



*10 Melbourne Way  
Style, Sophistication, Warmth*

**Welcome to  
10 Melbourne Way  
Basking Ridge, NJ 07920  
[www.10MelbourneWay.com](http://www.10MelbourneWay.com)**

# 10 Melbourne Way

- × Price Upon Request
- × **5BR, 3 Baths, Two Car Garage**  
Expanded Ranch with 3 BR and 2 Baths on first level, and 2BR 1 Bath on Second Level  
Natural Gas, Central Air Conditioning  
Public Water, Public Sewer  
**1.46 Park-like Acres!**
- × **Location:** 10 Melbourne Way is situated in sought after Mt. Airy Estates, a terrific neighborhood of established homes with mature trees, sweeping lawns, specimen plantings, sidewalks and paths.
- × **Exterior:** Brimming with curb appeal, this home situated on almost 1.5 acres of level, park-like land. A beautiful front porch greets you to this lovely retreat where inside you will find amazing appointments!



# 10 Melbourne Way

- \* **Foyer / Hall:** Wonderful appointments await as you enter through the designed Arts and Crafts styled door. Hardwood floors and open views to other rooms signal an air of sophistication that continues throughout. Fine iron spindles and noteworthy post cap distinguish the space and invite you to explore further. French doors separate the foyer from the living room for added privacy!



# 10 Melbourne Way

- ✦ **Living Room – 17 X 12:** Tall windows and crown molding create the perfect ambience for any type of gathering in this bright room. Glass paned double doors and continuous hardwood flooring, plus a columned half wall into the dining room accentuate the comfortable open floor plan and create a space for visiting in quiet comfort or celebrating on a grander scale!



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- ✦ **Dining Room 13 X 11:** Dining will be a pleasure in this lovely space, enhanced with a tray candle chandelier and a window facing the front porch and landscaping. This charming room is the perfect blend warmth, charm, and a casual elegance. Two columned half walls add definition and character to the entrance from the living room, while French doors open to the kitchen!



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- ✦ **Kitchen 18 X 12, with Breakfast Peninsula:** Prepare and savor sumptuous meals from your chef's kitchen with stainless steel appliances and stylish yet functional appointments. Recently remodeled with appliance updates as new as 2016, the kitchen features a breakfast peninsula with granite countertops, and pressed tin "tiled" backsplash, GE Profile appliances with new 4 burner cooktop, oversized square, under-mount, stainless steel sink with spout faucet. Gorgeous tiling flooring adds character and style!



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- × **Family Room 16 X 12:** Enjoy that the family room opens to the kitchen so you can watch TV and relax by a glowing fire while preparing meals! The open floor plan is a real crowd pleaser. A box bow window to the beautiful yard, plus sliders to the deck and flow to the foyer make this room ideal for gatherings, relaxing, or quiet moments.



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- ✦ **Master Bedroom Suite - 15 X 11:** The master bedroom provides quiet respite after a hectic day. Soft palettes, hardwood flooring, streaming sunlight, and outside foliage bring warmth and depth to this terrific suite. Two closets (one walk-in) to store clothing, and clever design details offer both utility and character to the master bath. Subway tiles, candle style lighting, double sink with storage, rain water shower head as well as hand held, and sleek flooring create a spa-like experience!



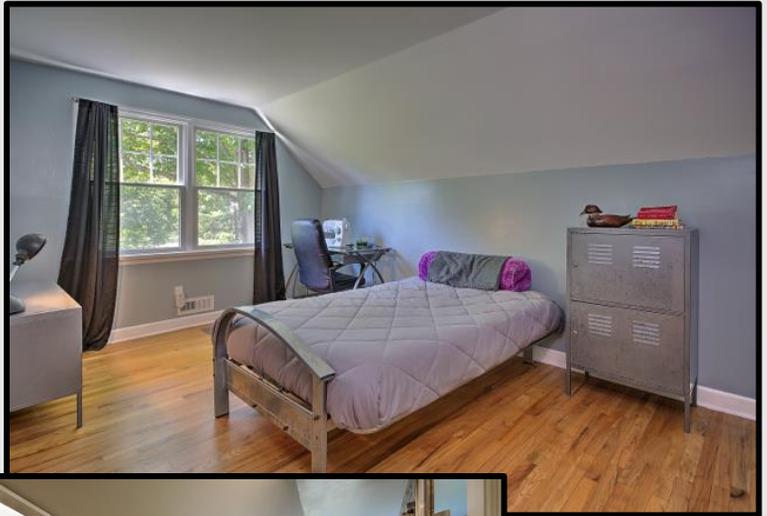
# 10 Melbourne Way

- × **Two additional bedrooms plus hall bath complete the first level** 13 X 12, 11 X 10 Sundrenched, generously sized, and tranquil is how you will describe the additional bedrooms, one of which is currently being used as a den. The renovated guest bath is a jewel with design details such as an arched tub entry, Sleek paneled vanity, large framed flat mirrors and unique tiling emphasize the appealing nature of this lovely home.



