31 Clairvaux Court Style, Sophistication, Warmth!

12

Welcome to 31 Clairvaux Court Basking Ridge, NJ 07920 www.31Clairvaux.com

Price Upon Request

- 5BR, 5.1 Baths, Three Car Garage Center Hall Colonial, One Acre Bucks County Fieldstone, Hardi Plank Two Furnaces, Two Cooling Systems Public Water and Sewer
- Location: 31 Clairvaux Court is perfectly situated near the interior end of a cul de sac in a neighborhood of sweeping lawns and mature trees. Highland Crossing is a subdivision of eight luxury homes by renowned builder Bocina. Centrally located, yet in its own tranquil subdivision in Basking Ridge, this home is sure to please the most discerning buyer.
- Exterior: This home features a Bucks Country fieldstone and Hardi Plank exterior, with architectural elements that blend 21st century living with old world charm and custom craftsmanship.
- As you approach this home, the setback, lush lawn, and superior design showcase this home's beauty from every angle.



Foyer 18 X 10: Upon entering this wonderful home, you are greeted by an air of sophistication that continues throughout. A two story foyer and turned oak staircase provide the perfect welcome to this sun-drenched home. Beautifully crafted millwork frames the doorways with subtle accents that are carried into the adjoining rooms. Gleaming hardwood floors add a finishing touch on both the first and second levels.



Living Room – 15 X 13: Tall windows with overhead transoms bring the perfect splash of nature and sun to the soft palate of the living room. Recessed lighting and crown molding add depth and dimension that showcase your style!



Formal Dining Room 19 X 13: Enjoy formal gatherings in the graciously appointed dining room. Enter from the kitchen via the Butler's Pantry, or from the foyer. Exquisite moldings include tray ceiling, crown moldings, chair rail with wainscoting, and a floor to ceiling box bow triple set of windows, all of which create a formal yet inviting ambience.



- Kitchen 17 X 17, plus Breakfast Room 13 X 12: Prepare and savor sumptuous meals from your furniture quality kitchen with professional series appliances featuring the GE Monogram Series, plus Bosch dishwasher. The raised panel cabinetry and stacked arrangement is visually stunning. The off-white accented center island with overhead medallion lights and seating, boasts matching cabinetry in the breakfast room nook, and adds dimension and style to both. Soft close drawers, built in book shelf, an exterior venting overhead range hood, and an array of glass upper doors exemplify this home's attention to every detail.
- The breakfast room has sliders to the Trex Style deck, and an additional wall of windows with lovely views of the yard's greenery. An opening to the family room above a demi-wall creates an open yet defined space.
- There is a walk in pantry with second refrigerator just outside the kitchen.







Family Room 19 X 19: One doesn't usually use words such as drama and tranquility to describe the same living space, but the family room accomplishes both. A soaring Buck's County fieldstone fireplace, coffered ceiling, recessed lighting, floor to ceiling transom-style windows, and intelligent design plus perfect placement within the first level make a dramatic statement as to this home's fine quality. Whether entertaining a crowd, or enjoying a respite by the fire after a hectic day, as nature unfolds outside, the family room is ideal.



- Office 15 X 12: Once again, this home's thoughtfully designed floor plan is exemplified in the placement of the office, off the beaten path from the public rooms. Elegant French doors, recessed lighting, and hardwood add the perfect touch.
- With powder room nearby as well as ample closet space just outside, this area has the potential to become a first floor suite with your creative ideas and township approvals.





- Master Bedroom Suite BR 19 X 19, Sitting Room 12 X 10, Bath en suite: The master suite is a true oasis. Sun-filled, with volume ceilings and hardwood flooring, this apartment-sized suite manages to create a warm, cozy ambience.
- The sitting room is bright and light with pretty vistas of the neighboring community.
- The spa-like master bath boasts every amenity. Pamper yourself in the oversized shower with tumbled marble and a glass surround, or indulge in a long, soothing, bath. Two, separate vanities provide ample space for storage and preparing for the day ahead. Thoughtfully designed, enter the walk-in closet from the master bath.



- Four additional bedrooms, 15X11, 15X13, 14X12, and 17X14: Each bedroom provides ample closet space, either walk-in or double. Three additional guest baths, with one Jack and Jill, complete the en suite experience that is so highly coveted. The laundry room is also on the second level.
- The second level floor plan provides a well-designed space that affords privacy to the master, with a smooth transition to the guest bedrooms.











