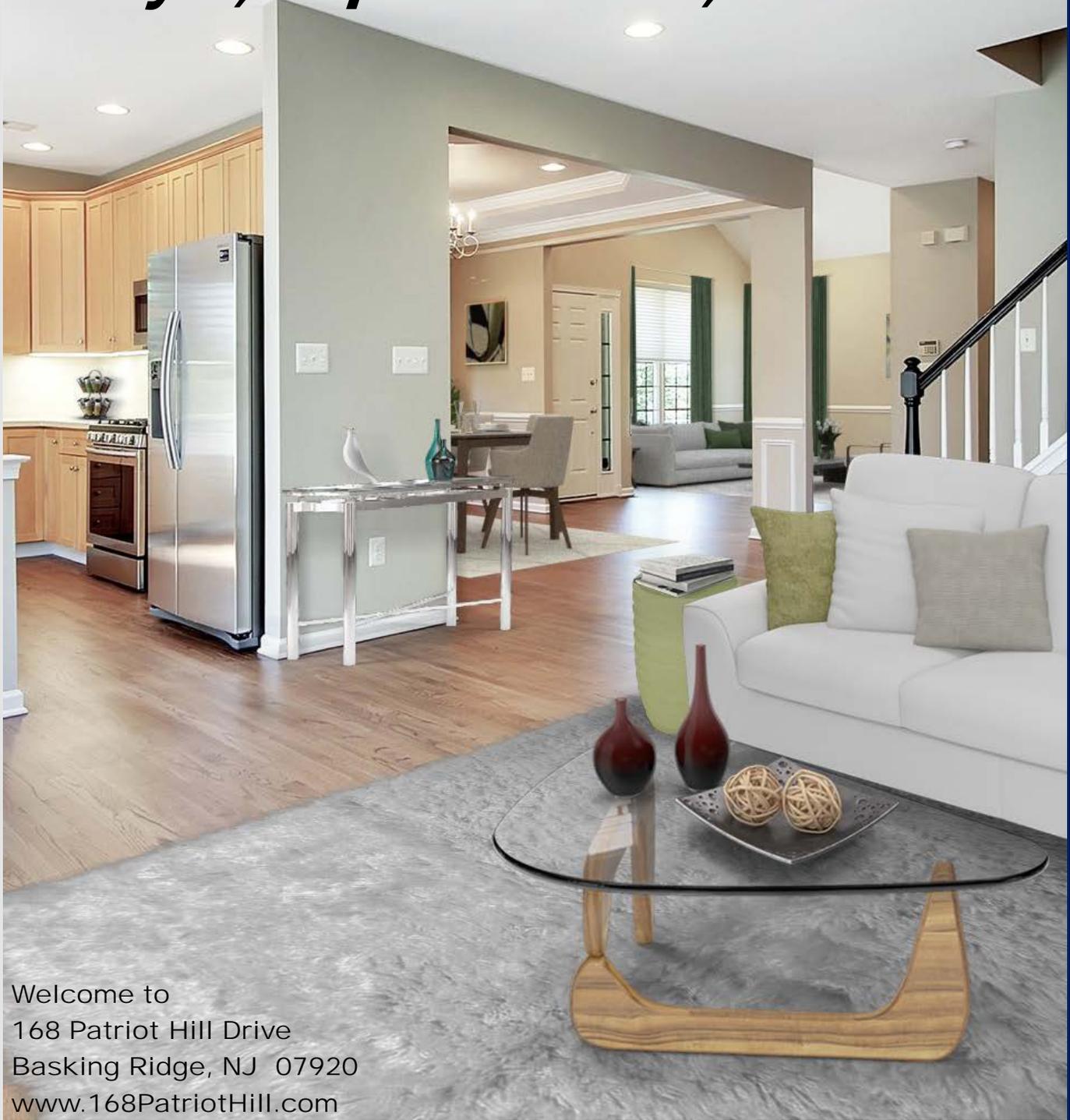


# ***168 Patriot Hill Drive*** ***Style, Sophistication, Warmth***



Welcome to  
168 Patriot Hill Drive  
Basking Ridge, NJ 07920  
[www.168PatriotHill.com](http://www.168PatriotHill.com)

# 168 Patriot Hill Drive

**Location:** 168 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 rolling lawns with mature trees and a winding footpath, ideal for jogging or long, relaxing walks.

**Exterior:** This home offers a single-family-home feel and in true center hall fashion, has a two-story entry foyer with the living and dining rooms 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, the coveted two garage driveway features ample parking – a rarity!

