

The image shows the front entrance of a two-story house. The exterior walls are made of rough-hewn stone. A portico with four white columns and a white railing leads to a green double door with a transom window. Above the portico is a balcony with a white railing. The text "88 Emerald Valley Lane" is overlaid on the image.

*88 Emerald Valley  
Lane*

*Luxury, Charm,  
Sophistication*

Welcome to  
88 Emerald Valley Lane  
Basking Ridge, NJ 07920  
[www.88EmeraldValley.com](http://www.88EmeraldValley.com)



# 88 Emerald Valley Lane

- ✕ Price Upon Request
- ✕ 5BR, 4.2 Baths, FOUR Car Garage  
Center Hall Colonial, Two Plus Acres, East Facing  
Bucks County Fieldstone, Hardie Plank Exterior  
Four Furnaces, Four Cooling Systems  
Public Water, SIX BR Septic – Town Verified
- ✕ **Location:** Emerald Glen is a luxury cul de sac subdivision of elegant homes with sweeping lawns and mature trees. As you pass the circle midway down Emerald Valley Lane, you will enter the more recent Phase 2, where No. 88 awaits. Enjoy magnificent vistas of the surrounding hills from your covered porch. Tall trees in the bordering conservation easement provide serenity and privacy. This home is a true oasis.
- ✕ **Exterior:** This home boasts a Bucks Country fieldstone and Hardie Plank exterior, both of which were upgrades. The symmetry and distinct quality architectural design elements add to this home's abundant curb appeal. The setback, lush lawn, and superior site plan showcase this home's beauty at every angle. A flagstone walkway welcomes you to the columned entry and front door.





# 88 Emerald Valley Lane

- ✦ **Foyer 16 x 13:** East facing, this home enjoys sundrenched mornings from the foyer and front rooms. Gleaming hardwood floors, a stunning oak staircase, and exceptional millwork exemplify the tranquility and harmony of this truly beautiful center hall colonial. There are two foyer closets, just perfect for receiving guests.





# 88 Emerald Valley Lane

- ✦ **Living Room – 21 x 16:** With tray ceiling, recessed lights, wainscoting, and a floor to ceiling bay window, the living room offers ample space and unlimited design possibilities.
- ✦ Accessible from the center hall, the living room has an entrance to the conservatory as well as the office/library.





# 88 Emerald Valley Lane

- ✕ **Conservatory 19 X 14:** Three walls of windows make this a very special year round room to enjoy both the beauty of this home as well as the surrounding best of nature! Recessed lighting and a ceiling fan add warmth and charm as well as comfort. We've virtually staged this room to show off some of the furniture positioning possibilities.





# 88 Emerald Valley Lane

- ✕ **Formal Dining Room 16 x 16:** The formal dining room, also with floor to ceiling bay window, wainscoting, tray ceiling, and recessed lighting, has been masterfully designed for formal gatherings, including space for sideboard and breakfront. Enjoy easy access through the Butler's Pantry to the kitchen.
- ✕ The Butler's Pantry boasts furniture quality cabinetry, wet bar, granite countertop with tumbled marble backsplash, Marvel beverage cooler, and U-Line Echelon Ice Maker.





# 88 Emerald Valley Lane

- ✕ **Family Room 25 x 16:** Tall transom style windows bring in all the afternoon sun to the family room. Step down from the breakfast room, or enter from the columned gallery with demi-wall, a wonderful transition from the front rooms. A beautiful built in entertainment center coordinates with the kitchen center island and storage space. Curl up by the fire with a good book, or entertain a crowd. The soaring stone fireplace with Buck's County Fieldstone surround and mantle creates an inviting ambience. The well-designed flow of this home is evident from the way the family room connects with all the public rooms on this level. As you make your way through the gallery, French doors invite you the office / library. The rounded "bullnose" wall corners found throughout continue the many subtle upgrades that make this home very special.

Enjoy nature at its finest with views of the surrounding hills and a natural preserved border of tall trees!





# 88 Emerald Valley Lane

- ✖ **Kitchen 26 x 16, plus Breakfast Room 12 x 12:** The kitchen is a masterpiece! The furniture-quality cabinetry is Wood Mode, known for superior workmanship for over 60 years. The main cabinets are of a latte tone with glaze, while the center island is a warm mocha tone, picking up the glaze coloration. Additionally, a separate storage / accent piece was added at the far end, bordering the family room, matching the center island, and adding the breadth and contrasting palate that make the kitchen a true work of art. Stacked cabinet heights, an extensive millwork "surround" over the stove with pull out spice racks, and top brand appliances make this kitchen an architectural gem. The tumbled marble backsplash brings in mid tones that tie it all together. There is a pot filler over the stove. An additional walk-in pantry can be found just off the kitchen near the mud room.
- ✖ With an open yet defined floor plan to the adjoining gallery and family room, a breakfast room with sliders to the covered porch, and a perfect flow, the kitchen is the ideal space for entertaining a crowd, enjoying quiet meals, or having breakfast on the go from the center island.
- ✖ Appliances include: Viking Professional Series and Performance - Six Burner cook top, warming tray, double oven, and microwave. Bosch Dishwasher. Subzero side by side 48" Refrigerator.





