



# 8 Princeton Court Tradition, Style, Sophistication

Welcome to  
8 Princeton Court  
Basking Ridge, NJ 07920  
[www.8PrincetonCourt.com](http://www.8PrincetonCourt.com)

# 8 Princeton Court

- ✘ Price Upon Request
- ✘ 3BR, 2.1 Baths, Two Car Garage  
Center Hall Colonial End Unit Town Home  
ONE YEAR HOME WARRANTY  
Public Water, Public Sewer
- ✘ **Location:** 8 Princeton Court is situated in a prime cul de sac location in Patriot Mews with sundrenched rooms and an open, bright setting. With only 76 homes available on approximately 16.4 acres, and nestled in a tranquil section of The Hills, this home enjoys all Hills amenities, and the tranquility only Patriot Mews can offer.
- ✘ **Exterior:** Built by Toll Brothers, this home's exterior incorporates architectural elements that provide harmony and balance with a luxury home ambience. The stone fireplace and handsome landscaping add curb appeal and charm. A generously sized deck accessible from the sunroom provides a great flow for entertaining, either inside or out. A two-car garage plus space for four cars in the driveway are a welcomed luxury.



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- ✦ **Living Room – 18 x 14:** As you enter 8 Princeton Court, the soaring two-story foyer and living room signal an air of sophistication that continues throughout this stunning and well-appointed home. The open floor plan brings light, character, and a true feeling of endless space. Subtle room borders such as the section separating the foyer from the living room add warmth, definition, and charm. Beautiful millwork, oak staircase, tall windows, a soaring two-story living room, and this home's appointments define luxury. Hardwood flooring can be found in the first floor's public rooms. From every vantage point, the living room is a masterpiece, whether relaxing by the gas fireplace, or looking up to the second level loft, or into the sunroom. A gallery separated by columns adds to this home's terrific flow.



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- ✦ **Formal Dining Room – 15 x 12:** The formal dining room can easily host many guests for a formal gathering with great flow from the kitchen, and is ideal for casual meals as well. Crown molding, chair rail, milled doorways, and hardwood flooring add dimension to the soft hues of the dining room's palette.



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- ✘ **Kitchen – 15 x 12, plus Breakfast Room – 11 x 11:** The kitchen has been renovated in 2014 to delight the most discerning chef. Appointments include: 42-inch cabinetry with crown molding, a subway tile backsplash, stainless steel appliances including an under-mount sink and oversized spout faucet for ease of filling or cleaning larger items, recessed lighting, and quartz countertops.
- ✘ Appliances include a Frigidaire Gallery refrigerator with French doors and pullout freezer, Bosch dishwasher, LG stove, and LG microwave. In addition to all the cabinet space, the kitchen boasts its own pantry. Continuing with the open floorplan concept, the kitchen opens to the breakfast room, separated by the countertop. Start your day in the sunny breakfast room, or grab snacks on the go from the L-shaped counter that hosts three seats easily. Entertaining? Guests will enjoy entering the kitchen from the living room via a spacious gallery.
- ✘ The garage entrance is from the kitchen, making unloading groceries a breeze.



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- ✕ **Sunroom – 13 x 12:** This is the room you find on so many wish lists: sun-drenched, walls of windows, doors to the patio with Palladian-style arched window above, cathedral ceiling, ceiling fan, and plantation shutters. Enjoy the serenity this room offers, inside or out, on your oversized deck. This room is a true oasis, and one of the finest additional upgrades (not standard) offered in this community, that only an end unit can truly enjoy!



# 8 Princeton Court

- ✘ **FIRST FLOOR Master Bedroom Suite – 19 x 16:** Renovated in 2014, the spa-like master suite is incredible. With cathedral ceiling, four windows across with Palladian-style window above, plush carpeting, two walk in closets with closet systems installed, and a completely updated spacious master bath, the master suite is a cherished respite from a hectic day.
- ✘ Renovated in 2014, the master bath includes a soaking tub with a raised panel surround, two vanities with marble countertops, cherry cabinetry, and a generous amount of sought after surface space.