- The lower level provides a new dimension to this home's living space! Aesthetically pleasing and functional as well, the finished basement boasts a media room, recreation room, desk nook area, office, full bath, kitchenette, wine cellar for 500+ bottles, built-ins, pantry, workshop with special air filtration system, and coveted storage space, each of which lends versatility for you to use in a way that supports your wish list!
- Xou are bound only by your imagination!



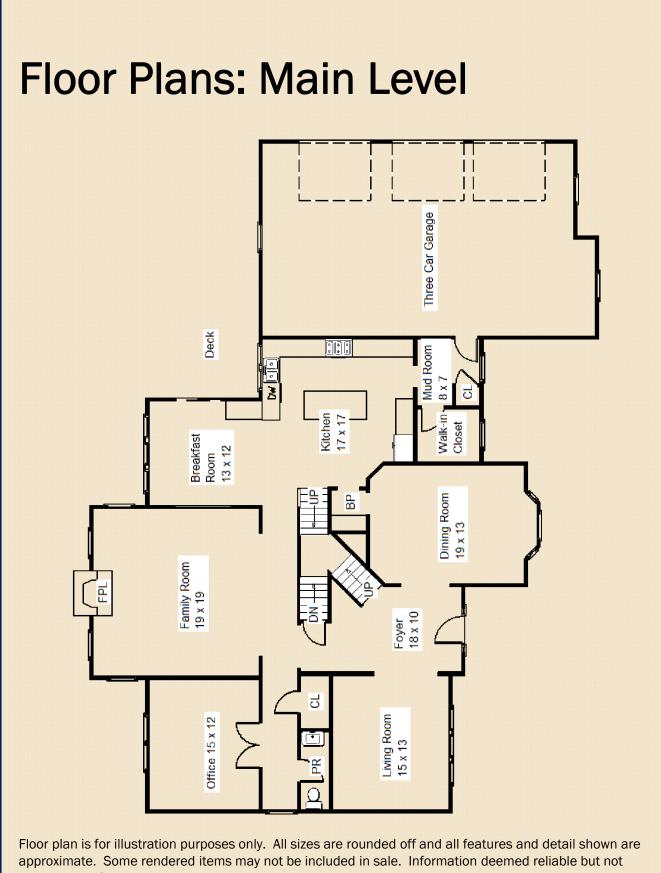




Brilliant sunlight, maturing trees, lovely cul de sac location, and specimen plantings create a beautiful home both inside and out! Enjoy quiet moments or entertain a large crowd on this stunning property, with the tranquility that is only found in a cul de sac location.

