



**110 Constitution  
Style, Elegance,  
Warmth**

**Welcome to  
110 Constitution Way  
Basking Ridge, NJ 07920  
[www.110constitution.com](http://www.110constitution.com)**

# 110 Constitution Way

- × Price Upon Request
- × 3BR, 2.1 Baths, One Car Garage  
Finished walk-out basement  
ONE YEAR HOME WARRANTY  
Brick and Vinyl Exterior  
Public Water, Public Sewer
- × **Location:** 110 Constitution Way is situated in Hamilton Woods, a beautiful Hovnanian Community that is centrally located and provides all the amenities of The Hills one would expect to find at a resort. With a finished walk-out basement and backing up to woods, enjoy privacy from this premier lot.
- × **Exterior:** The natural beauty surrounding this home is a welcomed respite from a hectic day. The generously-sized sunny deck is great for relaxing.



# 110 Constitution Way

- × **Living Room - 18 X 13:** The living room is perfect for both gatherings and quiet reflection. A columned demi wall separates the living room from the dining room and opens to the family room. Brand new carpeting adorns the first and second level. The home was recently painted.



# 110 Constitution Way

- × **Formal Dining Room 13 x 13:** The formal dining room with crown molding provides ample space for formal gatherings and gives a bright and spacious feel along with warmth and charm! Large enough to accommodate a crowd, it flows beautifully with all other rooms. We have virtually staged the dining room to show the endless possibilities!



# 110 Constitution Way

- ✦ **Kitchen 14 X 10, with breakfast bar** The eat-in kitchen boasts white cabinetry and a dining area in addition to the formal dining room and breakfast bar. Enjoy wooded vistas and privacy.



# 110 Constitution Way

- × **Family Room 14 X 12:** Enjoy gatherings or curling up by the gas fireplace with a good book in the spacious and inviting family room. Two sets of soaring windows flank the fireplace. A demi wall provides even more light from the kitchen, and makes this room a breeze to place furniture. We've virtually staged the great room to give you an idea of how the layout facilitates many styles, plus an idea for possible furniture placement!



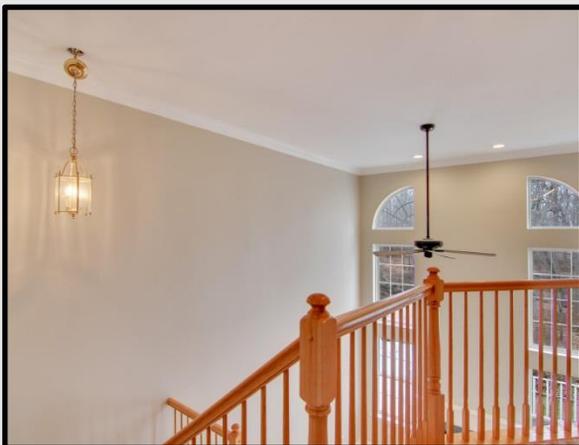
# 110 Constitution Way

- ✦ **Master Bedroom Suite - 21 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 volume ceiling height for added dimension.



# 110 Constitution Way

- × **Two additional bedrooms plus bath complete the second level 12 X 11, 12 X 10:** Generously sized rooms with ample closet space and a guest bath show the attention to detail that Hovnanian considers in all its home designs, making sure all residents have the space they need.



# 110 Constitution Way

- × **Finished Walk-out Basement:** The finished basement offers a great third level of living space. What you don't see is the poured concrete foundation that Hovnanian takes great pride in providing. In addition to the spacious finished area, there is sought after extra space in the utility/storage room. The open floor plan of the finished basement allows you to create a setting for any purpose.



# Multiple Listing Spec Sheet

Somerset\* Bernards Twp.\* (2702)

110 Constitution Way\*

List Price: \$560,000

Residential Client Full Report



4681632

MLS#: **3382820** Section: **Hamilton Woods**  
 Status: **A** ZN: **Residential**  
 Rms: **8** GRS: **MTPROSPECT**  
 BdRm: **3** MSJR: **W ANNIN**  
 FB: **2** HS: **RIDGE**  
 HB: **1** Acres: **0.00\***  
 ZIP: **07920-2962\*** LtSz: **\***  
 RZIP: **07920** SqFt:   
 Block: **10601\*** CLR:   
 Lot: **30.3\*** CL: **Yes**  
 Unit #:  GSMLS.com: **Yes**  
 Floor #:  YB/Desc/Ren: **1997 / Approximate /**  
 Bldg #:  PSubType: **Condo/Coop/Townhouse**  
 FHA55+: **No** Style: **Multi Floor Unit, Townhouse-Interior**  
 Pets: **Yes**