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- × **Two additional bedrooms plus bath complete the second level 14 X 10, 15 X 10:** The second level features two additional bedrooms with hardwood flooring, ample light and closet space, and sun-drenched, soft hues. Two bowl sinks adorn an open storage vanity in a room sparkling with glass tile accents and framed wall mirror. Oversized tile completes the design triumph.



# 10 Melbourne Way

- ✦ Amazing views and space make this a nature lovers dream yard! The large double level deck with two natural gas hookups (one BBQ stays with the home) accommodates any number of guests in comfort and style. Ample flat yard space with a shed accessible from the driveway and the yard makes lawn activities and maintenance a breeze! Beyond the stream sits acreage of park-like space, partially wooded and grassed, for maximum enjoyment.



# 10 Melbourne Way

- × Charming design details adorn this home and bring character to everyday life!
- × Enjoy almost an acre and a half (1.4+) of level park-like land crowned by mature trees and specimen plantings. The neighborhood is active with sidewalks, paths, and Rebel Hill Park where you can enjoy tennis, jungle gym, and more.
- × The proximity to schools and shopping, parks, and being nestled within a community make this home's location perfect.



# Upgrades

- × **This home's upgrades include the following:**
- × 2016 - 4 burner natural gas stainless steel GE Profile range top  
All newer Andersen windows (except bow window in family room), wired Gb internet, door knobs, ceiling light fixtures
- × Crown molding added, closet door upgraded, staircase bannister, new programmable thermostat
- × 2012 - Oversized, 48" side by side stainless steel GE Profile built in refrigerator  
2016 - New kitchen backsplash  
Double French door added from foyer to living room and dining room to kitchen  
Resurfaced fireplace with tile
- × Security Alarm System  
2015 - Top loader washer and dryer  
2015 - Master and guest baths completely updated  
2014 - Hot water replaced  
2011 - Water filtration system added for kitchen sink  
2012 - New sump pump with battery backup  
2013 - Second level bath completely updated
- × 2013 - Roof completely replaced  
2011 - Shed added  
2014 - Existing pool removed with permits  
2016 - Driveway sealcoating
- × 2014 - Exterior of house painted
- × 2012 - Fence replaced
- × 2016 - French drain completed as prior was in place but not finished - warranty included
  
- × HOME WARRANTY!



# MLS Form

Somerset\* Bernards Twp.\* (2702)

10 Melbourne Way\*

List Price: \$749,000

Residential Client Full Report



4636384

MLS#: <b>3317750</b>	Section: <b>Mt. Airy Estates</b>	LP: <b>\$749,000</b>
Status: <b>A</b>	ZN:	OLP: <b>\$790,000</b>
Rms: <b>9</b>	GRS: <b>LIBERTY C</b>	SP:
Bdrm: <b>5</b>	MSJR: <b>W ANNIN</b>	LD: <b>06/25/2016</b>
FB: <b>3</b>	HS: <b>RIDGE</b>	UCD:
HB: <b>0</b>	Acres: <b>1.46*</b>	CD:
ZIP: <b>07920-2508*</b>	LtSz: <b>1.46AC*</b>	ADM: <b>6</b>
RZIP: <b>07920</b>	SqFt:	DOM: <b>6</b>
Block: <b>4901*</b>	CLR: <b>Cream</b>	SDA: <b>Yes</b>
Lot: <b>11*</b>	CL: <b>No</b>	
Unit #:	GSMLS.com: <b>Yes</b>	
Floor #:	YB/Desc/Ren: <b>1966 / Approximate / 2014</b>	
Bldg #:	PSubType: <b>Single Family</b>	
FHA55+: <b>No</b>	Style: <b>Expanded Ranch</b>	
Pets: <b>Yes</b>		

Directions: **Whitenack to Annin to left on Melbourne or Mt. Airy to Kensington to Rt. on Victoria to Rt on Melbourne**