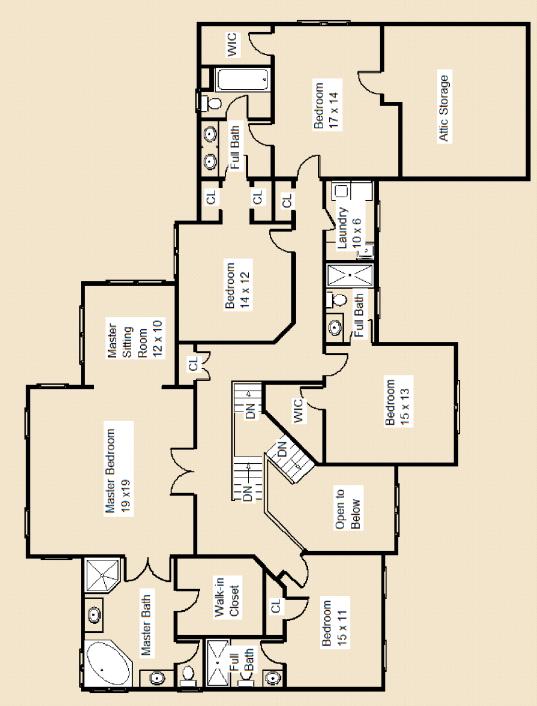






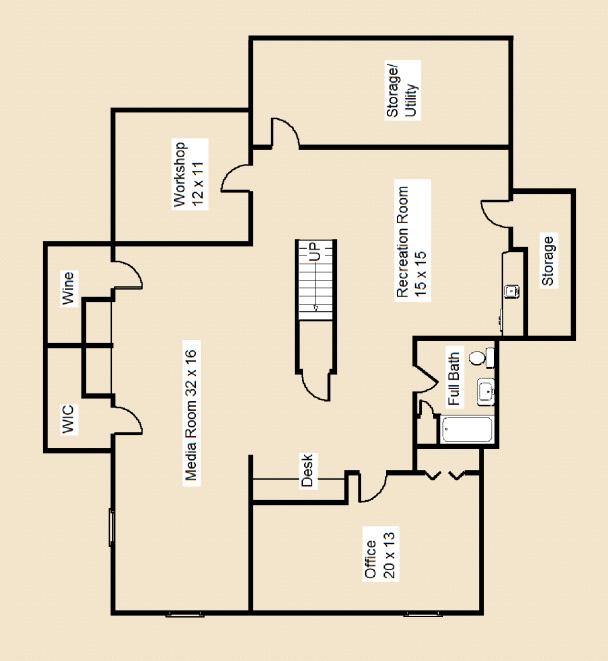
guaranteed. Subject to errors and / or omissions.

Floor Plans: Second Level



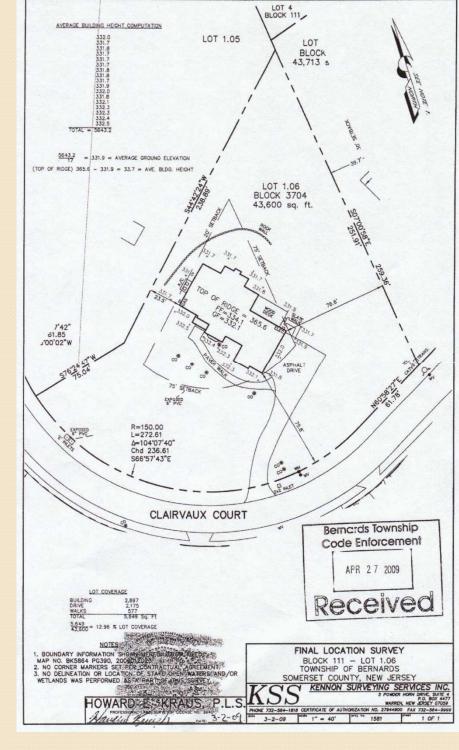
Floor plan is for illustration purposes only. All sizes are rounded off and all features and detail shown are approximate. Some rendered items may not be included in sale. Information deemed reliable but not guaranteed. Subject to errors and / or omissions.

Floor Plans: Lower Level



Floor plan is for illustration purposes only. All sizes are rounded off and all features and detail shown are approximate. Some rendered items may not be included in sale. Information deemed reliable but not guaranteed. Subject to errors and / or omissions.

Builder Survey



Actual may vary. Subject to errors and omissions. Source: Bernards Township Records.

Multiple Listing Spec Sheet

Somerset* Bernards Twp.* (2702)

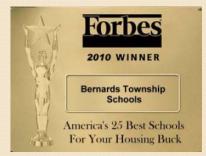


	31 (Clairvaux Ct	*	List Price: \$1,425,000
MLS#:	3274028	Section:	Highland Crossing	LP: \$1,425,000
Status:	A	ZN:	Residential	OLP: \$1,425,000
Rms:	12	GRS:	CEDAR HILL	SP:
Bdrm:	5	MSJR:	WANNIN	LD: 01/07/2016
FB:	5	HS:	RIDGE	UCD:
HB:	1	Acres:	1.00*	CD:
ZIP:	07920-5800*	LtSz:	1*	ADM: 1
RZIP:	07920	SqFt:		DOM: 1
Block:	3704*	CLR:	Taupe	SDA: Yes
Lot:	1.6*	CL:	No	
Unit#:		GSMLS.com: Yes		
Floor #:		Pets:	Yes	
Blda #:		YB/Desc/F	Ren: 2008 / Approximate	1
FHA55+:No		PSubType	: Single Family	
Style: C	olonial	Construction of the		
An Diabe				

Directions: Lyons / So. Finley to Cliarvaux Court - On Right Remarks: Enjoy the luxury lifestyle of this 5BR, 5.1 bath Bocina center hall colonial beautifully situated in Highland Crossing. Built in 2008, this home offers every amenity. Experience the warm glow of the sun-drenched two story foyer with turned oak staircase welcomes you to this exquisite home. Beautiful millwork frames the doorways with subtle accents that are carried into the adjoining rooms. Gleaming hardwood floors add a finishing touch on both levels. The kitchen, with professional series appliances and fumiture quality cabinetry is a work of art. Entertain a crowd or relax in the well-appointed family room with soaring stone fireplace, coffered ceiling, and tall windows with transoms. The spa-like master suite boasts cathedral ceiling, sitting room, jetted tub, and oversized shower. HARDI PLANK!

