

# *116 Patriot Hill Drive*

## *Style, Elegance,*

## *Warmth*

Welcome to  
116 Patriot Hill Drive  
Basking Ridge, NJ 07920  
[www.116PatriotHill.com](http://www.116PatriotHill.com)



# 116 Patriot Hill Drive

- × Price Upon Request
- × 3BR, 3.1 Baths, Two Car Garage  
Center Hall Colonial End Unit Town Home  
ONE YEAR HOME WARRANTY  
Stone and Vinyl Exterior  
Public Water, Public Sewer
- × **Location:** 116 Patriot Hill Drive is situated on a premium lot in one of Patriot Hill's prime locations. This stunning end unit home backs up to gently rolling lawns with mature trees and a winding footpath, ideal for jogging or long, relaxing walks.
- × **Exterior:** This home, like most end units, offers 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 lovely private garden has been upgraded to include paver stone. The natural beauty surrounding this home is a welcome respite from a hectic day. As an added bonus, this home is situated so that the coveted two garage driveway features parking for four cars, for a total of six parking spaces including the garage – a rarity!



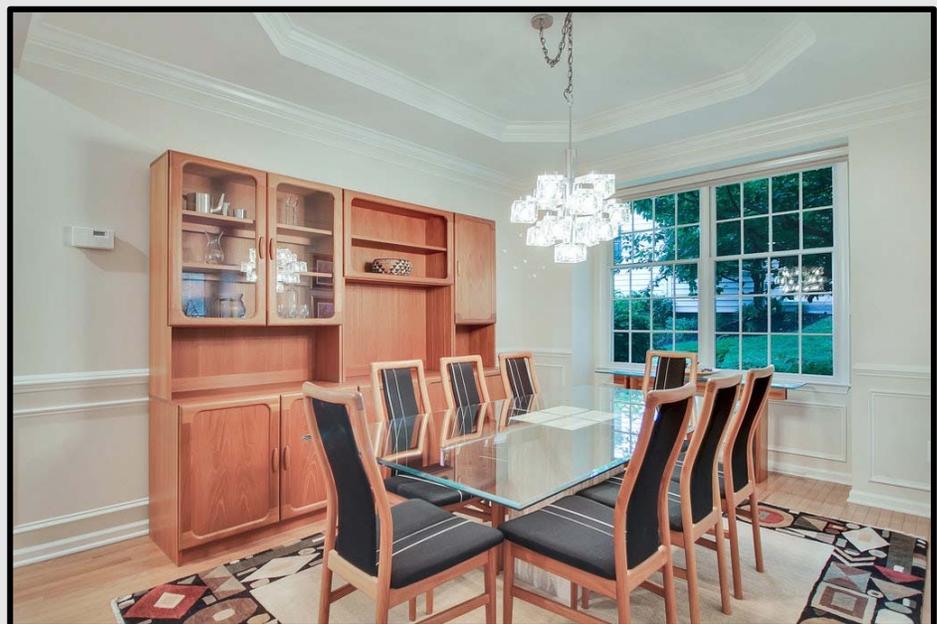
# 116 Patriot Hill Drive

- × **Living Room – 15 X 13:** A volume ceiling that rises from the living room to the foyer, where it reaches two stories in height and creates an air of openness & sophistication that continues throughout this exceptionally well-designed home. A true center hall, the open floor plan is visually beautiful as well as functional. Hardwood flooring, chair rail, three large 18 pane windows, custom Hunter-Douglas Silhouette blinds and a second story, oval foyer window flood the room with daylight that only an end unit offers.



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- ✦ **Formal Dining Room 15 x 11:** This bright, lovely room is brimming with detail, featuring chair rail, wainscoting, crown molding and a cantilevered tray ceiling. The hardwood floors continue into the dining room, which offers flow from the center hall foyer to the family room. This floorplan is ideal for entertaining.



