

- Price Upon Request
- 4BR, 2.1 Baths, Two Car Garage Center Hall Colonial, .93 Acre One Unit Natural Gas, and Central Air Finished Basement Public Water, Public Sewer
- **Location:** 4 Tuxford Terrace is situated in sought after Mt. Airy Estates, a terrific neighborhood of mature trees, sweeping lawns, and specimen plantings.

Exterior: This home boasts a brick front and cedar shingle siding. In true traditional center hall colonial style, 4 Tuxford has maximum curb appeal and symmetry, adding a harmonious

balance to the gracious setback.



Foyer / Hall: The gracious foyer, with oak staircase and hardwood flooring, welcomes you to 4 Tuxford Terrace. Rich millwork including wainscoting, crown molding, chair rail, and generously-sized front door with sidelight panels add a warm and bright ambience.





Living Room / Family Room - 20 X 14: Tall windows create the perfect ambience for any type of gathering. Two sets of pocket doors to the kitchen, plus access to foyer make this room a great focal point. It's a joy to entertain in this home, where guests can meander through the public rooms, and then enter the brick patio through the kitchen.





Dining Room / Sitting Room / Family Room 13 X 16: The formal dining room with fireplace is currently being used as a sitting room / family room. The beauty of this home is its versatility. With a great flow, it is easy to envision your favorite purpose. French doors to the kitchen make this even easier. Guests love homes where there is easy access to adjoining room from more than one place. The gas fireplace insert was installed in 2011.





Kitchen 16 X 12, plus Breakfast Room 14 X 12 = 30 X 12: Prepare and savor sumptuous meals from your gourmet kitchen with stainless steel appliances. Remodeled IN 2011 and 2012, the kitchen features an extended center island with granite countertops, separate counter eating area, floor-to-ceiling cabinetry with crown molding, KitchenAid five burner stove, refrigerator with French Doors and pullout bottom freezer, granite countertops with under-mount stainless steel sink and faucets, large work / desk / serving surface with built in cabinets, newer windows, crown moldings, and built in bookcase. Upgraded plumbing and electric, and a double oven complete the package!

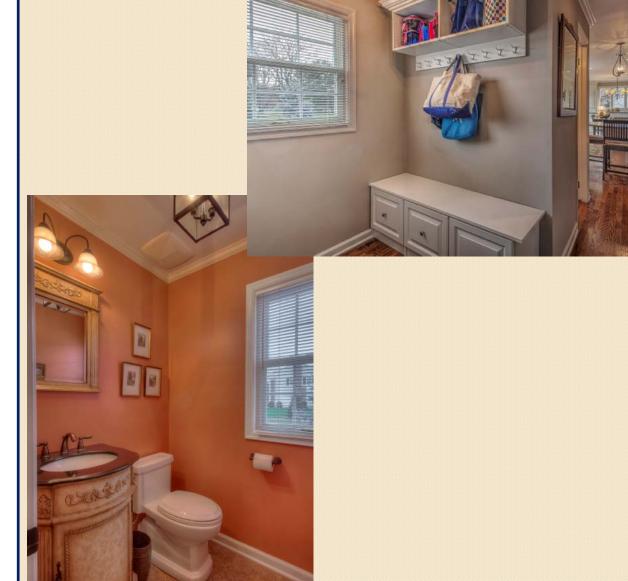


Rows of recessed lighting, chandeliers, and a real 21st century redo make this kitchen the envy of the neighborhood!





Mud Room / Powder Room: The powder room has been completely renovated, as has the mud room, in soft coordinated hues to blend with adjoining rooms! A large closet opposite the built ins provides ample and aesthetically pleasing space for storage, coats, and more.



* Master Bedroom Suite - 17 X 13: 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. There is a vanity area and bath en suite.







* Three additional bedrooms plus bath complete the second level 16 X 11, 13 X 12, 13 X 10 Sundrenched, generously sized, and tranquil is how you will describe the three guest bedrooms with great closet space.



Finished Basement: Amazing space and quality workmanship are evident from every aspect of the finished basement. Recessed lighting, newer carpeting, a separate storage room, make this a whole third level of living space to enjoy! The open floor plan lends itself to your dreams!





- The serenity and beauty of this home brings perfect harmony to Mt. Airy Estates!
- Enjoy almost an acre of level land crowned by mature trees as well as a recently planted border of new trees. Savor outdoor meals on your sunny brick patio. This home's exterior was painted in the autumn of 2015. The proximity to schools and shopping, nestled within a low traffic community make this home's location perfect.