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- ✦ **Two additional bedrooms plus second full bath and loft (shown on next page) comprise the second level 14 x 12, and 16 x 15:** Generously sized rooms with ample closet space, one of which has a closet system installed, and a second bath show the attention to detail that Toll Brothers considers in all its home designs, making sure all residents have the space they need. Each bedroom offers double windows, crown molding, plush carpeting, ceiling fan, and lovely views of the surrounding community.
- ✦ The second level bath has been updated to include a granite countertop, exceptional cabinetry, and separate shower/bath/commode area, plus Grohe faucets, and Icera commode. There is a coordinating built in storage cabinet, soft lighting, and beautiful tile flooring. One of the bedrooms accesses the bath directly, while there is a hall entrance for the other.



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- ✘ **Loft – 19 x 17:** The second level is brimming with detail. As the first level ceiling soars to meet the second level, a gracious and spacious loft adds a new dimension to this exciting home. Custom furniture quality cabinetry has been built in, and a ceiling fan added. A railing of spindles and oak separated by columns and views of the expanse of the first level and fireplace create a wonderful ambience. This space has so many purposes, whether as a family room, game room, quiet reading room, or design bound only by your imagination.
- ✘ This home also boasts a full basement.



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- ✦ Enter the deck from the sunroom and enjoy the rolling green and mature trees surrounding your home. There is a gas hookup for the barbeque grill.



# Upgrades / Highlights

Among this fine home's upgrades are the following:

- ✘ Kitchen renovated in 2014: Quartz countertops, Frigidaire Gallery refrigerator, Hans Grohe faucet.  
LG stove and microwave are approximately four years old.  
Dishwasher was purchased in 2015.
- ✘ Master Bath renovated in 2014: Includes a soaking tub with raised panel surround, two vanities with marble countertops, Koehler Devonshire faucets, Michele commode, cherry cabinetry, and a generous amount of sought after surface space.
- ✘ Guest Bath was renovated in 2013: Grohe faucets, Icera commode, granite countertop, exceptional cabinetry, and separate shower/bath/commode area.
- ✘ Gas hot water heater replaced in 2012
- ✘ Gas line for barbeque added 2012
- ✘ Sunroom with plantation shutters.

# Multiple Listing Spec Sheet

Somerset\* Bernards Twp.\* (2702)

8 Princeton Ct\*

List Price: \$719,000

Residential Client Full Report



MLS#: <b>3306603</b>	Section: <b>Patriot Mews</b>	LP: <b>\$719,000</b>
Status: <b>A</b>	ZN: <b>Residential</b>	OLP: <b>\$749,900</b>
Rms: <b>9</b>	GRS: <b>MTPROSPECT</b>	SP:
Bdrm: <b>3</b>	MSJR: <b>W ANNIN</b>	LD: <b>05/14/2016</b>
FB: <b>2</b>	HS: <b>RIDGE</b>	UCD:
HB: <b>1</b>	Acres: <b>0.15*</b>	CD:
ZIP: <b>07920-4247*</b>	LtSz: <b>0.15AC*</b>	ADM: <b>47</b>
RZIP: <b>07920</b>	SqFt:	DOM: <b>47</b>
Block: <b>10801*</b>	CLR: <b>Beige</b>	SDA: <b>Yes</b>
Lot: <b>7*</b>	CL: <b>Yes</b>	
Unit #: <b></b>	GSMLS.com: <b>Yes</b>	
Floor #: <b></b>	YB/Desc/Ren: <b>1999 / Approximate, Renovated / 2014</b>	
Bldg #: <b></b>	PSubType: <b>Condo/Coop/Townhouse</b>	
FHA55+: <b>No</b>	Style: <b>Multi Floor Unit, Townhouse-End Unit</b>	
Pets: <b>Yes</b>		

Directions: **Allen Rd to Liberty Ridge to Lt on Watchung, Rt on Richmond, Rt on Georgetown, Rt on Princeton**

Remarks: **Live in sought after Patriot Mews for near the price of Patriot Hill, in this elegant end unit with over 2700 SF per Bernards Twp. records. 2-Car Garage, 4-car Driveway, completely renovated! From the moment you enter this gracious home, the soaring two-story foyer & living room signal an air of sophistication that continues throughout. The open floor plan brings light, character, & a true feeling of endless space. The sunroom is an oasis. The spa-like first floor master suite is incredible. With cathedral ceiling, four windows across with Palladian-style cap above, plush carpeting, two-walk in closets with closet systems installed, and a completely updated spacious master bath, the master suite is a cherished respite from a hectic day. Turnkey, beautiful updated and sundrenched townhome.**