# 116 Patriot Hill Drive

- ✦ **Kitchen 16 X 13, with Breakfast Room:** The eat-in kitchen boasts 42" maple cabinets, quartz countertops, on trend tile backsplash, and GE Profile appliances, including a side by side refrigerator/freezer, featuring an in-door ice maker and cold water service. There is a bump out with three walls of windows overlooking the rear gardens, ideal for breakfast or casual meals. With recessed lighting and hardwood floors, this sundrenched room, offering views of mature trees, the foot path and rear garden is the perfect space to start or end your day.



# 116 Patriot Hill Drive

- ✦ **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 beautiful custom, rough marble mosaic fireplace, with black slate surround and mantle, flanked by two large, 18 pane windows create both a stylish, very on-trend symmetry and a sense of lightness and warmth that are the hallmarks of this beautiful home. The demi wall provides additional light from the kitchen, and evidences the builder's keen sense of design for the placement of all furniture styles/sizes.



# 116 Patriot Hill Drive

- ✦ **Master Bedroom Suite - 18 X 12:** The master bedroom provides quiet respite after a hectic day. Four large windows provide wonderful daylight. Ample closet space and a cathedral ceiling with fan adds further dimension and height. The master bath has a double vanity, jetted soaking tub affording tree-top views through the large windows, separate shower, high-end tilework, and a soaring ceiling which adds a sense of height and spaciousness.



# 116 Patriot Hill Drive

- ✦ **Two additional bedrooms plus bath complete the second level 12 X 10, 12 X 12:** 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. (Shelving system in guest bedroom is excluded.) Both bedrooms are painted and carpeted in very neutral and soothing colors, adding to the sense of calm and tranquility found throughout the second floor.



# 116 Patriot Hill Drive

- ✘ **Finished Basement Recreation Room 29 X 17, Office 13 X 13 plus a full bath:** The finished basement offers an amazing third level of living space and adds to this house's Wow Factor! There is an office, utility/storage room and a multi purpose great room offering a floor plan that can incorporate a game area, media room and/or a sitting area. It's the ideal place for entertaining, as it features a full service wet bar – sink and refrigerator – a three stool counter and plenty of storage. There is also a beautiful full bathroom, with oversize shower. The subtle, neutral tones of both the carpeting and walls create a warm ambience, making this beautifully designed level a wonderful, additional living/entertaining 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.



# 116 Patriot Hill Drive

- ✕ The pictures below say it all – this is one of the finest home sites in all of Patriot Hill! The park-like qualities of this setting are lovely, with views that can be enjoyed equally outdoors and from the home's large rear windows. This home is perfect for entertaining both indoors and out!



# Upgrades / Amenities:

Some of this home's upgrades and highlights include:

- ❖ Luxurious Finished Basement with wet bar, full bath, fridge, kitchenette, backsplash, counters, great ceiling height
- ❖ Paver Stone Patio
- ❖ Master bath extra cabinetry
- ❖ Water heater, 2014
- ❖ Fireplace slate and rough marble surround
- ❖ Hunter Douglas Silhouette blinds
- ❖ Wall mount over fireplace for TV (TV not included)
- ❖ Kitchen with quartz countertop, on trend backsplash, GE Profile appliances
- ❖ Hardwood flooring first level



# Multiple Listing Spec Sheet

Somers et<sup>®</sup> Bernards Twp.<sup>®</sup> (2702) 116 Patriot Hill Dr<sup>®</sup> List Price: \$674,999

Residential Client Full Report



4744300

MLS#: 3416299	Section: Patriot Hill	LP: \$674,999
Status: A	ZN: Residential	DLP: \$674,999
Rms: 7	GRS: MTPROSPECT	SP:
Bdrm: 3	MSJR: W ANNIN	LD: 09/07/2017
FB: 3	HS: RIDGE	UCD:
HB: 1	Acres: 0.13*	CD:
ZIP: 07920-4216*	LtSz: 0.13AC*	ADM: 1
RZIP: 07920	SqFt:	DOM: 1
Block: 10505*	CLR: Taupe	SDA: Yes
Lot: 26*	CL: Yes	
Unit #:	GSMLS.com: Yes	
Floor #:	YB/Desc/Ren: 2001 / Renovated / 2007	
Bldg #:	PSubType: Condo/Coop/Townhouse	
FHA65+: No	Style: Multi Floor Unit, Townhouse-End Unit	
Pets: Yes		