LP: **\$560,000**  
 OLP: **\$560,000**  
 SP:   
 LD: **04/27/2017**  
 UCD:   
 CD: **0**  
 ADM: **0**  
 DOM: **0**  
 SDA: **Yes**

Directions: **Allen Road to Continental to left on Constitution**

Remarks: **Beautiful 3BR home with finished walk out basement that backs up to woods! This home has just been repainted, brand new carpet adorns 1st & 2nd level, and h/w refinished. Spacious and bright, in a sought after location backing to woods, this home is ready for you to call it home! Enjoy gatherings or curling up the gas fireplace with a good book in the spacious and inviting family room. Two sets of soaring windows flank the fireplace. A demi wall provides even more light from the kitchen, and makes this room a breeze to place furniture. We've virtually staged to show the possibilities. Enjoy all the Hills has to offer, just in time for the pool opening Memorial Day, plus all the amenities one would expect to find at a resort. One year Home Warranty included.**

INTERIOR

Applncs: **Dishwasher, Dryer, Microwave Oven, Self Cleaning Oven, Range/Oven-Gas, Washer** IntFeat: **Carbon Monoxide Detector, High Ceilings, Fire Extinguisher, Smoke Detector, Walk-In Closet**  
 Bsmnt: **Yes / Finished, Walkout** Kitch: **Breakfast Bar, Eat-In Kitchen**  
 Dine: **Formal Dining Room** MastBr: **Full Bath, Walk-In Closet**  
 Exclu: **On file** In-law Suite: **No**  
 FirePl: **1 / Family Room**  
 Floor: **Carpeting, Tile, Wood**

EXTERIOR / OTHER FEATURES

Amnt: **Club House, Playground, Pool-Outdoor, Tennis Courts** Garage: **1 / Attached Garage, Garage Door Opener**  
 Drive: **1 Car Width** LotDesc: **Open Lot, Wooded Lot**  
 Exterior: **Brick, Vinyl Siding** Pool: **Yes/Association Pool**  
 ExtFeat: **Curbs, Deck, Patio, Sidewalk** Roof: **Composition Shingle**

ROOM DIMENSIONS

LivRm: **20x12 / First** DinRm: **13x13 / First** Kitch: **14x10 / First** FamRm: **14x12 / First**  
 Mstr: **21x12 / Second** Bed2: **12x11 / Second** Bed3: **12x10 / Second**  
 Rec Room: **22x14/Basement** Rec Room: **31x12/Basement**  
 LevelB: **Game Room, Rec Room**  
 Level1: **Dining Room, Family Room, Kitchen, Living Room, Powder Room**  
 Level2: **3 Bedrooms, Bath Main, Bath(s) Other, Laundry Room**

UTILITIES

Heat: **1 Unit** Sewer: **Public Sewer**  
 Cool: **1 Unit, Central Air** Utilities: **All Underground, Electric, Gas-Natural**  
 Fuel: **Gas-Natural** Water: **Public Water**  
 Service: **Cable TV Available** WtrHt: **Gas**

FINANCIAL INFORMATION / TAX INFORMATION

Taxes: **\$10,266 / 2016** TaxRt: **1.951 / 2016** BidAsmt: **\$351,200** LndAsmt: **\$175,000** TotAsmt: **\$526,200**  
 Fee: **\$332 / Monthly** AppFee: **\$1,578** FarmAsm:  HmWrnty: **Yes** OTP: **Condominium**  
 Other: **\$ / One Time** Easement: **Unknown /**  
 Feelncl: **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