# 88 Emerald Valley Lane

✕ Kitchen 26 x 16, plus Breakfast Room 12 x 12: Visual Highlights!



Breakfast Room





# 88 Emerald Valley Lane

- ✦ **Office / Library 16 x 16:** The office / library is a perfect “quiet” room in this terrific home. Tall windows with views of the surrounding foliage add a true sense of tranquility. The gas fireplace provides warmth and ambience. There are two sets of French doors, one leading to the gallery while the other leads to the formal living room. Additional features include recessed lighting, ceiling fan, plus wainscoting and crown molding.





# 88 Emerald Valley Lane

- ✦ Two Powder Rooms, Sun-filled Rear Staircase, Spacious Mud Room, Laundry Room (washer/dryer negotiable) with service entrance: More testament to this home's incredible eye for detail and quality, there are two powder rooms, one central to the home with the other near the mud room and rear staircase, slate flooring, and all of the finest materials.





# 88 Emerald Valley Lane

- ✦ **Master Bedroom Suite - BR 21 x 16, Sitting Room 19 x 14, Bath en suite:** The master suite is the perfect respite from a hectic day! Volume ceilings with recessed lighting and ceiling fan create the perfect setting, enhanced by spectacular views from every vantage point – you will feel as if you are on vacation every day, enjoying privacy and beauty, including magnificent sunsets! The walk in closet, at 16 X 16 features a dividing wall to maximize usable space and define the boundaries, without confining them. The sitting room, with cathedral ceiling, has its own gas fireplace, and three windowed walls, also with incredible views. The master bath – well, that has its own page!





# 88 Emerald Valley Lane



- ✦ **Master Bath-** Welcome to your personal spa! Volume ceilings with skylights add depth and dimension. Enjoy soaking by the fire in your jetted tub as you also soak up the view outside. The oversized glass shower enclosure with river rock flooring is the ultimate in luxury, as are the two multi-setting shower heads plus additional rain shower component. Separate vanities with ample storage and framed mirrors balance the room. A showcase center island with extra storage crowned by a chandelier makes this exceptional master bath yet another wow to this home. As if that isn't enough, the views and privacy from this level are nothing short of amazing. Brushed nickel accents add a timeless accent. Travertine tile flooring and wall covering with natural hues provide the finishing touch.





# 88 Emerald Valley Lane

- ✦ **Four additional bedrooms;** two with bath en suite are featured on this page **17x16, 16x12:** Each bedroom provides ample closet space, and the latest amenities. We've virtually staged the blue bedroom to give you a sense of furniture placement. Enjoy recessed lighting and ceiling fans, and the perfect blend of bathroom materials such as marble, stone, and tiles each with its own signature.





# 88 Emerald Valley Lane

- ✕ **Four additional bedrooms;** two with Jack and Jill bath are featured on this page **17 X 15** and **17 X 15**: Each bedroom provides ample closet space, and the latest amenities. We've virtually staged one to give you a sense of furniture placement. Enjoy recessed lighting and ceiling fans, and the perfect blend of bathroom materials such as marble, stone, and subway tiles each with its own signature. There is additional eave storage in one of the bedrooms.





# 88 Emerald Valley Lane

- ✦ **Second Level Lounge, 20 X 14:** This is a great space to set up a second family room, game room, homework room, or any purpose that suits your needs. We've virtually staged several settings to help you visualize. Furniture in virtual staging may not be exact to scale, but the general idea shows how great it is to have this space. Another idea is to create a suite with the two rear bedrooms, and add this as another living space! A skylight and large, second story window ensure that plenty of natural light flows into this area.





# 88 Emerald Valley Lane

- ✦ Brilliant sunlight, mature trees, specimen plantings, and a lovely cul de sac location combine to create this beautiful home both inside and out!



From the columns, to the stonework, the hardscaping to the landscaping, the best of nature, to the best of craftsmanship, and the ability to enjoy it all in Basking Ridge, with NYC just an hour away, 88 Emerald Valley Lane is that once in a lifetime home to be cherished and enjoyed! Don't miss this great opportunity!