Directions: Allen Road to Patriot Hill Subdivision - left on Patriot Hill to 116 on left

Remarks: The stunner you've been waiting for -- the coveted end unit with two car garage, driveway that can park an additional four cars, and backing up to wooded area and path -- sun-drenched and tranquil. This home is in a premium section of Patriot Hill. Once inside, it meets every expectation, from the center hall colonial open yet defined floor plan, hardwood flooring on the first level, custom mosaic rough marble fireplace surround in family room, quartz countertops and 42 inch cabinetry in the kitchen, paver stone patio, and an exceptional finished basement. The basement boasts a full bath, bar/kitchenette, media room, and ample storage! The master suite is a true oasis, and the guest bedrooms have been beautifully appointed as well. Then, there is the view-- it is spectacular!

INTERIOR

Applcs: Carbon Monoxide Detector, Dishwasher, Microwave Oven, Self Cleaning Oven, Refrigerator, Range/Oven-Gas	Handicap Modified: No
Bsmnt: Yes / Finished, Full	InfEat: Bar-Wet, Carbon Monoxide Detector, High Ceilings, Fire Extinguisher, Jetted Tub, Smoke Detector, Stall Shower, Stall Shower And Tub, Tub Shower, Walk-In Closet
Dine: Formal Dining Room	Kitch: Eat-In Kitchen
Exclu: On File	Master: Full Bath, Walk-In Closet
FirePl: 1 / Family Room, Gas Fireplace	MasterBath: Jetted Tub, Stall Shower
Floor: Carpeting, Tile, Wood	P-Use:
	In-law Suite: No/

EXTERIOR / OTHER FEATURES

Amnt: Club House, Exercise Room, Jogging/Biking Path, Playground, Pool-Outdoor, Tennis Courts	Garage: 2 / Attached Garage, Finished Garage
Drive: 4 / 2 Car Width, Additional Parking, Blacktop, Driveway-Exclusive	LotDesc: Level Lot
Exterior: Stone, Vinyl Siding	Pool: Yes/Association Pool
ExtFeat: Privacy Fence, Patio	Roof: Composition Shingle

ROOM DIMENSIONS

LivRm: 15x13 / First	DinRm: 15x11 / First	Kitch: 16x13 / First	Den: /	FamRm: 18x14 / First
Mstr: 18x12 / Second	Bed2: 12x10 / Second	Bed3: 12x12 / Second	Bed4: /	
Office: 13x13/Basement	Rec Room: 23x17/Basement	: /	: /	
LevelB: Bath(s) Other, Media Room, Office, Rec Room, Utility Room				
LevelG:				
Level1: Dining Room, Family Room, Kitchen, Laundry Room, Living Room, Powder Room				
Level2: 3 Bedrooms, Bath Main, Bath(s) Other				
Level3:				
OthLev:				
Attic:				

UTILITIES

Heat: 1 Unit, Forced Hot Air	Sewer: Public Sewer
Cool: 1 Unit, Central Air	Utilities: Electric, Gas-Natural
Fuel: Gas Natural	Water: Public Water
Service: Cable TV Available, Garbage Included	WtrHt: Gas