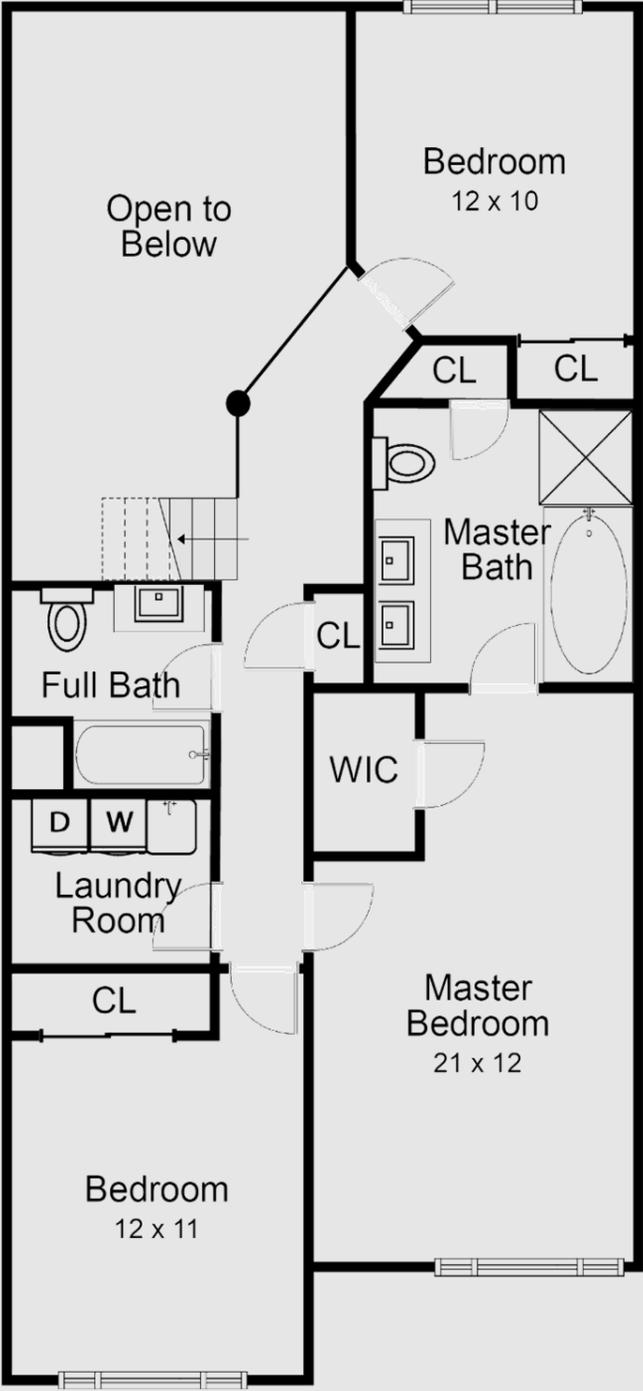
# Floor Plans - first floor

Deck



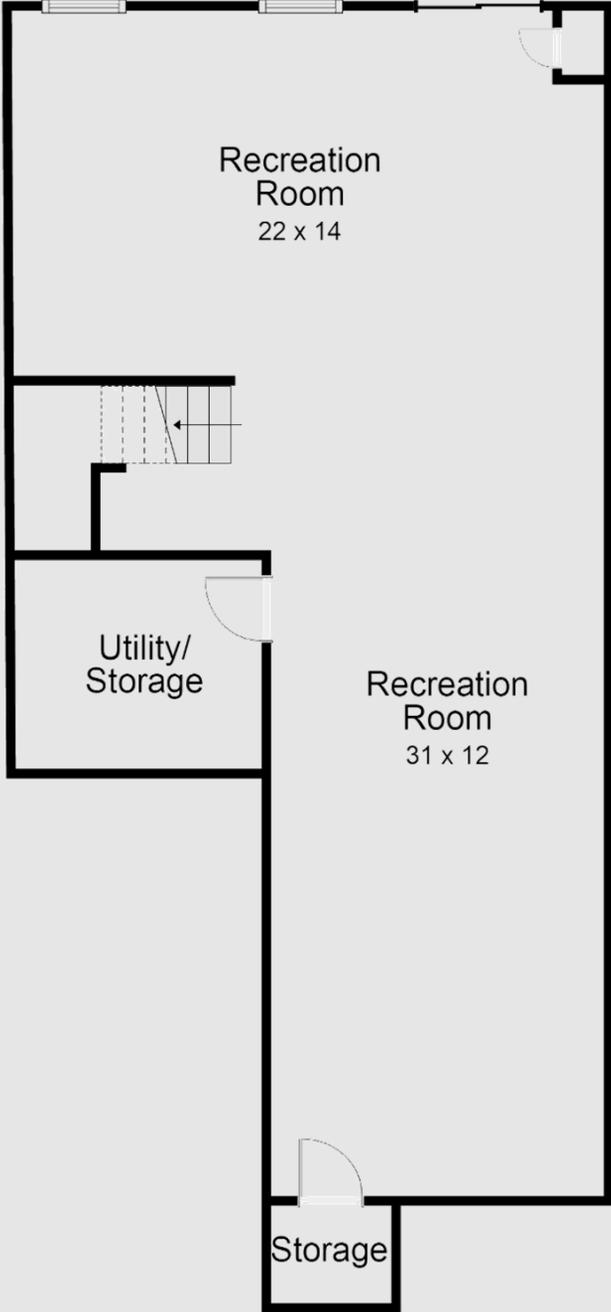
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# Floor Plans – Second floor