## INTERIOR

Applncs: **Carbon Monoxide Detector, Dishwasher, Microwave Oven, Self Cleaning Oven, Refrigerator, Range/Oven-Electric**  
 Bsmnt: **Yes / Full, Unfinished**  
 Dine: **Formal Dining Room**  
 Exclu: **On File**  
 FirePl: **1 / Gas Fireplace, Living Room**  
 Floor: **Carpeting, Tile, Wood**

Handicap Modified: **No**  
 IntFeat: **Carbon Monoxide Detector, Cathedral Ceiling, High Ceilings, Fire Extinguisher, Smoke Detector, Walk-In Closet**  
 Kitch: **Breakfast Bar, Eat-In Kitchen, Pantry, Separate Dining Area**  
 MastBr: **Full Bath, 1st Floor, Walk-In Closet**  
 MstBath: **Soaking Tub, Stall Shower**  
 In-law Suite: **No/**

## EXTERIOR / OTHER FEATURES

Amnt: **Club House, Exercise Room, Jogging/Biking Path, Kitchen Facilities, Playground, Pool-Outdoor, Tennis Courts**  
 Drive: **4 / 2 Car Width, Blacktop, Driveway-Exclusive**  
 Exterior: **Stucco - Fabricated/Masonry**  
 ExtFeat: **Curbs, Deck, Sidewalk, Underground Lawn Sprinkler, Thermal Windows/Doors**

Garage: **2 / Attached Garage**  
 LotDesc: **Level Lot**  
 Pool: **Yes/Association Pool**  
 Roof: **Composition Shingle**

## ROOM DIMENSIONS

LivRm: **18x14 / First**  
 Mstr: **19x16 / First**  
 Breakfast: **11x11/First**

DinRm: **15x12 / First**  
 Bed2: **14x12 / Second**  
 Sunroom: **13x12/First**

Kitch: **15x12 /**  
 Bed3: **16x15 / Second**  
 Loft: **19x17/Second**

LevelB: **Utility Room**

Level1: **1 Bedroom, Bath Main, Breakfast Room, Dining Room, Kitchen, Living Room, Powder Room, Sunroom**

Level2: **2 Bedrooms, Bath(s) Other, Loft**

## UTILITIES

Heat: **1 Unit, Forced Hot Air**  
 Cool: **1 Unit, Central Air**  
 Fuel: **Gas-Natural**  
 Service: **Cable TV Available, Garbage Included**

Sewer: **Public Sewer**  
 Utilities: **All Underground, Electric, Gas-Natural**  
 Water: **Public Water**  
 WtrH: **Gas**