FINANCIAL INFORMATION / TAX INFORMATION

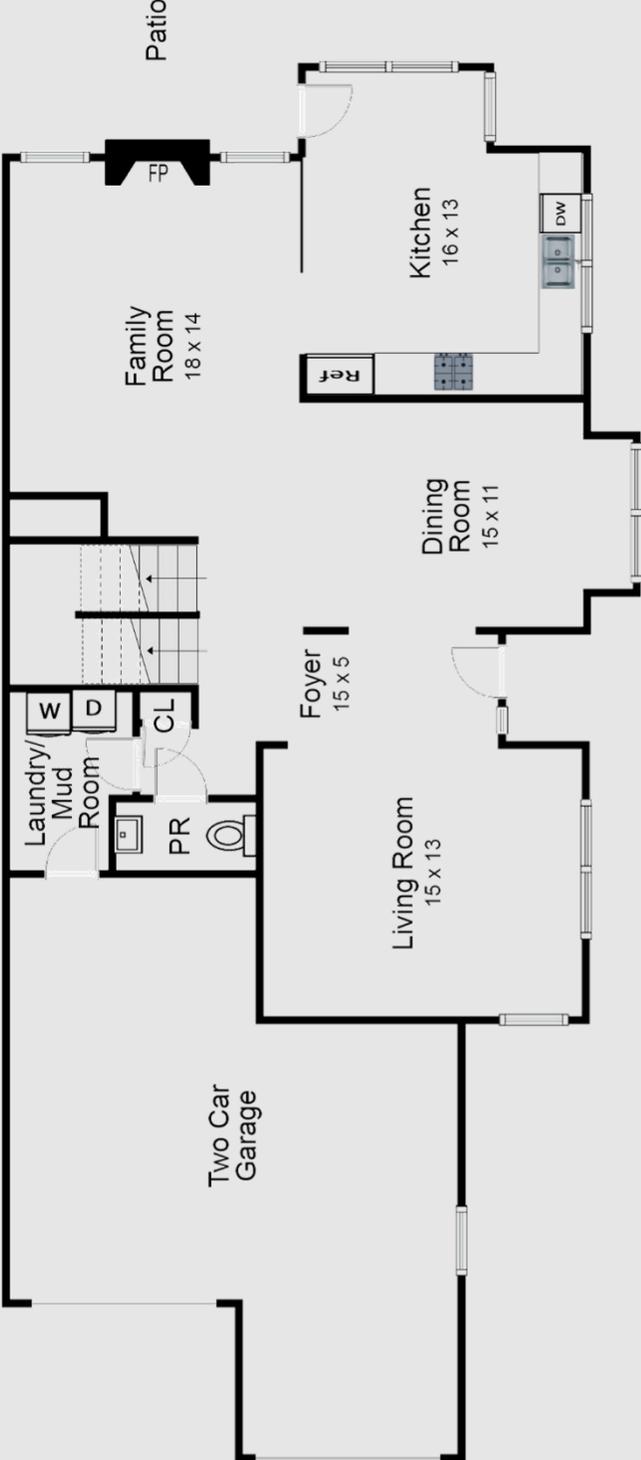
Taxes: \$12,441 / 2016	TaxRt: 1.951 / 2016	BldAsmt: \$395,800	LnDAsmt: \$232,200	TotAsmt: \$628,000
Fee: \$231 / Monthly	AppFee: \$805	FarmAsmt:	HmWrrnty: Yes	OTP: Fee Simple
Other: \$ / One Time	Easement: Unknown /			
FeeIncl: Maintenance-Common Area, Trash Collection				

