

Welcome to 15 Rocky Lane



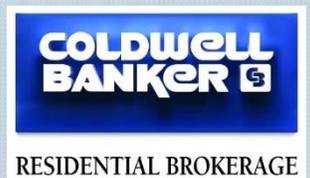
Wonderful Colonial in a tranquil yet very convenient location! 3BR, 2.1 Baths



www.15Rocky.com

*Thinking of Moving?
Think Young!*

Coldwell Banker Residential Brokerage Office: 908.766.0808
1 So. Finley Avenue Basking Ridge, NJ 07920



15 Rocky Lane



Don't Miss This Great Opportunity To Call 15 Rocky Lane Home!

Basking Ridge, aka Bernards Township, offers amenities for every lifestyle and generation, whether shopping, dining, or enjoying outdoor activities and performances at its beautiful parks and hiking trails.

This home is centrally located, with easy access to Manhattan trains, the Lakeland Bus, and highways 78 and 287 nearby, but not intrusive.

Ski resorts, the New Jersey shore, Newark Airport, and NYC are just a few conveniences of Basking Ridge's accessibility. Come, enjoy the lifestyle!

Ridge High School Overview

OVERVIEW STUDENT BODY TEST SCORES

2014 Academic Indicators		09-12 Grades	1,787 Students	125 Teachers
National Rank	#177	Ridge High School		
College Readiness Index	65.4	268 SO FINLEY AVE		
Math Proficiency	3.5	BASKING RIDGE, NJ 07920		
Language Proficiency	3.4	Phone: (908) 204-2585		
Student/Teacher Ratio	14:1	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.

Welcome to 15 Rocky Lane

Basking Ridge, NJ

3BR, 2.1 Baths, Public Water and Sewer

15 Rocky Lane is a charming home tucked away on a pleasant street that is near all conveniences. As you approach this home, you will be immediately drawn to the flower boxes, specimen plantings, and quaintness of the street.

Once inside, newly refinished hardwood floors invite you to this sundrenched home. The kitchen has been completely updated with soft close cabinetry, granite countertops, and stainless steel appliances. Not to be outdone, just past the kitchen is a stunning family room with fireplace, cathedral ceilings with beams and track lighting, sound system speakers and tv, and doors leading to the patio. There is also a powder room on this level.

Upstairs, three bedrooms, with master bath en suite plus a guest bath, provide ample space for today's lifestyle.

The basement is finished, and is a great and versatile space.

We are pleased to highlight recent upgrades to this wonderful home.

Kitchen completely remodeled Dec. 2012- Feb 2013

Garage door replaced in 2015.

First level hardwood flooring refinished 2015

Blue master bathroom completely remodeled in 2001

40-year Shingle roof installed in 2000

Basement: Installed interior and exterior French drains (exterior around the extension; interior inside the original structure), a bigger sump well and a new sump pump/battery backup pump system in 2011.

Grinder pup was replaced in approximately 2013, and is a top of the line model.

Marie Young, Sales Associate

908.938.2525 Cell

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15 Rocky Lane

Sun drenched, spacious rooms, newer kitchen, hardwood flooring!



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MLS Form: 15 Rocky Lane



Somerset* Bernards Twp.* (2702)

15 Rocky Ln*

List Price: \$549,000

Residential Client Full



MLS#: 3218672	Section:	LP: \$549,000
Status: A	ZN: Residential	OLP: \$549,000
Rms: 7	GRS: CEDAR HILL	SP:
Bdrm: 3	MSJR: WANNIN	LD: 05/02/2015
FB: 2	HS: RIDGE	UCD:
HB: 1	Acres: 0.51*	CD:
ZIP: 07920-1511*	LtSz: .51AC*	ADM: 8
RZIP: 07920	SqFt:	DOM: 8
Block: 3601*	CLR: Yellow	SDA: Yes
Lot: 2*	CL: No	
Unit #:	GSMLS.com: Yes	
Floor #:	Pets: Yes	
Bldg #:	YB/Desc/Ren: 1948 / Approximate / 2012	
FHA55+: No	PSubType: Single Family	
Style: Colonial		

Directions: Lyons/So.Finley to Cross to Immediate turn onto Rocky Lane

Remarks: Don't miss this charming colonial with newer kitchen, granite countertops, stainless steel appliances, cul de sac location, & many wonderful features. This home is convenient to shopping & transit.