Remarks: **Completely renovated beautiful 5BR 3 B home on almost 1.5 acres in one of Basking Ridge's premier neighborhoods, sought after for its park-like setting, central location, and overall beauty! Brimming with curb appeal, this home's beauty is evident from the moment you arrive, nicely set back with front porch. Inside, this home boasts an amazing floor plan and recently renovated kitchen and baths. There are three bedrooms and two full baths on the first level, plus two bedrooms and an additional full bath on the second. The park-like level and lush yard is a true oasis, and is bordered by mature trees which gives it an amazing sense of tranquility and the best nature has to offer. With formal dining room, living room, and family room, coupled with a terrific flow, this home is ideal for gatherings**

INTERIOR

Applincs: <b>Cooktop - Gas, Dishwasher, Refrigerator, Range/Oven-Electric</b>	Handicap Modified: <b>No</b>
Bsmnt: <b>Yes / Full, Unfinished</b>	IntFeat: <b>Blinds, Smoke Detector, Stall Shower, Walk-In Closet</b>
Dine: <b>Formal Dining Room</b>	Kitch: <b>Breakfast Bar, Eat-In Kitchen</b>
Exclu: <b>On File</b>	MastBr: <b>Full Bath, 1st Floor, Walk-In Closet</b>
FirePl: <b>1 / Family Room</b>	MstBath: <b>Stall Shower</b>
Floor: <b>Tile, Wood</b>	In-law Suite: <b>No/</b>

EXTERIOR / OTHER FEATURES

Drive: <b>6 / 1 Car Width, Blacktop, Driveway-Exclusive</b>	Garage: <b>2 / Attached Garage, Finished Garage</b>
Exterior: <b>Cedar Siding</b>	LotDesc: <b>Level Lot, Open Lot</b>
ExtFeat: <b>Deck, Metal Fence, Open Porch(es), Storage Shed</b>	Pool: <b>No/</b>
	Roof: <b>Composition Shingle</b>

ROOM DIMENSIONS

LivRm: <b>17x12 / First</b>	DinRm: <b>13x11 / First</b>	Kitch: <b>18x12 / First</b>	FamRm: <b>16x12 / First</b>
Mstr: <b>15x11 / First</b>	Bed2: <b>11x10 / First</b>	Bed3: <b>13x12 / First</b>	Bed4: <b>14x10 / Second</b>
Bedroom: <b>15x10/Second</b>			
LevelB: <b>Storage Room, Utility Room</b>			
Level1: <b>3 Bedrooms, Bath Main, Bath(s) Other, Dining Room, Family Room, Foyer, Kitchen, Laundry Room, Living Room</b>			
Level2: <b>2 Bedrooms, Bath(s) Other</b>			