				INT	ERIOR	
Applnes:	Dishwasher, Dryer, Kit	tchen Exhau	ust Fan, Micro	wave	Handica	p Modified: No
	Oven, Wall Oven(s) - E	lectric, Ref	rigerator, Ran	ge/0 ven-	IntFeat:	Fire Alarm Sys, Bar-Dry, Carbon Monoxide Detector,
	Gas, Washer					High Ceilings, Security System, Skylight, Whirlpool,
Bsmint:	Yes / Finished, Full					Walk-In Closet
Dine:	Formal Dining Room				Kitch:	Breakfast Bar, Center Island, Eat-In Kitchen, Separate
Exclu:	On File					Dining Area
FirePI:	1 / Family Room				MastBr:	
Floor:			MstBath	Jetted Tub, Stall Shower		
					P-Use:	
					In-law S	uite: No/
8. 33			E	KTERIOR / 0	THER FE	
Amint:					Garage:	
Drive:	6 / Blacktop				LotDesc	Level Lot, Open Lot, Wooded Lot
Exterior:	Clapboard, See Rema	ks, Stone			Pool:	No/
ExtFeat:	Deck, Sidewalk, Under	rground Las	wn Sprinkler, 1	Fhermal	Roof	Composition Shingle
	Windows/Doors					
			Sanasta an		DOMS	
	15x13 / First DinF			(itch: 17x17		Den: 12x14 / First FamRm: 19x18 / First
	19x19 / Second Bed			Bed3: 13x14		
Bedroom	: 16x14/Second		Room : 12x10/5		Office: 2	20x12/Basement Rec Room: 31x13/Basement
	Bath(s) Other, Great Ro	om, Office,	Rec Room, W	orkshop		
LevelG:					, Living R	oom, Office, Powder Room
LevelG: Level1:		Room, Fan	nily Room, Fo	ver, Kitchen		
LevelG: Level1: Level2:	Breakfast Room, Dining	Room, Fan	nily Room, Fo	ver, Kitchen		
LevelG: Level1: Level2:	Breakfast Room, Dining 4 Or More Bedrooms, B	Room, Fan	nily Room, Fo	ver, Kitchen aundry Roc		.com, Office, Powder Room
LevelG: Level1: Level2: Level3: Heat:	Breakfast Room, Dining 4 Or More Bedrooms, B Attic 2 Units, Forced Hot Air	Room, Fan	nily Room, Fo	ver, Kitchen aundry Roc	in ILITIES	.com, Office, Powder Room
LevelG: Level1: Level2: Level3: Heat: Cool:	Breakfast Room, Dining 4 Or More Bedrooms, B Attic 2 Units, Forced Hot Air 2 Units, Central Air	Room, Fan	nily Room, Fo	ver, Kitchen aundry Roc	ILITIES Sewer: Utilities:	oom, Office, Powder Room OthLev: Public Sewer All Underground, Electric, Gas-Natural
LevelG: Level1: Level2: Level3: Heat: Cool:	Breakfast Room, Dining 4 Or More Bedrooms, B Attic 2 Units, Forced Hot Air	Room, Fan	nily Room, Fo	ver, Kitchen aundry Roc	ILITIES Sewer: Utilities:	oom, Office, Powder Room OthLev: Public Sewer
LevelG: Level1: Level2: Level3: Heat: Cool: Fuel:	Breakfast Room, Dining 4 Or More Bedrooms, B Attic 2 Units, Forced Hot Air 2 Units, Central Air	Room, Fan ath Main, Ba	nily Room, Fo ath(s) Other, L	ver, Kitchen aundry Roc	ILITIES Sewer: Utilities:	oom, Office, Powder Room OthLev: Public Sewer All Underground, Electric, Gas-Natural
LevelG: Level1: Level2: Level3: Heat: Cool: Fuel:	Breakfast Room, Dining 4 Or More Bedrooms, B Attic 2 Units, Forced Hot Air 2 Units, Central Air Gas-Natural Cable TV Available, Gar	Room, Fan ath Main, Ba bage Extra (nily Room, Fo ath(s) Other, L Charge FINANCIA	yer, Kitchen aundry Roo UT	ILITIES Sewer: Utilities: Water: WtrHt:	oom, Office, Powder Room OthLev: Public Sewer All Underground, Electric, Gas-Natural Public Water X INFORMATION
