908) 204-2585
District: [Bernards Township](#)



Overview

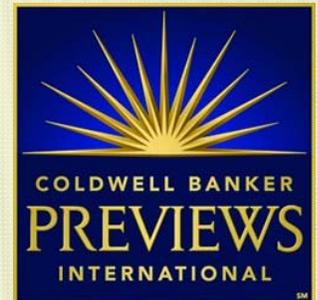
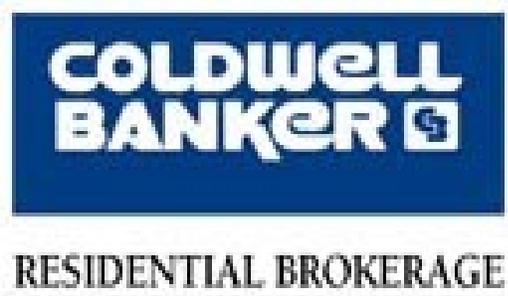
Ridge High School is ranked 7th within New Jersey. Students have the opportunity to take Advanced Placement® course work and exams. The AP® participation rate at Ridge High School is 69 percent. The student body makeup is 50 percent male and 50 percent female, and the total minority enrollment is 23 percent. Ridge High School is the only high school in the Bernards Township.



108 Morristown Road



For an appointment, call:
Marie Young, Sales Associate
Coldwell Banker Residential Brokerage
One South Finley Avenue
Basking Ridge, NJ 07920
908.766.0808 Office
908.938.2525 Cell



I am proud to be the listing agent for 108 Morristown Road. It is a truly exquisite home. Don't forget to visit this home's website at www.108Morristown.com for more details and an ecopy of this brochure.

Thank you for allowing me the privilege of having the honor of being in the top 3% of Coldwell Banker agents WORLDWIDE for 2013, and in the Top 3515 for NJ and Rockland County. It is homes such as this that make the achievement of this goal easy.

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If your property is currently listed with a real estate broker, please disregard. It is not our intention to solicit the offerings of other real estate brokers. We are happy to work with them and cooperate fully.

The information contained in this newsletter is from sources believed reliable, but not verified nor guaranteed and is subject to change without notice. Not responsible for typographical errors. You are advised to seek legal, tax, mortgage and other advice from licensed professionals.