# Amenities / Upgrades

- ✕ **Some of the more subtle upgrades you may not notice as you are enjoying the many more obvious features of this home are:**
- ✕ Stone façade and Hardie Plank vs. the builder standard of cedar wood
- ✕ Fourth Garage, Premier Garage Floor Coating, and removal of Lally Columns plus Lighting
- ✕ Additional course of foundation block and pre-plumbing for bath in basement, as well as sliders and windows to create a third level of living space. Removal of lally columns in basement as well to allow for larger room dimensions when finished.
- ✕ Intercom system
- ✕ Staircase to attic and plywood flooring in main attic area
- ✕ ½ CDX plywood in place of OSB board used for sheathing
- ✕ Waterproofing system for foundation
- ✕ Rear staircase upgrade to oak treads
- ✕ 400 am electrical supply with sub-panel on second floor
- ✕ Gutter Helmet – Gutter Guards
- ✕ Home Theatre System / Speakers Ability to view Family Room TV from Kitchen
- ✕ Swing set Pit
- ✕ Dormers
- ✕ Hookup for Direct TV
- ✕ Rounded drywall corners
- ✕ Door hardware upgrade to brushed nickel
- ✕ TWO temperature activated whole house fans in attic
- ✕ Security system
- ✕ Hardwood throughout except where tiled.
- ✕ Central vac with quilted cover on two of the three hoses. Each floor has its own hose.s
- ✕ Ceiling fans in almost every room!
- ✕ Specimen plantings that produce a stunning array of color virtually March through October
- ✕ Incredible views not often found but so often sought after
- ✕ Tranquil and serene setting away from the maddening crowd, yet minutes from shopping and transportation
- ✕ And of course, experiencing the covered porch as much as possible!
- ✕ Having the far end of the yard bordering on conservation easement creates a natural boundary of privacy
- ✕ Public Water

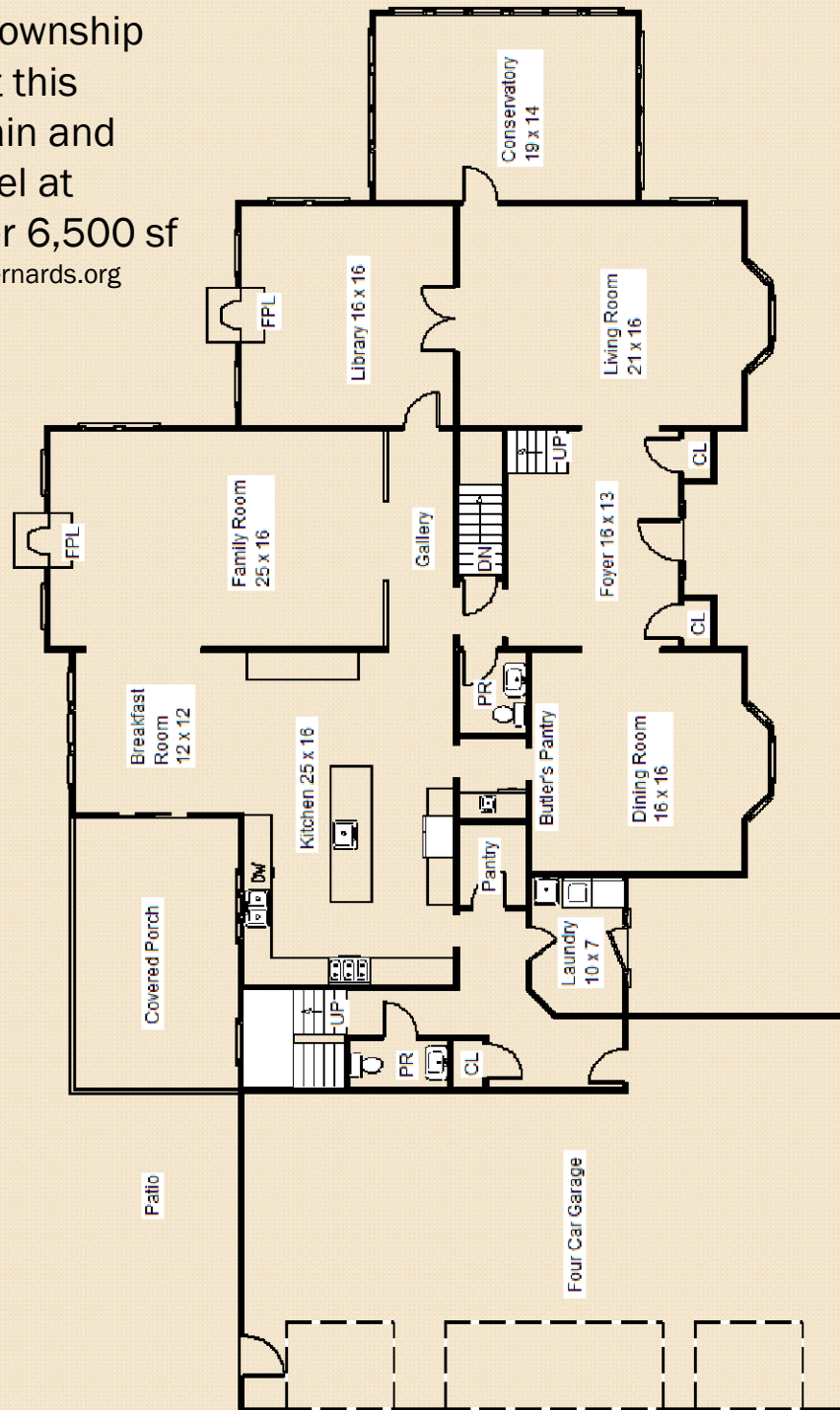




# Floor Plans: Main Level

Bernards Township records list this home's main and second level at slightly over 6,500 sf