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

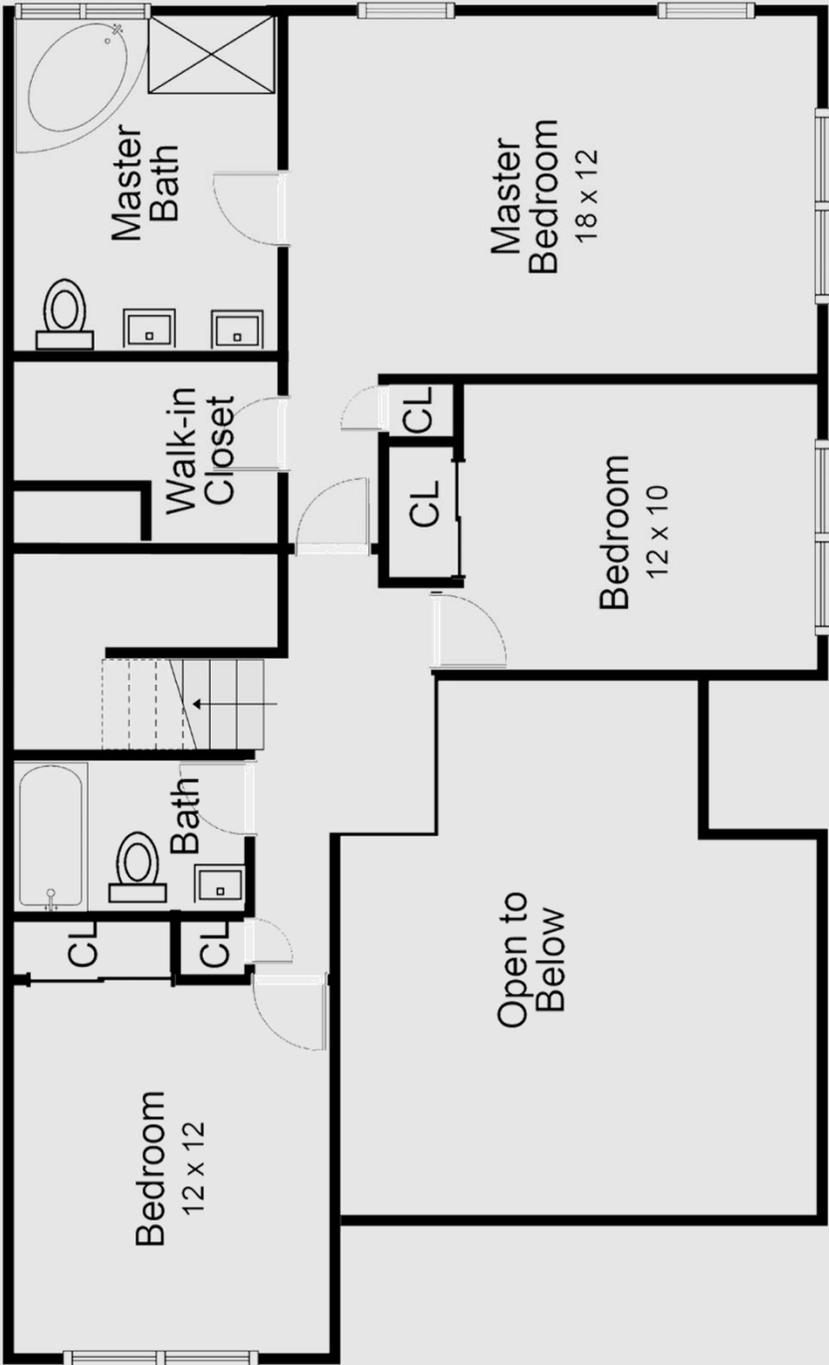
MARIE YOUNG

# Floor Plans – First Floor



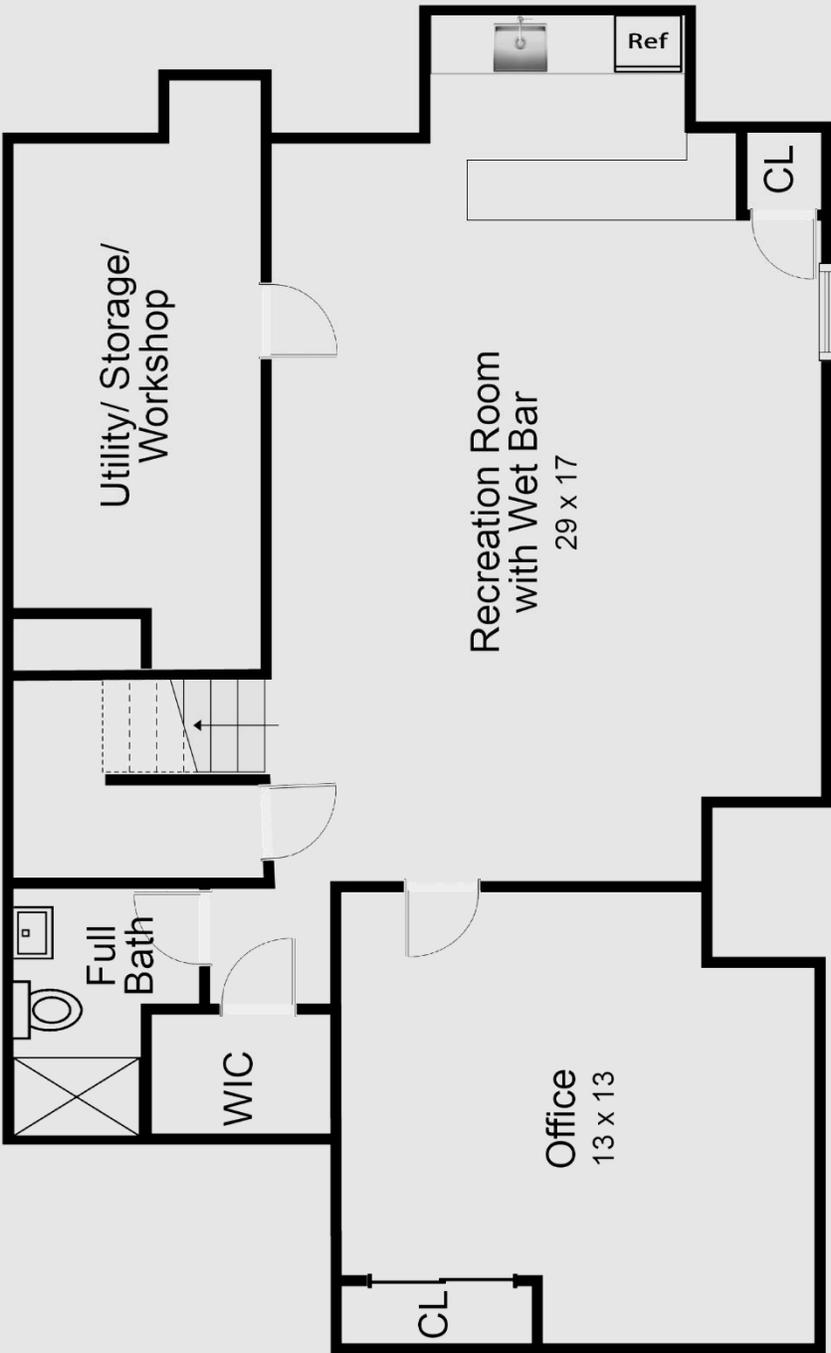
Actual may vary. Subject to errors and omissions. All sizes and dimensions are approximate and not warranted, expressly or implied.

# Floor Plans - Second Floor



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

# Floor Plans - Lower Level



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

# Hills Amenities

As you drive through “The Hills”, you can really appreciate the beauty this home affords. Add to this the proximity of Hills amenities, shopping, elementary school, walking trails, community pool, clubhouse and gym, tennis court, basketball courts, and more, and you will feel as if you are on an endless vacation.



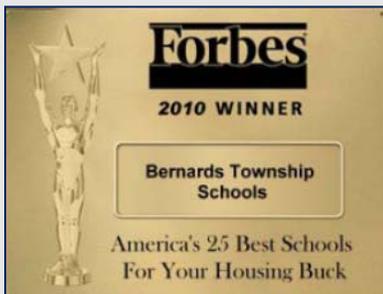
Just a few of the resort-like amenities you will enjoy as a Hills resident!