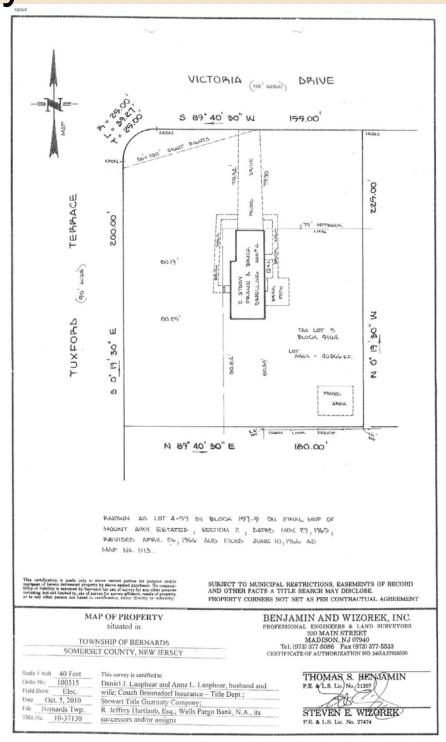
Upgrades

- This home's upgrades include the following:
- Complete kitchen remodel including plumbing and electric, cabinetry and appliances (all on file with town as closed permits)
- Complete renovation of powder room
- Roof replaced in 2007 per town permits
- French Doors to family room
- Gas fire insert in fireplace
- Basement redesign and newer carpeting
- 20 trees installed plus landscaping revitalized
- Newer commodes
- Sprinkler System
- Butler's Pantry hookup in Living Room
- Cedar Closet in Basement
- HOME WARRANTY!

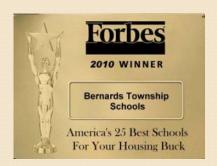
Multiple Listing Spec Sheet

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Survey



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

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

Basking Ridge Station

Mid-Town Direct Train Service from the Basking Rdige Station

9,200 households and includes the sections of Basking Ridge, Liberty Corner, Lyons and West Millington. The median household income of



Postcard Perfect Downtown Basking Ridge

\$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.

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

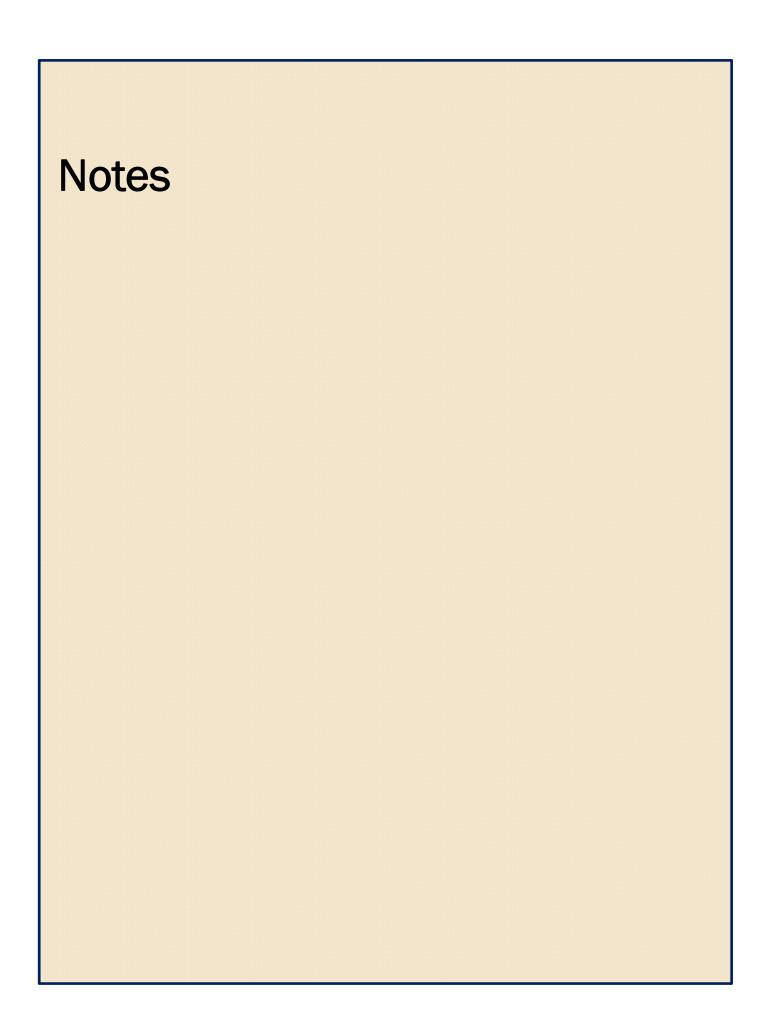
Corner. A local street, Old Army Road, was so