Source: [www.bernards.org](http://www.bernards.org)

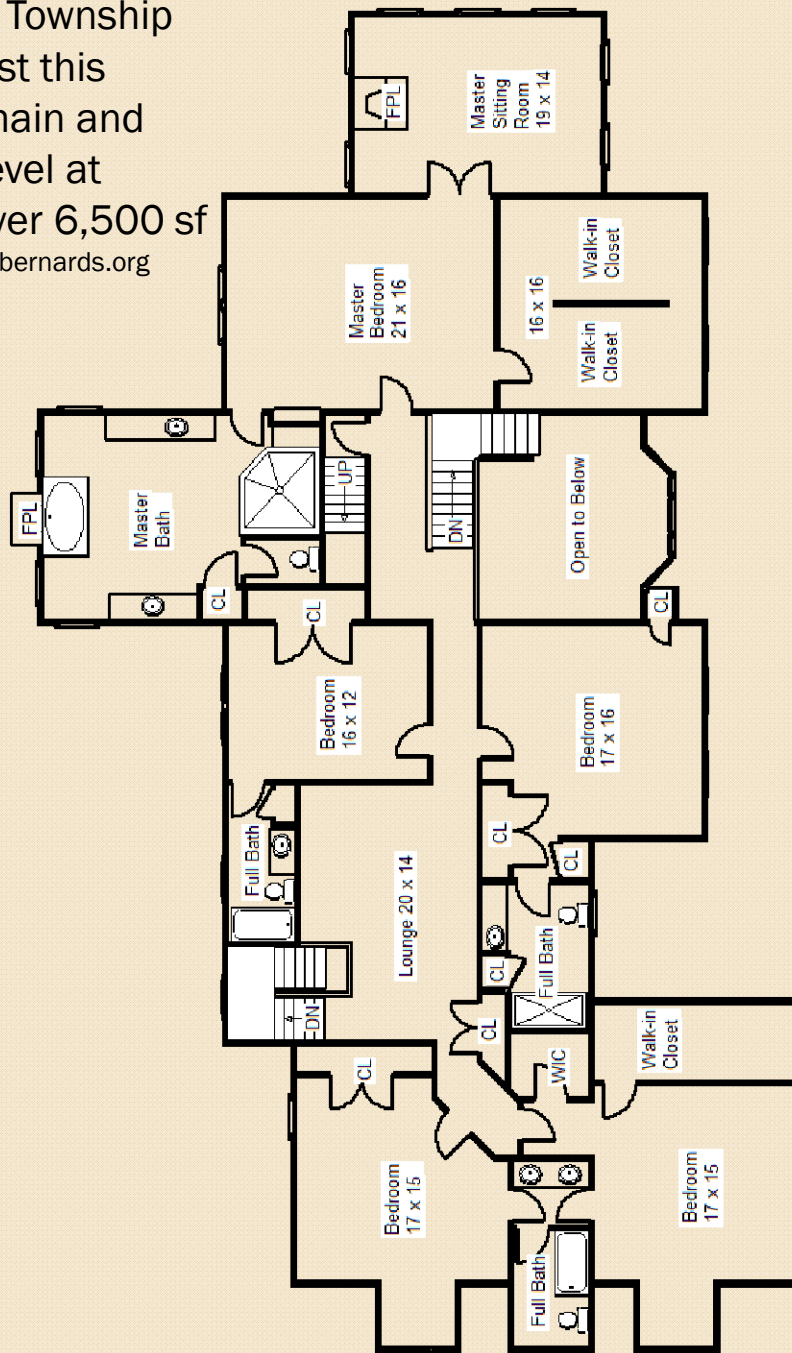


Floor plan is for illustration purposes only. All sizes are rounded off and all features and detail shown are approximate. Some rendered items may not be included in sale. Information deemed reliable but not guaranteed. Subject to errors and / or omissions.