INTERIOR

Applincs: Cooktop - Gas, Dishwasher, Dryer, Microwave Oven, Wall Oven(s) - Electric, Refrigerator, Sump Pump, Washer	Handicap Modified: No
Bsmnt: Yes / Finished	IntFeat: Carbon Monoxide Detector, Cathedral Ceiling, Fire Extinguisher
Dine: Living/Dining Combo	Kitch: Breakfast Bar
Exclu: None	MastBr: Full Bath
FirePl: 1 / Family Room	MstBath: Stall Shower
Floor: Tile, Wood	P-Use:
	In-law Suite: No/

EXTERIOR / OTHER FEATURES

Amnt:	Garage: 1 / Attached Garage
Drive: 2 / Blacktop	LotDesc: Level Lot, Open Lot, Wooded Lot
Exterior: Wood	Pool: No/
ExtFeat: Patio, Thermal Windows/Doors	Roof: Composition Shingle

ROOMS

LivRm: / First	DinRm: 18x12 / First	Kitch: 21x9 / First	Den: /	FamRm: 18x18 / First
Mstr: 16x11 / Second	Bed2: 16x11 / Second	Bed3: 13x10 / Second	Bed4: /	
Rec Room: 18x18/Basement	:/	:/	:/	:/
LevelB: Laundry Room, Rec Room, Utility Room				
LevelG:				
Level1: Dining Room, Family Room, Kitchen, Powder Room				
Level2: 3 Bedrooms, Bath Main, Bath(s) Other				
Level3:			OthLev:	

UTILITIES

Heat: 1 Unit	Sewer: Public Sewer
Cool: 1 Unit, Central Air	Utilities: Electric, Gas In Street, Gas-Propane
Fuel: Oil Tank Above Ground - Inside	Water: Public Water
Service: Cable TV Available, Fiber Optic Available, Garbage Extra Charge	WtrHt: Electric

FINANCIAL INFORMATION / TAX INFORMATION

Fee: \$ /	FarmAsmt: HmWtrnty:	Taxes: \$9,697 / 2014	LndAsmt: \$318,500
AppFee: \$ /	OTP: Fee Simple	TaxRt: 1.934 / 2014	BldAsmt: \$182,900
Other: \$ /	Easement: Unknown /		TotAsmt: \$501,400

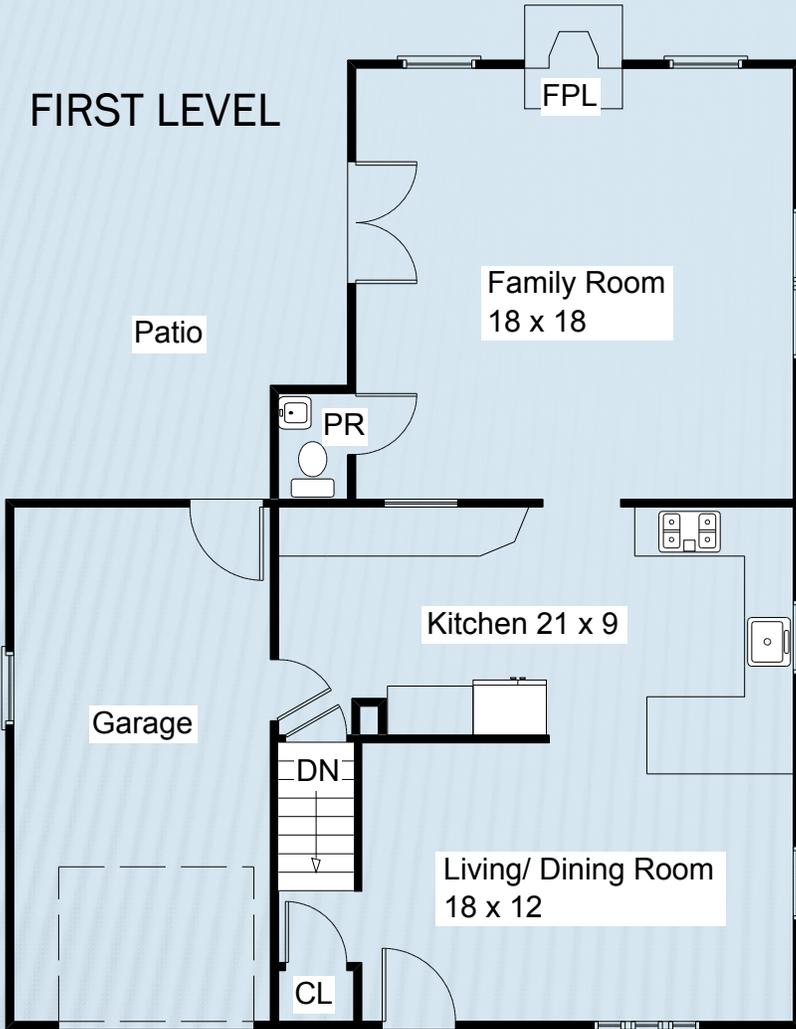
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Info. deemed RELIABLE but not GUARANTEED - ALL Room Sizes are Approx.

