

Price Upon Request

- 3BR, 2.1 Baths, Two Car Garage Center Hall Colonial End Unit Town Home ONE YEAR HOME WARRANTY Stone and Vinyl Exterior Public Water, Public Sewer
- Location: 158 Patriot Hill Drive is situated in of the most prime locations in all of Patriot Hill. This stunning home backs up to a rolling green with mature trees and an open lush lawn area. Situated in one of the few circles in Patriot Hill provides ample parking in a nearby area that does not intrude on the home's privacy – the best of both worlds!
- **Exterior**: This home, like most end units, has a single family home feel, with center door entrance, and in true center hall colonial fashion, has a two-story entry foyer with living room and dining room on each side. The rear yard has been upgraded to include paver stone. The natural beauty surrounding this home is a welcomed respite from a hectic day. As an added bonus, this home is situated such that each of the TWO garage bays has parking for two cars, for a total of 4 driveway parking spaces plus garage, a rarity!









Living Room – 15 X 13: A volume ceiling that rises from the living room into the foyer where it reaches two stories in height creates an air of sophistication that continues throughout this beautiful and well-designed home. A true center hall, the open floor plan is visually beautiful as well as functional. Hardwood flooring cut on a diagonal, columns with wainscoting, a second story oval foyer window above the door, and three sunny sides with windows as only an end unit can offer, make this model a joy to own.



Formal Dining Room 15 x 11: The formal dining room is brimming with detail, with chair rail and wainscoting that continues to the crown molding on the double window front wall. Columned borders define the space, while providing a great sense of harmony and balance to the home's flow. A lovely medallion crowns the dining room chandelier.





Kitchen 14 X 14, with Breakfast Room: The eat-in kitchen boasts an additional bump out with skylights and three walls of windows. It features 42 inch cabinetry, granite countertops, tumbled marble backsplash, stainless steel faucet, undermount sink, and a recently purchased (2012) GE Profile French Door with bottom freezer refrigerator. With recessed lighting and tile floors, this sundrenched room with pretty views of foliage and lush lawn is the perfect space to start or end your day.







Family Room 18 X 14: Enjoy gatherings or curling up by the gas fireplace with a good book in the spacious and inviting family room. The marble fireplace has a timeless mantle with floor to ceiling millwork that creates a stylish symmetry. Two windows flank the fireplace, and recessed overhead lighting plus crown molding add the finishing touches. A demi wall provides even more light from the kitchen, and makes this room so easy to place furniture.



Master Bedroom Suite - 18 X 12: The master bedroom provides quiet respite after a hectic day. Ample closet space and a cathedral ceiling with ceiling fan adds a lovely dimension. The master bath has a double vanity, soaking tub, separate shower, and a soaring ceiling height for added dimension.





Two additional bedrooms plus bath complete the second level 18 X 12, 13 X 11: Generously sized rooms with ample closet space and a guest bath show the attention to detail that Toll Brothers considers in all its home designs, making sure all residents have the space they need. A balcony on the second floor hall landing plus linen closet add just the right touch!





**Finished Basement:** The finished basement offers a great third level of living space. What you don't see is the poured concrete foundation Toll Brothers takes great pride in providing. Steel I-beam construction also allows for less columns, creating a grand sense of space that is accented by the just-right ceiling height. There's an oversized office with French doors, and a multi purpose floor plan great room that can be used as one large game room, or separate areas for media room, game room, or your dream space. There is also a Butler's Pantry at the far end, a smaller alcove area, and storage/utility room. Subtle tones in both the carpeting and walls create the right ambience of tranquility and a real feeling of this level being a major part of this home's living space. Movie night will become a tradition in this comfortable setting!







The rear pictures say it all – this is one of the prettiest spaces in all of Patriot Hill!!! The parklike qualities of this setting are amazing, and additionally to be enjoyed from the home's rear windows as well as outside enjoying nature. How great it is to be able to entertain both indoors and out in this gracious home! What are you waiting for – this home won't last!





### Notes

This home's partial checklist:

So much space to enjoy carefree Hills living, including an amazing finished basement. Ability to entertain indoors and out Gatherings with neighbors, path for privacy and long, tranquil walks Two minutes to tee time! Even less to pool, tennis, new health club, and basketball! Sun-drenched rooms! LOCATION, LOCATION, LOCATION! Two car garage plus 4 parking spaces in driveway. Home Warranty! All the wonderful details outlined in this book that are true crowd pleasers!