# Floor Plans: Second Level

Bernards Township records list this home's main and second level at slightly over 6,500 sf  
Source: [www.bernards.org](http://www.bernards.org)



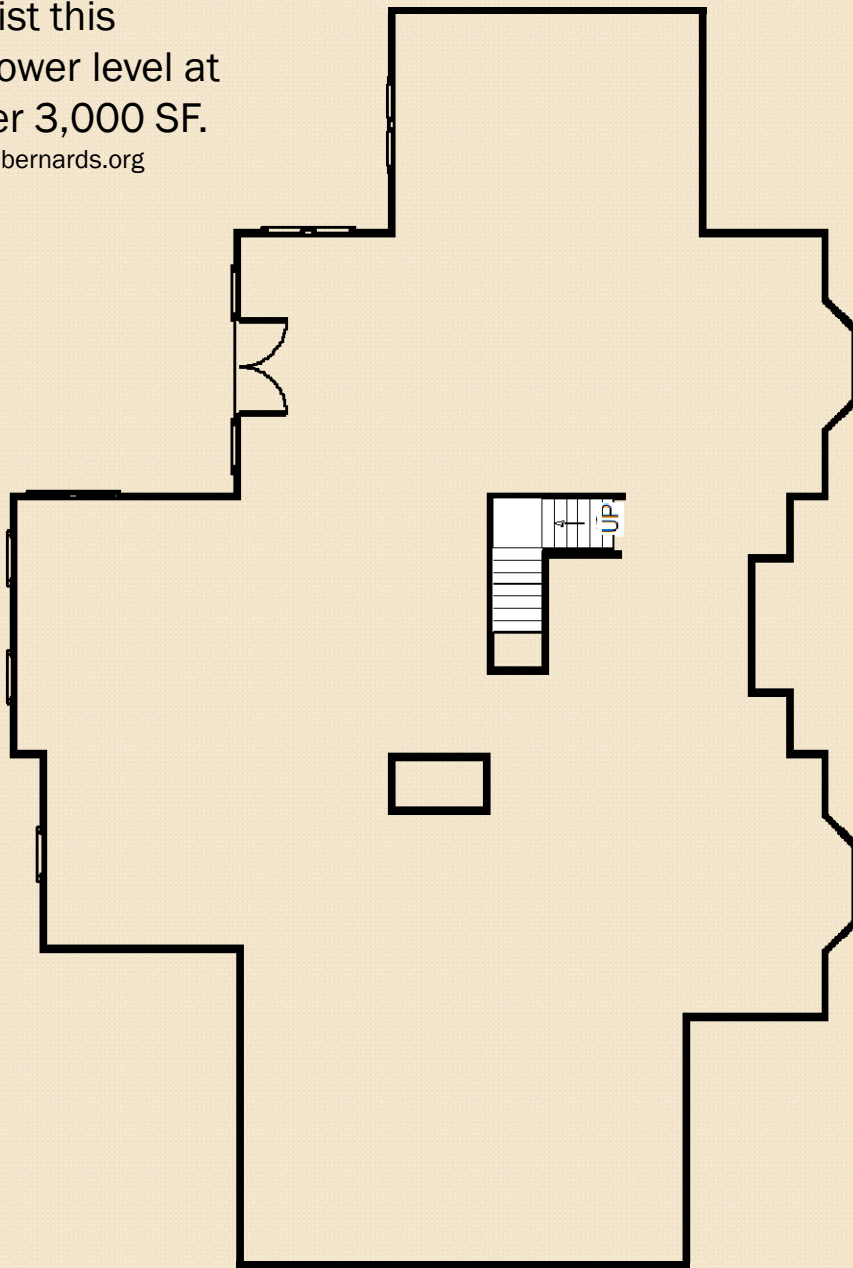
Floor plan is for illustration purposes only. All sizes are rounded off and all features and detail shown are approximate. Some rendered items may not be included in sale. Information deemed reliable but not guaranteed. Subject to errors and / or omissions.



# Floor Plans: Lower Level

Bernards Township  
records list this  
home's lower level at  
just under 3,000 SF.