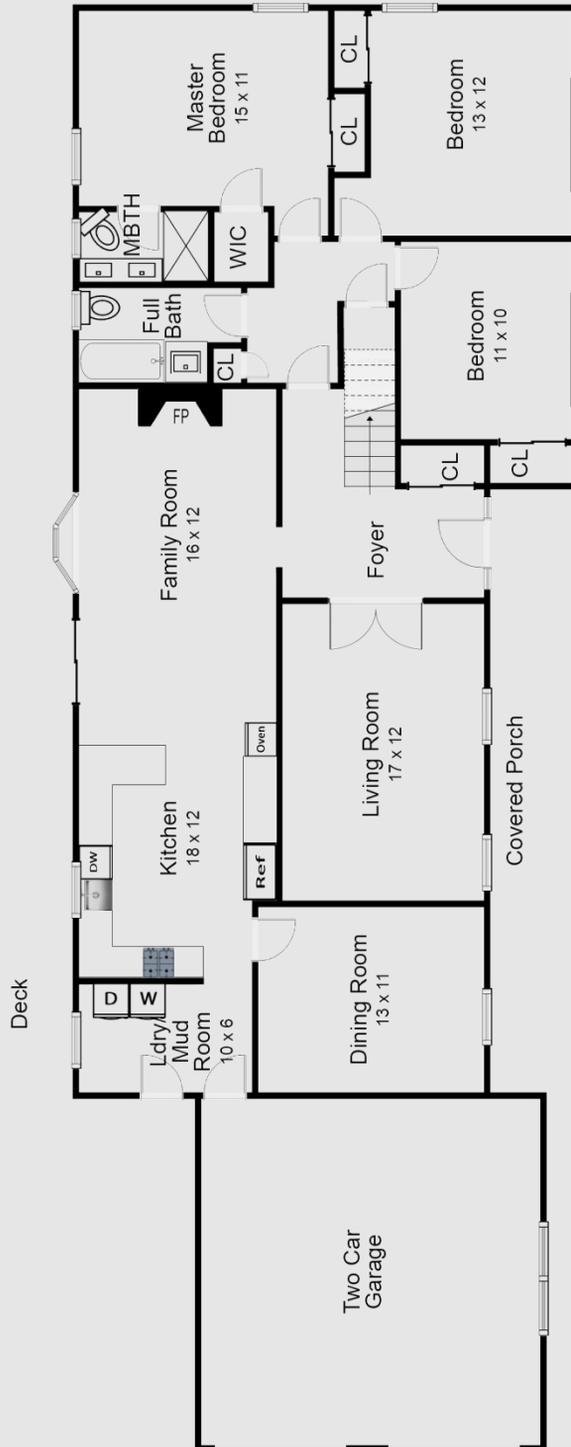
UTILITIES

Heat: <b>1 Unit, Forced Hot Air</b>	Sewer: <b>Public Sewer</b>
Cool: <b>1 Unit, Central Air</b>	Utilities: <b>Electric, Gas-Natural</b>
Fuel: <b>Gas-Natural</b>	Water: <b>Public Water</b>
Service: <b>Cable TV Available, Garbage Extra Charge</b>	WtrHt: <b>Gas</b>

FINANCIAL INFORMATION / TAX INFORMATION

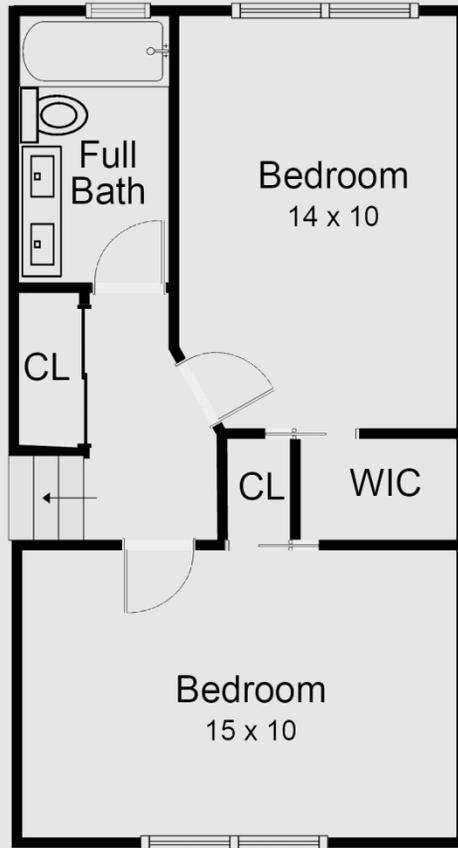
Taxes: <b>\$12,400 / 2015</b>	TaxRt: <b>1.916 / 2015</b>	BldAsmt: <b>\$249,700</b>	LndAsmt: <b>\$397,500</b>	TotAsmt: <b>\$647,200</b>
Fee: <b>\$ /</b>	AppFee: <b>\$</b>	FarmAsm: <b>No</b>	HmWrnty: <b>Yes</b>	OTP: <b>Fee Simple</b>
Other: <b>\$ /</b>	Easement: <b>Unknown /</b>			

# Floor Plan - First Floor

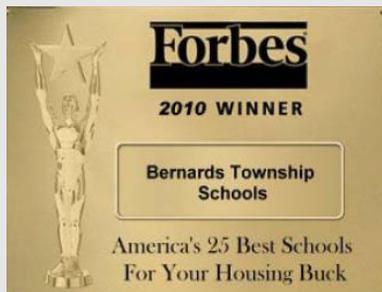


Actual may vary. Subject to errors and omissions.

# Floor Plan - Second Floor



# Education in The News



LIBERTY CORNER ELEMENTARY SCHOOL AWARDS

2015 National Blue Ribbon School Award Winner



2015 National School of Character Award Winner



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.

# Basking Ridge

The Lenni-Lenape Indians were the first known inhabitants of the Bernards Township area. A 3,000 acre area was purchased in 1717 on behalf of King James III of England from the Lenapes for \$50. The remainder of the Township's land was bought later that year by William Penn. In 1733 the name "Basking Ridge" first appeared in ecclesiastic records of the Presbyterian Church and is recorded as being derived from the fact that "wild animals of the adjacent lowlands were accustomed to bask in the warm sun of this beautiful ridge." Baskeridge and Baskenridge were also commonly used.