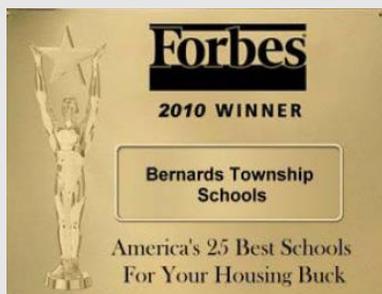
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# Floor Plans – lower level



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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

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.

# Hills Amenities

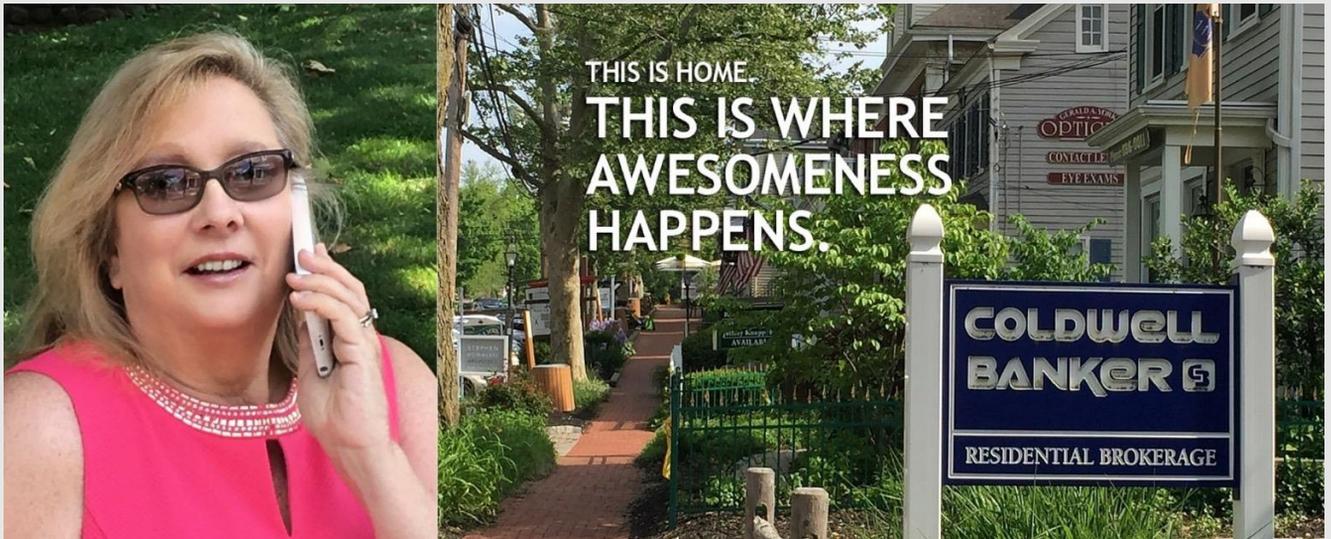


Just a few of the resort-like amenities you will enjoy as a Hills resident!



Thanks to Access Property Management for the Signal Point Fitness Center Photos!





*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 2016 achievements as the top producer in the Basking Ridge office, with over 40 closed transactions and over \$25MM 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 100 in all of NJ for sales volume from thousands of agents. Marie has once again ranked in the Top 15 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, 2015, 2016



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

Most Sales



in partnership with  
 Zillow Trulia

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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.

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