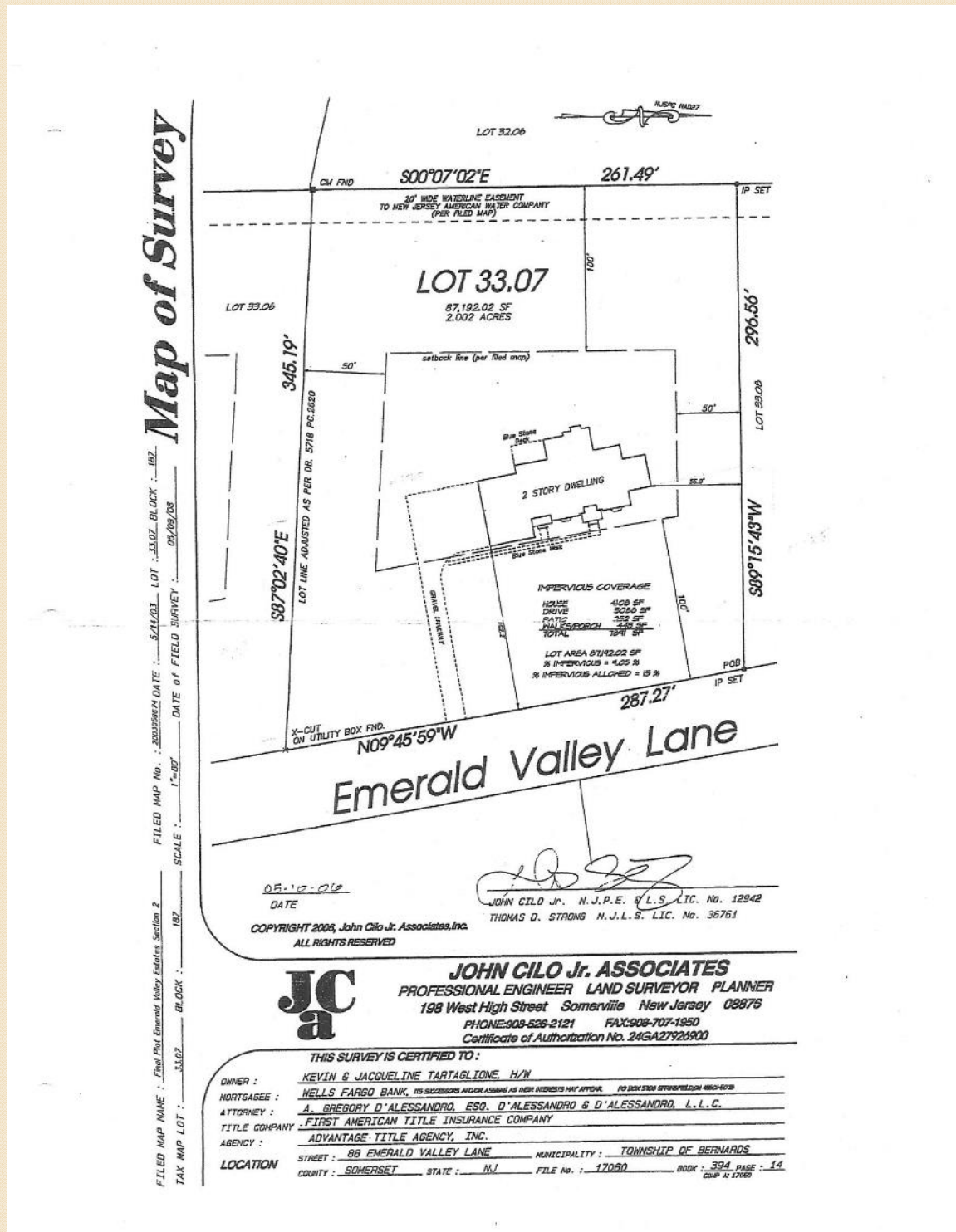
Source: [www.bernards.org](http://www.bernards.org)



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.



# Survey



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



# Multiple Listing Spec Sheet

Somerset\* Bernards Twp.\* (2702) 88 Emerald Valley Ln\* List Price: \$1,895,000

## Residential Client Full



MLS#: 3251190	Section: Emerald Glen	LP: \$1,895,000
Status: A	ZN: Residential	OLP: \$1,950,000
Rms: 14	GRS: LIBERTY C	SP:
Bdrm: 5	MSJR: W ANNIN	LD: 09/08/2015
FB: 4	HS: RIDGE	UCD:
HB: 2	Acres: 2.00*	CD:
ZIP: 07920-3443*	LtSz: 2.00AC*	ADM: 127
RZIP: 07920	SqFt:	DOM: 127
Block: 11401*	CLR: Stone/Crm	SDA: Yes
Lot: 33*	CL: No	
Unit #:	GSMLS.com: Yes	
Floor #:	Pets: Yes	
Bldg #:	YB/Dscr/Ren: 2006 / Approximate /	
FHA55+: No	PSubType: Single Family	
Style: Colonial		

Directions: Mountain Road to Emerald Valley Past first Circle to Phase 2 cul de sac

Remarks: Beautifully appointed, elegant 5BR 4.2 bath Center Hall Colonial on 2 acres with an extraordinary floor plan, magnificent views, and custom millwork in Phase 2, a truly grand phase of Emerald Glen. Hardi-Plank and Bucks County Fieldstone welcome you to this wonderful home where you are greeted with a two-story foyer that signals the sophistication and warmth that are found throughout. A true center hall colonial, this home also boasts a gallery, four fireplaces including one in the master bath, and a conservatory with three sides of tall window. Both the living room and dining room have floor to ceiling bow windows, and there are two powder rooms. The kitchen is a chef's delight, with furniture quality cabinetry and top brand appliances. The covered rear porch is a true oasis.