Named after Sir Francis Bernard, Colonial governor of New Jersey from 1758 to 1760, this rustic community covers a 25 square mile area and is nestled in the northern part of Somerset County south of Morristown sitting in some of the last vestiges of the Great Eastern Forest. It supports a population of roughly 25,000 residents in

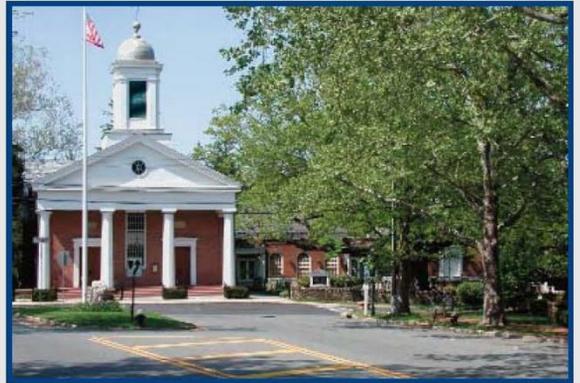


*Mid-Town Direct Train Service from the Basking Ridge Station*

9,200 households and includes the sections of Basking Ridge, Liberty Corner, Lyons and West Millington. The median household income of \$107,000 is one of the highest in the area. In 2009 the median sales price of a home in Bernards Township was \$515,000. These properties range from \$200,000 condominiums to \$2,700,000 estate homes.

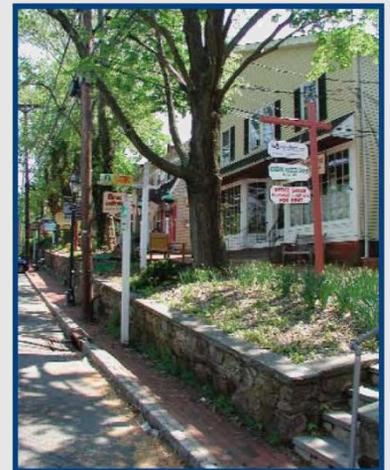
named because it was the path trod through the country from Jockey Hollow to the Vealtown Tavern in Bernardsville by American troops.

Area highlights include fine restaurants, local downtown shopping in addition to Bridgewater Mall and the renowned Mall at Short Hills. Nature and history abound with nearby historic Colonial Morristown, Morristown National Park "Jockey Hollow," the Great Swamp National Wildlife Refuge and Lord Stirling Park. About an hour's drive from Manhattan, Bernards Township is also within 30 miles of Newark Liberty International Airport and has easy access to Routes 78 and 287. Transportation into New York City is accessed via nearby highways as well as New Jersey Transit Mid-Town Direct Service from the Basking Ridge and Lyons train stations. The Bernards Public School System includes four elementary schools, William Annin Middle School and Ridge High School. Ridge is consistently ranked among the top NJ High Schools by New Jersey Monthly magazine.



*Postcard Perfect Downtown Basking Ridge*

Bernards Township play an important role in the American Revolution with troops coming from Bound Brook through Basking Ridge en route to Morristown. During this time a liberty pole was placed on the village green with Annin's Corner renamed Liberty Corner. A local street, Old Army Road, was so



*Basking Ridge's Quaint Downtown*

# 10 Melbourne Way



*I am proud to be the listing agent for 10 Melbourne Way. It is a truly beautiful home in one of the most sought after locations in Basking Ridge, Mt. Airy Estates. Please visit this home's website for more details and an ecopy of this brochure.*

For an appointment, call:  
**Marie Young, Sales Associate**  
Coldwell Banker Residential Brokerage  
One South Finley Avenue  
Basking Ridge, NJ 07920  
908.766.8368 Office  
908.938.2525 Cell



“Coldwell Banker congratulates Marie for her 2015 achievements as the top producer in the Basking Ridge office, with over 30 closed transactions and over \$23MM in sales volume. Real Trends, a 3rd party Zillow-affiliated agency, has named her one of "America's Best Real Estate Agents," scoring in the top 90 in all of NJ for sales volume from thousands of agents. Marie has once again ranked in the Top 25 of individual agents in Coldwell Banker NJ and Rockland for 2015 production, and she has also won the Five Star Professional Designation. Please join us in congratulating Marie.” NCJAR Circle of Excellence Sales Award – Platinum 2013, 2014, 2015



**Marie Young**  
(908) 521-4849



20 total reviews (14 local)

Most Sales



in partnership with  
 

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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.

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