Refrigerator purchased in 2012 Newer A/C installed in 2011 Newer Hot Water Heater installed in 2014

Now add yours and check them off as this home has it all!

#### **Multiple Listing Spec Sheet**

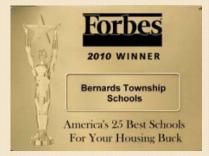
Somerset\* Bernards Twp.\* (2702) Residential Client Full

		158	Patriot Hill	IDr*	List Price: \$689,000
	MLS#:	3274055	Section:	Patriot Hill	LP: \$689,000
	Status:	A	ZN:	Residential	OLP: \$689,000
	Rms:	9	GRS:	MTPROSPECT	SP:
	Bdrm:	3	MSJR:	WANNIN	LD: 01/07/2016
	FB:	2	HS:	RIDGE	UCD:
	HB:	1	Acres:	0.13*	CD:
	ZIP:	07920-4216*	LtSz:	0.13AC*	ADM: 1
	RZIP:	07920	SaFt:		DOM: 1
	Block:	10505*	CLR:	Stone/Tan	SDA: Yes
	Lot:	47*	CL:	Yes	
	Unit#:		GSMLS.c	om:Yes	
	Floor #:		Pets:	Yes	
Bldg #:			YB/Desc/F	Ren: 2000 / Approximate /	
FHA55+:No				e: Condo/Coop/Townhouse	
	Style: M	lulti Floor Unit, 1			

Style: Multi Floor Unit, Townhouse-End Unit Directions: Allen Road to Patriot Hill, Left to No. 158 End Unit Remarks: Stunning, sun drenched end unit wfin.bsmt, diagonal hardwood floors first level, gas f/p, granite countertops + 42" cabinetry, 2 CAR GAR. + 4 CAR PARKING IN D/W, private location, on circle! A volume ceiling that rises from the living room into the foyer where it reaches two stories in height creates an air of sophistication that continues throughout this beautiful and well-designed home. The open floor plan is visually beautiful as well as functional. Hardwood flooring cut on a diagonal, columns with wainscoting, and three sunny sides with windows as only an end unit can offer make this model a joy to own. One of the prettiest spaces in all of Patriot Hill, the park-like qualities of this setting are amazing.

				INTERIOR						
Applnes:			f Cleaning Oven,	Handio	ap Modified: No					
	Refrigerator, Range/Oven-Gas					Carbon Monoxide Detector, Cathedral Ceiling, High				
8smint:	Yes / Finished				Ceilings, Skylight, Smoke Detector, Walk-In Closet					
)ine:	Formal Dining Room			Kitch:	Eat-In Kitcher					
xclu:	On File			MastBi						
irePI:	1 / Gas Fireplace			MstBat		Stall Sh	IOWER			
floor:	Carpeting, Tile, Wood	1		P-Use:						
					Suite: No/					
		2		DR / OTHER F						
Amint:	Club House, Exercise Room, Jogging/Biking Path,			Garag						
	Kitchen Facilities, Playground, Pool-Outdoor, Tennis					Level Lot, Open Lot Yes/Association Pool				
	Courts			Pool:						
Drive:	4/2 Car Width, Addit	ional Pandng	ј, власктор, вплема	ny- Roof.	Composition	Sningle	3			
2010/02/201	Exclusive									
Exterior:	Stone, Vinyl Siding	Deskie Hande								
ExtFeat:	Curbs, Privacy Fence Sprinkler	, Patio, Unde	rground Lawn							
				ROOMS						
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# **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.

#### **GENERIC Floor Plans**

These are the generic builder floor plans for the Larchmont Model. This particular set is a mirror image of 158 Patriot Hill, so the home Is actually in reverse. Actual measurements may vary and some items featured here may not be in the actual home. They are provided for conceptual illustrative purposes only.



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





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

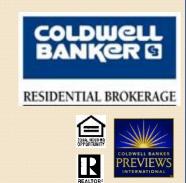
Not shown is the brand new health club launched this past summer! THE HILLS

#### Notes

I am proud to be the listing agent for 158 Patriot Hill Drive. It is a truly beautiful townhome in one of the best locations in Patriot Hill. Please visit this home's website at www.158PatriotHill.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 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)







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