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



# Education in The News



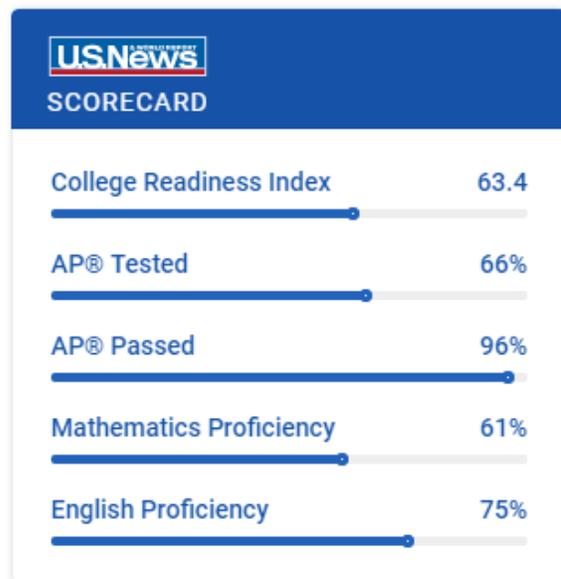
Just Released: US News and World Report rates Ridge High School among the Best, and gives it a gold rating!  
Below summary courtesy of US News and World Report Site

## 2017 Rankings

Ridge High School is ranked #318 in the [National Rankings](#) and earned a **gold** medal. Schools are ranked based on their performance on state-required tests and how well they prepare students for college. Read more about [how we rank the Best High Schools](#).

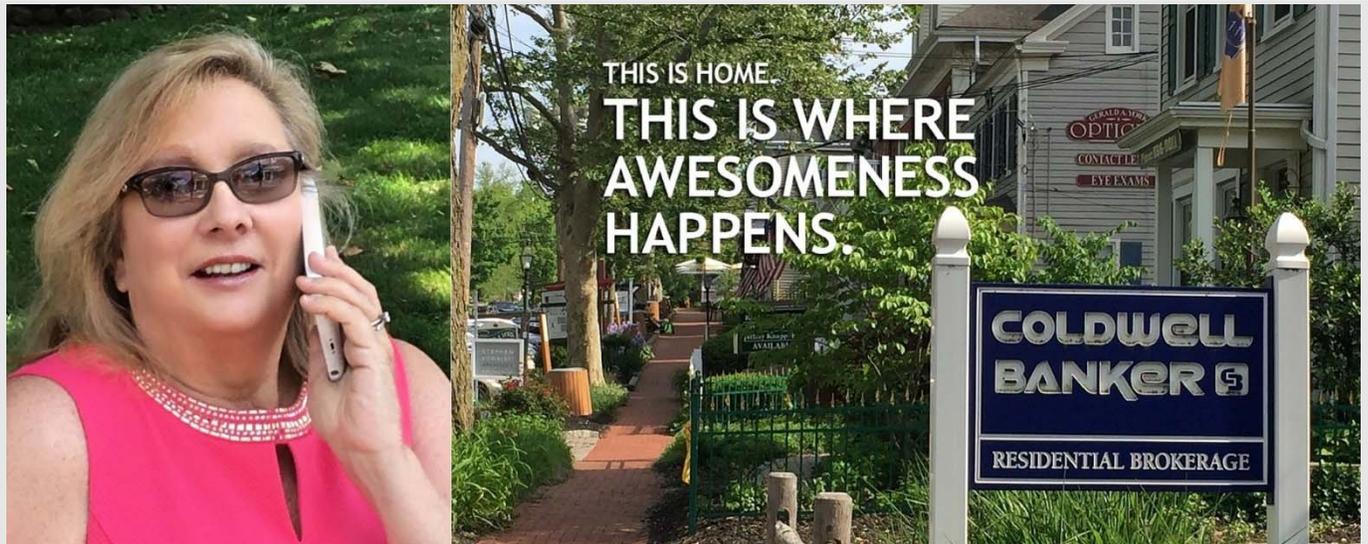
All rankings:

- 🏆 #318 in [National Rankings](#)
- 🏆 #15 in [New Jersey High Schools](#)
- 🏆 #85 in [STEM High Schools](#)



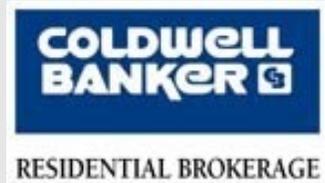
# Notes

# Notes



*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 and year to date 2017 achievements as the top producer in the Basking Ridge office, with over 30 closed transactions and \$26MM 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 2016 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, and 2016.



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

Most Sales



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