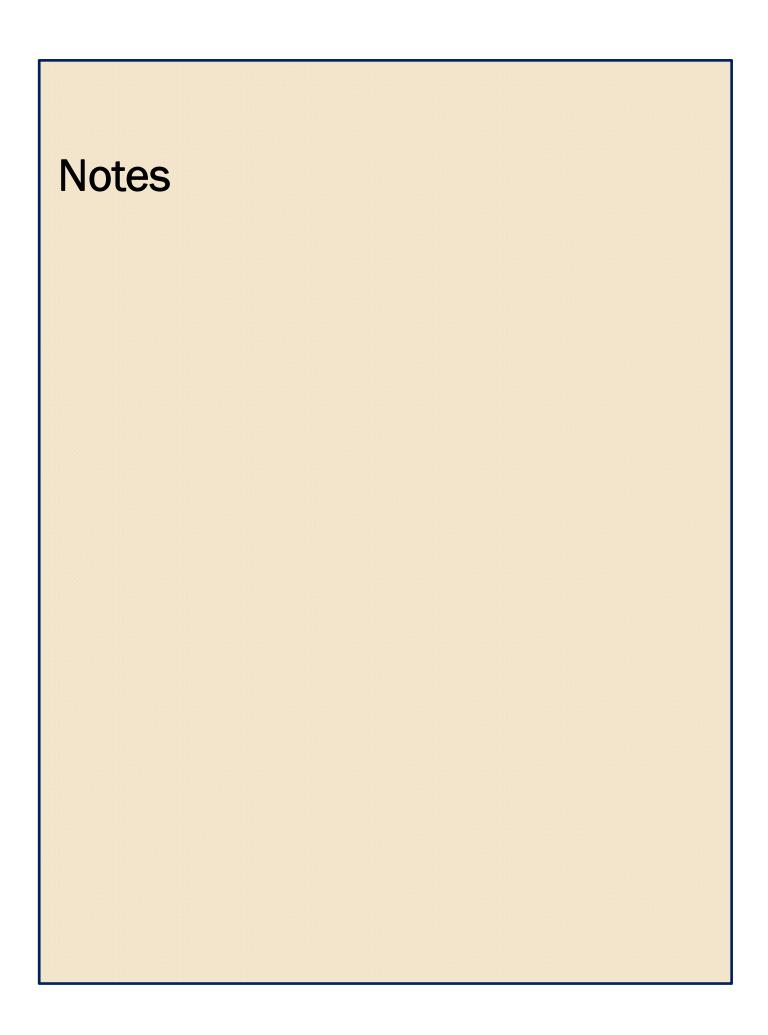
named because it was the path trod through the country from Jockey Hollow to the Vealtown Tayern in Bernardsville by American troops.

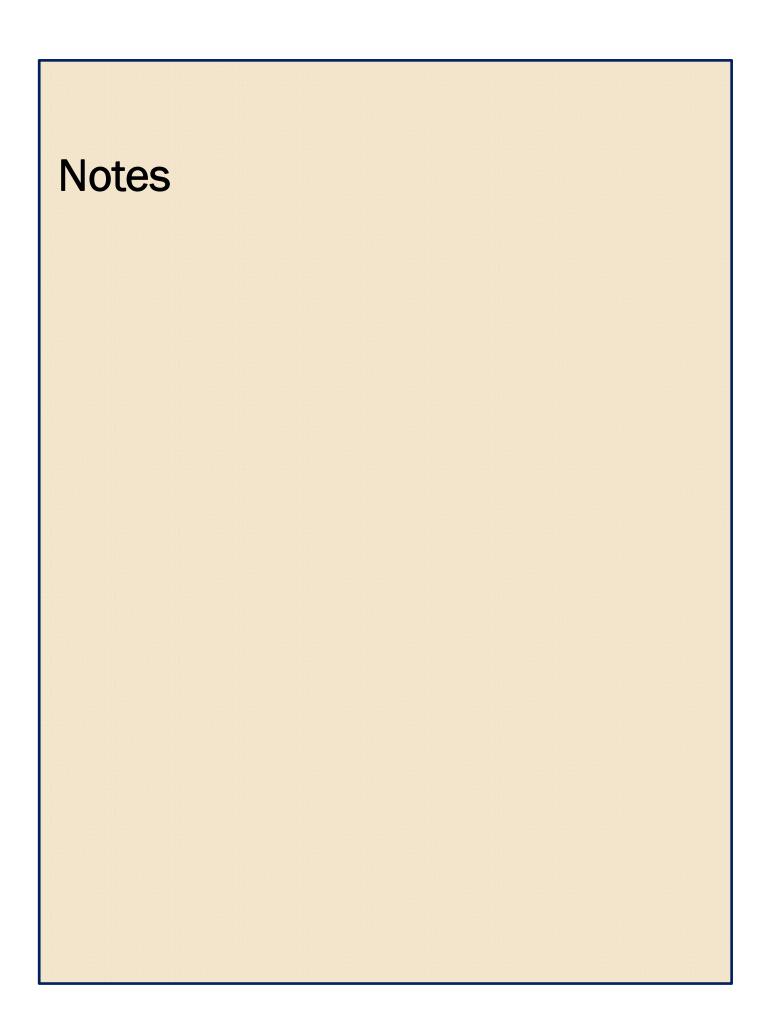
Area highlights include fine restaurants, local downtown shopping in addition to Bridgewater Mall and the renowned Mall at Short Hills. Nature and history abound with nearby historic Colonial Morristown, Morristown National Park "Jockey Hollow," the Great Swamp National Wildlife Refuge and Lord Stirling 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.



Basking Ridge's Quaint Downtown







I am proud to be the listing agent for 4 Tuxford Terrace. 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 at www.4Tuxford.com for more details and an ecopy of this brochure.

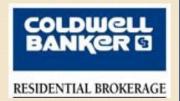


For an appointment, call:

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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