## INTERIOR

Applincs: Carbon Monoxide Detector, Central Vacuum, Cooktop - Gas, Dishwasher, Kitchen Exhaust Fan, Microwave Oven, Self Cleaning Oven, Wall Oven(s) - Electric, Refrigerator, See Remarks	Handicap Modified: No
Bsmnt: Yes / Full, Unfinished, Walkout	IntFeat: Fire Alarm Sys, Bar-Wet, Blinds, Carbon Monoxide Detector, Cathedral Ceiling, High Ceilings, Fire Extinguisher, Intercom, Security System, Skylight, Smoke Detector, Walk-In Closet
Dine: Formal Dining Room	Kitch: Center Island, Eat-In Kitchen, Pantry, Separate Dining Area
Exclu: Washer / Dryer Negotiable	MastBr: Full Bath, Fireplace, Sitting Room, Walk-In Closet
FirePl: 4 / Bathroom, Family Room, See Remarks	MstBath: Jetted Tub, Stall Shower
Floor: Ceramic Tile, Marble, Stone, Wood	

## EXTERIOR / OTHER FEATURES

Drive: 8 / Additional Parking, Driveway-Exclusive	Garage: 4 / Attached Garage, Garage Door Opener, Oversize Garage
Exterior: Composition Shingle, Stone	LotDesc: Cul-De-Sac, Open Lot, Wooded Lot
ExtFeat: Open Porch(es), Patio, Thermal Windows/Doors	Pool: No/
	Roof: Composition Shingle

## ROOMS

LivRm: 21x16 / First	DinRm: 16x16 / First	Kitch: 25x16 / First	Den: 16x16 / First	FamRm: 25x16 / First
Mstr: 21x16 / Second	Bed2: 17x16 / Second	Bed3: 17x15 / Second	Bed4: 17x15 / Second	
Bedroom : 16x12/Second	Breakfast : 12x12/First	Conservatory: 19x14/First	Loft: 20x14/Second	
LevelB: Walkout				
Level1: Breakfast Room, Conservatory, Dining Room, Family Room, Foyer, Kitchen, Laundry Room, Library, Living Room, Porch, Powder Room				
Level2: 4 Or More Bedrooms, Bath Main, Bath(s) Other, Library, Loft				
Level3: Attic				

## UTILITIES

Heat: 4 Units, Forced Hot Air, Multi-Zone	Sewer: Septic 5+ Bedroom Town Verified
Cool: 4 Units, Attic Fan, Central Air, Multi-Zone Cooling	Utilities: All Underground, Electric, Gas-Natural
Fuel: Gas-Natural	Water: Public Water
Service: Cable TV Available, Garbage Extra Charge	

## FINANCIAL INFORMATION / TAX INFORMATION

Fee: \$ /	OTF: Fee Simple	Taxes: \$36,094 / 2015	LndAsmt: \$600,000
AppFee: \$	Easement: Unknown /	TaxRt: 1.934 / 2015	BldAsmt: \$1,258,000
Other: \$ /			TotAsmt: \$1,858,000

Copyright, Garden State MLS, L.L.C.