## FINANCIAL INFORMATION / TAX INFORMATION

Taxes: **\$13,245 / 2015**  
 Fee: **\$391 / Monthly**  
 Other: **\$ /**

TaxRt: **1.916 / 2015**  
 AppFee: **\$400**  
 Easement: **Unknown /**

BldAsmt: **\$436,800**  
 FarmAsm: **No**

LndAsmt: **\$254,500**  
 HmWrnty: **Yes**

TotAsmt: **\$691,300**  
 OTP: **Fee Simple**

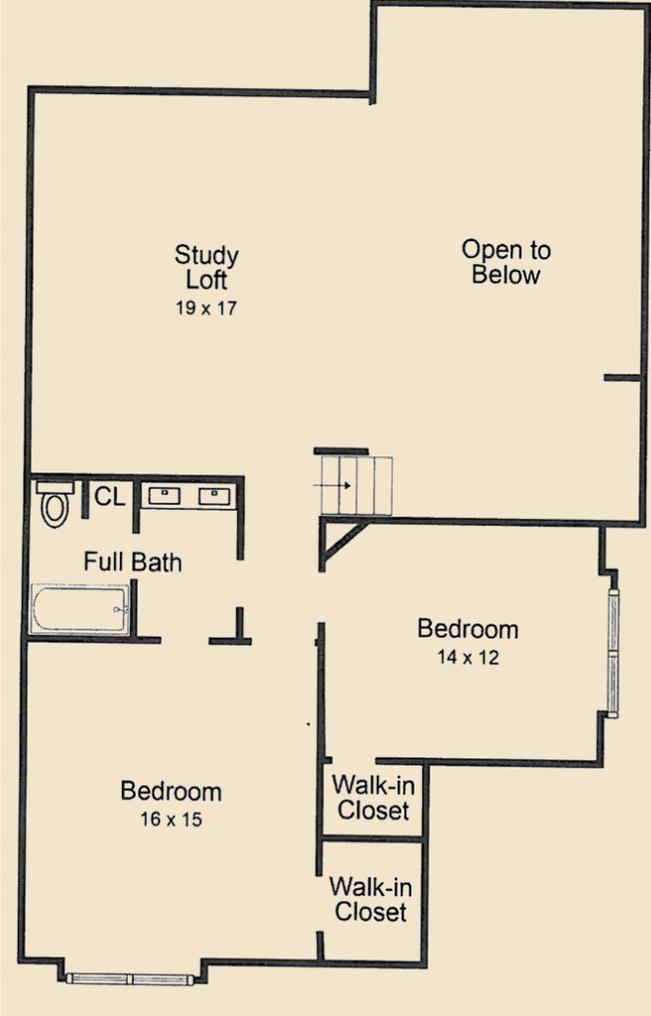
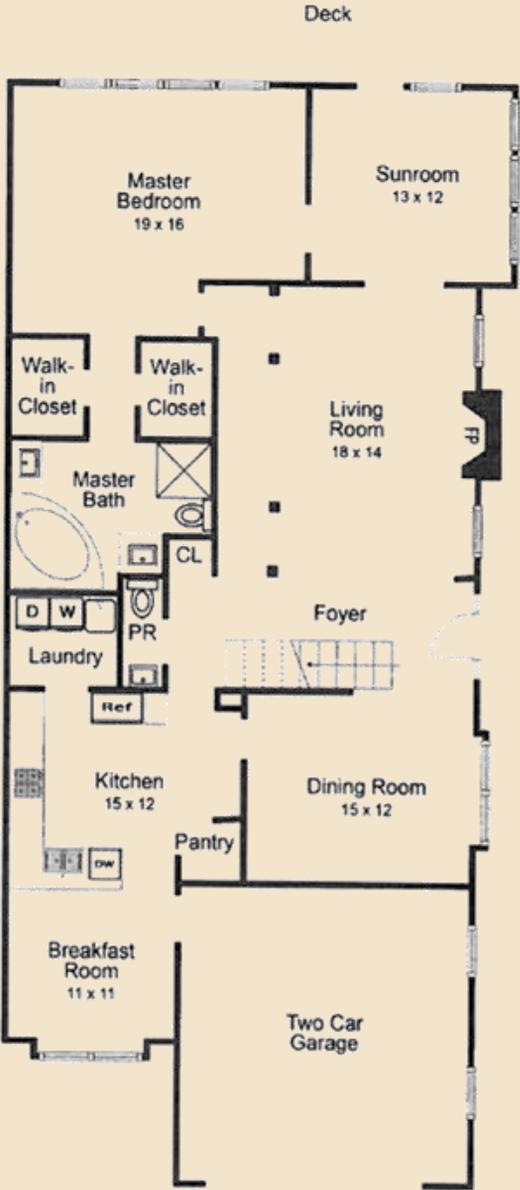
Feelnc: **Maintenance-Common Area, Maintenance-Exterior, Snow Removal, Trash Collection**

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

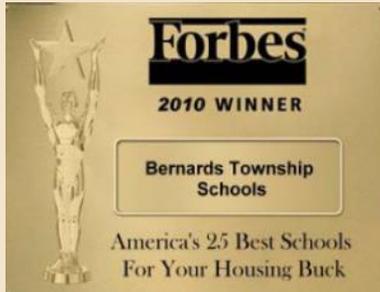
MARIE YOUNG

# GENERIC Floor Plans



Actual may vary. Subject to errors and omissions. All sizes and dimensions are approximate and not warranted, expressly or implied.

# 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.



Just a few of the resort-like amenities you will enjoy as a Hills resident!



Not shown is the brand new health club launched this past summer!



# Notes

*I am proud to be the listing agent for this home. It is truly beautiful. 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



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



20 total reviews (14 local)

Most Sales



in partnership with



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