LevelG: Level1: Level2: Level3: Heat: Cool: Fuel:	Breakfast Room, Dining 4 Or More Bedrooms, B Attic 2 Units, Forced Hot Air 2 Units, Central Air Gas-Natural Cable TV Available, Gar \$ /	Room, Fan ath Main, Ba bage Extra (FarmAsm:	nily Room, Fo hth(s) Other, L Charge FINANCIA No	yer, Kitchen aundry Roo UT	ILITIES Sewer: Utilities: Water: WtrHt: TION / TA	oom, Office, Powder Room OthLev: Public Sewer All Underground, Electric, Gas-Natural Public Water
LevelG: Level1: Level2: Level3: Heat: Cool: Fuel: Service: Fee:	Breakfast Room, Dining 4 Or More Bedrooms, B Attic 2 Units, Forced Hot Air 2 Units, Central Air Gas-Natural Cable TV Available, Gar \$ / \$ 1,000	Room, Fan ath Main, Ba bage Extra (nily Room, Fo ath(s) Other, L Charge FINANCIA	ver, Kitchen aundry Roo UT L INFORMA	ILITIES Sewer: Utilities: Water: WtrHt: TION / TA	oom, Office, Powder Room OthLev: Public Sewer All Underground, Electric, Gas-Natural Public Water X INFORMATION
LevelG: Level1: Level2: Level3: Heat: Cool: Fuel: Service:	Breakfast Room, Dining 4 Or More Bedrooms, B Attic 2 Units, Forced Hot Air 2 Units, Central Air Gas-Natural Cable TV Available, Gar \$ /	Room, Fan ath Main, Ba bage Extra (FarmAsm: OTP:	nily Room, Fo hth(s) Other, L Charge FINANCIA No	ver, Kitchen aundry Roo UT L INFORMA	ILITIES Sewer: Utilities: Water: WtrHt: TION / TA	oom, Office, Powder Room OthLev: Public Sewer All Underground, Electric, Gas-Natural Public Water X INFORMATION Taxes: \$24,672 / 2015 LndAsmt: \$456,000
LevelG: Level1: Level2: Level3: Heat: Cool: Fuel: Service: Fee: AppFee: Other: FeeIncl:	Breakfast Room, Dining 4 Or More Bedrooms, B Attic 2 Units, Forced Hot Air 2 Units, Central Air Gas-Natural Cable TV Available, Gar \$ / \$ 1,000	Room, Fan ath Main, Ba bage Extra (FarmAsm: OTP:	nily Room, Fo th(s) Other, L Charge FINANCIA No Fee Simple Unknown /	ver, Kitchen aundry Rod UT L INFORMA HmWrnty:	ILITIES Sewer: Utilities: Water: WtrHt: TION / TA No	coom, Office, Powder Room OthLev: Public Sewer All Underground, Electric, Gas-Natural Public Water X INFORMATION Taxes: \$24,672 / 2015 TaxRt: 1.916 / 2015 BidAsmt: \$456,000 TaxRt: 1.916 / 2015

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

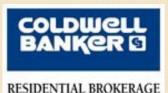
Ridge High School is ranked 7th within New Jersey. Students have the opportunity to take Advanced Placement® course work and exams. The AP® participation rate at Ridge High School is 69 percent. The student body makeup is 50 percent male and 50 percent female, and the total minority enrollment is 23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

Notes

I am proud to be the listing agent for 31 Clairvaux Court. It is a truly exquisite home. Don't forget to visit this home's website at www.31Clairvaux.com 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 transaction 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."



Marie Young (908) 521-4849 **** 20 total reviews (14 local)







in partnership with Zillow ?trulia

© 2003—2016www.marieyoung.net

© 2016 Coldwell Banker Real Estate Corporation. Coldwell Banker® is a registered trademark licensed to Coldwell Banker Real Estate Corporation. An Equal Opportunity Company. Equal Housing Opportunity. Owned and Operated by NRT Incorporated. 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

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.