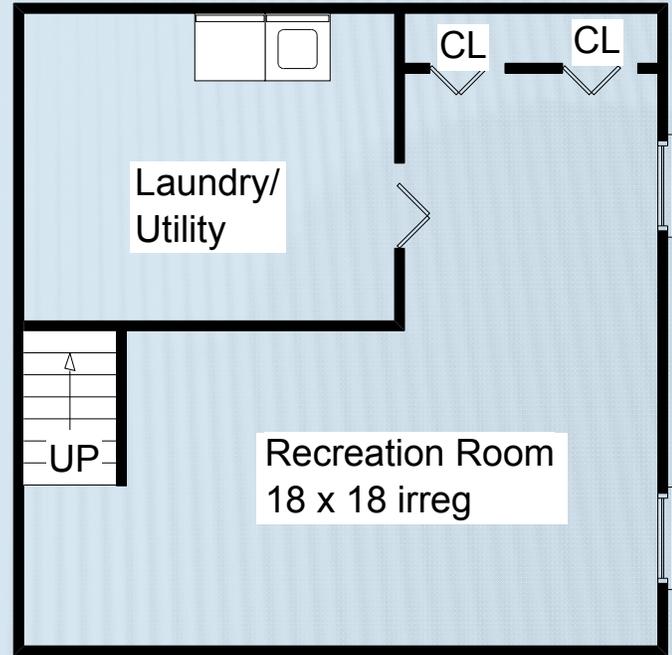
MARIE YOUNG

Floor Plans: 15 Rocky Lane

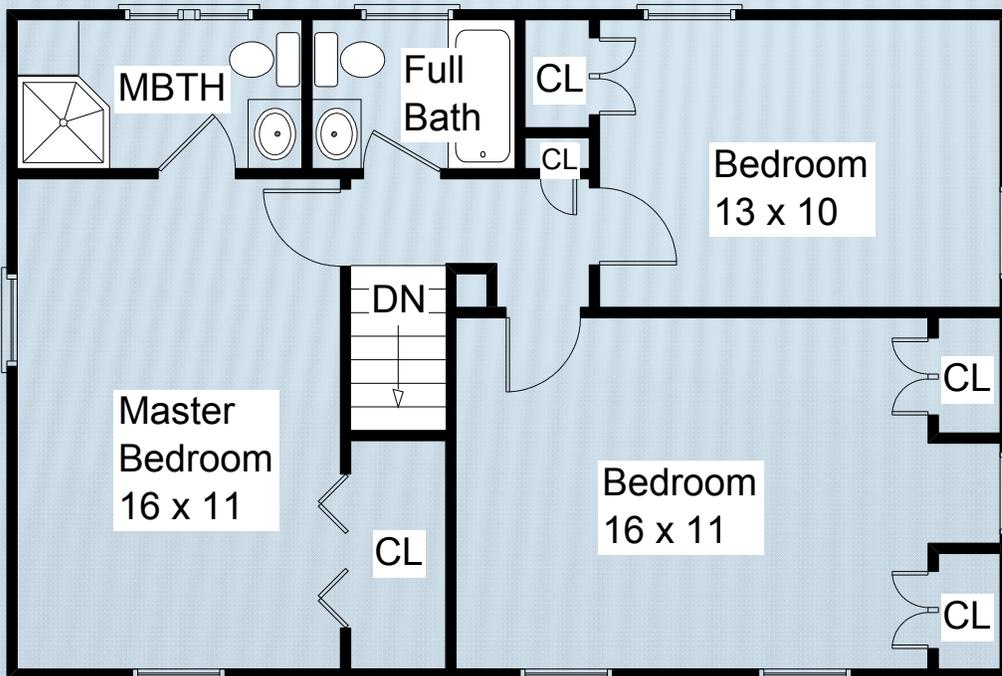
FIRST LEVEL



LOWER LEVEL



SECOND LEVEL



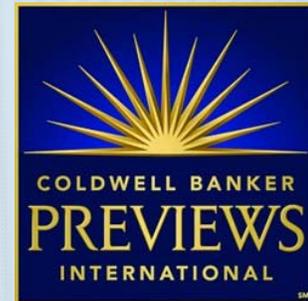
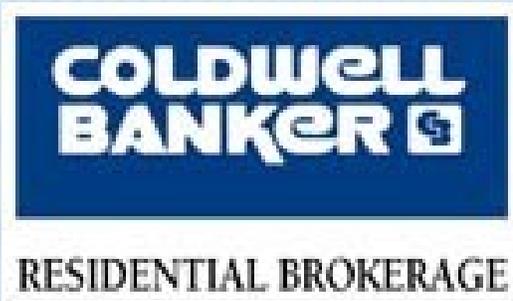
Floor plan for illustration purposes only. All sizes are rounded off, and all features and details shown are approximate. Some rendered items may not be included in sale. Information deemed reliable but not guaranteed. Subject to errors and/or omissions.

NOTES: 15 Rocky Lane

Thank You for Visiting!



For an appointment, call:
Marie Young, Sales Associate
Coldwell Banker Residential Brokerage
One South Finley Avenue
Basking Ridge, NJ 07920
908.766.0808 Office
908.938.2525 Cell



I am proud to be the listing agent for 15 Rocky Lane. It is a truly charming home. Don't forget to visit this home's website at www.15Rocky.com for more details and an copy of this brochure.

Thank you for allowing me the privilege of having the honor of being in the top 1% of Coldwell Banker agents WORLDWIDE for 2014. It is homes such as this that make the achievement of this goal easy. I am privileged to have received the NJCAR Circle of Excellence Sales Award – Platinum for 2014, as well as the Real Trends 2014 achievement of being in the Top 100 agents in the state of NJ, and in the Top 15 of Coldwell Banker NJ and Rockland County.

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