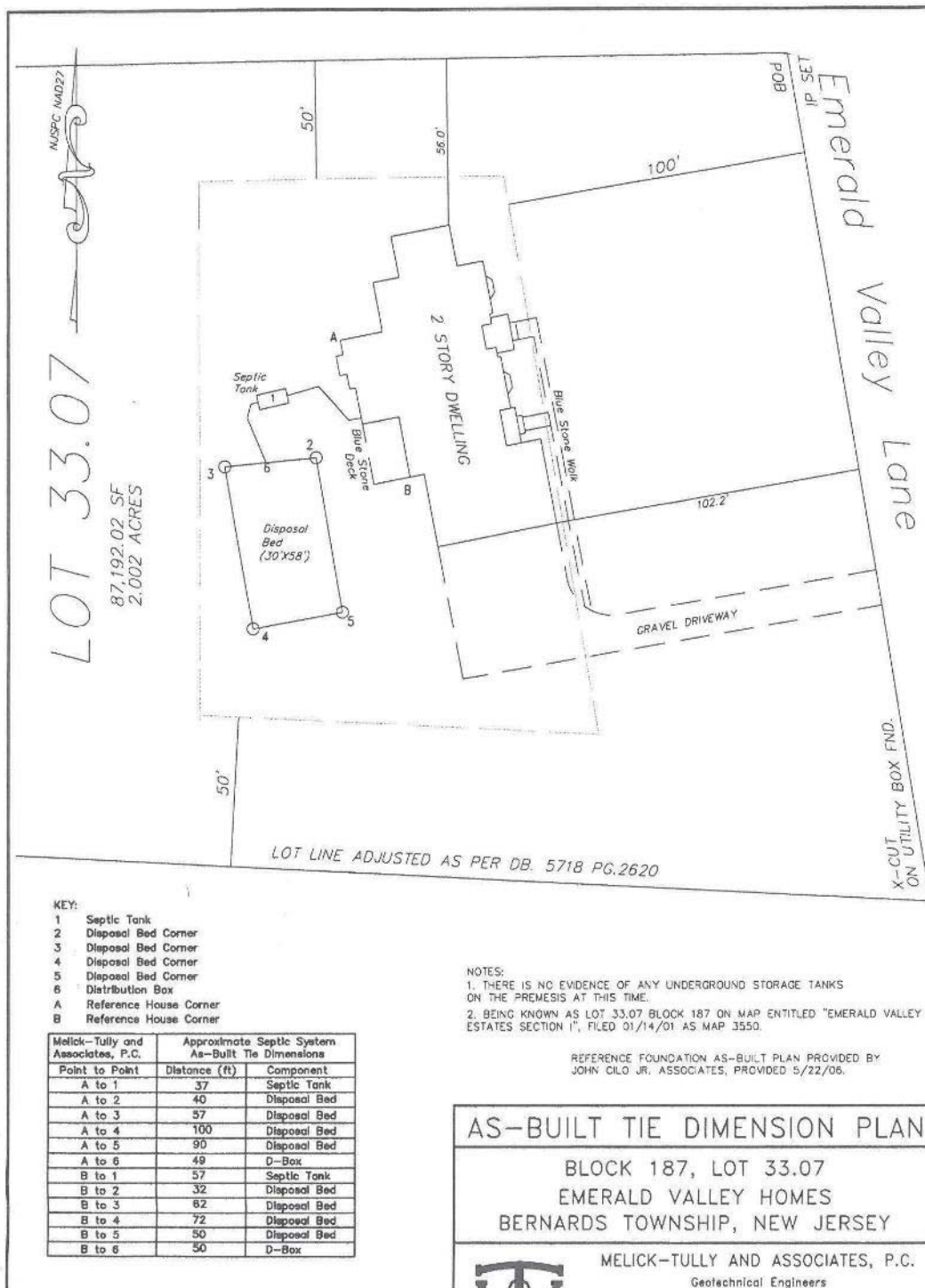
\*\*Info. deemed RELIABLE but not GUARANTEED - ALL Room Sizes are Approx. \*\*

MARIE YOUNG



# Septic Survey

Source: Bernards Township Board of Health – reliable but not guaranteed – Pls. check with Township for latest information. No warranty expressed or implied. Subject to errors and omissions.





# Six Bedroom Septic Letter

Source: Bernards Township Board of Health – reliable but not guaranteed – Pls. check with Township for latest information. No warranty expressed or implied. Subject to errors and omissions.




## BERNARDS TOWNSHIP HEALTH DEPARTMENT

262 South Pinley Avenue Basking Ridge, New Jersey 07920 (908) 204-3070 Fax (908) 204-4075

May 24, 2006

TO: Bernards Township Construction Department

FROM: Cynthia Lee, Sr. REHS 

RE: Emerald Valley Homes, LLC  
Emerald Valley Lane  
Block 187 Lot 33.07

The as-built plan and engineer's certificate of compliance for the septic system on the above referenced property have been reviewed and approved. The septic system is designed for a **6-bedroom** dwelling.

The property is connected to the public water system.

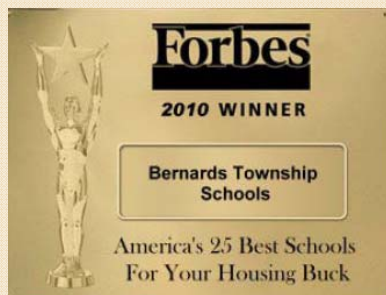
Please contact me at (908) 204-3072 if you have any questions regarding this matter.

CC: Ray Butler  
Melick-Tully & Associates

CONTRACTUAL HEALTH AGENCY FOR:  
BERNARDS TOWNSHIP, BERNARDSVILLE BOROUGH, BEDMINSTER  
TOWNSHIP, CHESTER BOROUGH, FAR HILLS BOROUGH, MENDHAM  
BOROUGH, MENDHAM TOWNSHIP, PEAPACK GLADSTONE BOROUGH



# 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.



# Notes

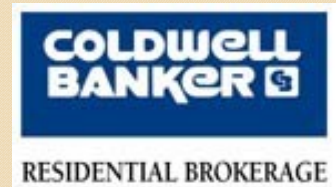


# Marie Young, Sales Associate

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



© 2003—2016 [www.marieyoung.net](http://www.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 change without notice. Not responsible for typographical errors. You are advised to seek legal, tax, mortgage and other advice from licensed professionals.