- **One Year AHS Home Warranty!**
- **3 BRs, 2.1 Baths,**
- **Family Room with Gas Fireplace**
- **Natural Gas and Central Air**
- **Public Water, Public Sewer**
- **Stone and Vinyl Exterior**
- **Freshly Painted Interior**
- **Beautifully Refinished Hardwood Floors and New Carpeting**
- **Price Upon Request**



# 168 Patriot Hill Drive

- ✘ **Living Room – 15 X 12:** The first thing you notice when you step into the Foyer is the inviting and light filled architectural style. The center hall floor plan is visually impressive as well as functional. A volume ceiling rises two stories from the Living Room to the Foyer, creating an air of openness & sophistication that continues throughout the home. Recessed lighting, three 18-pane windows and a second story oval window flood the room with daylight.
- ✘ From top to bottom, the interior has just been repainted in an on-trend, neutral color scheme and the first floor features beautifully, just refinished hardwood floors.
- ✘ *Picture with furniture is virtually staged.*



# 116 Patriot Hill Drive

- ✘ **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 harmonious style from the center hall foyer to the family room and kitchen. This floorplan is ideal for entertaining. *Picture with furniture is virtually staged.*



# 168 Patriot Hill Drive

- ✦ **Kitchen 16 X 13, with Breakfast Area:** The eat-in kitchen boasts 42" honey maple cabinets, and new, stainless steel Samsung appliances, including a Digital Converter side by side refrigerator/freezer, featuring an in-door ice maker and cold water service, 5 burner gas range, built-in microwave and dishwasher. There is a bump out with three walls of windows overlooking the rear garden, ideal for breakfast or casual meals. This sundrenched room, offering views of mature trees, the foot path and rear garden is the perfect space to start or end your day.



# 168 Patriot Hill Drive

- ✦ **Family Room 18 X 14:** Enjoy quality time with friends or curling up by the gas fireplace with a good book in the spacious and inviting family room. The beautiful contemporary-style fireplace, with marble surround and hearth, flanked by two large, 18 pane windows creates both an 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. *Pictures with furniture are virtually staged.*



# 168 Patriot Hill Drive

- ✦ **Master Bedroom Suite - 18 X 12:** The master bedroom is your personal sanctuary. 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 to the sense of height and spaciousness. *Picture with furniture is virtually staged.*



# 168 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. Both bedrooms are freshly painted, with new carpets in neutral and soothing colors, which adds to the sense of calm and tranquility found throughout the second floor.



# 168 Patriot Hill Drive

- ✘ **Finished Basement Recreation Room 27 X 17, Office 13 X 12:** The finished basement offers an amazing third level of living space. There is an office, two large utility/storage rooms and a recreation room that can incorporate a game area, media room and/or a sitting area.
- ✘ 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 greater sense of open space that is accented by the just-right ceiling height.



# 168 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 large rear windows. This home's design is perfect for entertaining both indoors and out.
- ✘ Tranquil and private, yet minutes from downtown Basking Ridge, top schools, shopping , extensive recreation facilities and transportation and highways to New York!



# Upgrades / Amenities:

Some of this home's upgrades and highlights include:

- ❖ New Samsung stainless steel appliances
- ❖ Refinished hardwood flooring throughout first level unless tiled.
- ❖ New carpets on stairwell, second floor landing/hall, both guest bedrooms and in finished basement.
- ❖ Furnace replaced in 2018
- ❖ Central air replaced in 2008
- ❖ Gas line for barbeque in 2003
- ❖ Finished Basement with private office featuring French doors, great ceiling height, multiple potential uses – fitness, media, entertainment, games
- ❖ Paver Stone Patio
- ❖ Family room gas fireplace with marble surround
- ❖ Minutes from all the amenities “*The Hills*” offers – community pool, club house, gym, tennis and basketball courts.



# MLS Form

7/13/2018

1: GSMLS REPORT

Somerset\* Bernards Twp.\* (2702)

168 PATRIOT HILL DR\*

List Pri

Residential Client Full Report



MLS#: **3486703** Section: **Patriot Hill**  
 Status: **A** ZN: **res**  
 Rms: **9** GRS: **MTPROSPECT**  
 Bdrm: **3** MSJR: **W ANNIN**  
 FB: **2** HS: **RIDGE**  
 HB: **1** Acres: **0.15\***  
 ZIP: **07920-4216\*** LtSz: **0.15AC\***  
 RZIP: **07920** SqFt:  
 Block: **10505\*** CL: **Yes**  
 Lot: **52\*** CL: **Yes**  
 Unit #: GSMLS.com: **Yes**  
 Floor #: YB/Desc/Ren: **2001 / Approximate, Renovated / 2018**  
 Bldg #: PSubType: **Condo/Coop/Townhouse**  
 FHA55+: No Style: **Multi Floor Unit, Townhouse-End Unit**  
 Pets: Yes

LP:  
 OLP:  
 SP:  
 LD: **07/12/2018**  
 UCD:  
 CD:  
 ADM: **1**  
 DOM: **1**  
 SDA: **Yes**

Directions: **Allen Rd to Patriot Hill, Left onto Patriot Hill, unit on left**

Remarks: **This home checks all the boxes: LOCATION - situated in the most sought after section of Patriot Hill, with lush lawn, path, and plenty of sunshine plus parking circle nearby; MODEL - end unit with two-car garage - The Larchmont; RENOVATED - first floor hardwood just refinished - brand new kitchen appliances - hvac system has been replaced, brand new second floor and finished basement carpeting, freshly painted, paver stone patio! VIEWS - lovely yard vistas, sun drenched rooms; FLOOR PLAN - wonderful center hall floor plan, open to family room which opens to kitchen. The home boasts an amazing floor plan with terrific flow. RESORT-LIKE AMENITIES - Pools, tennis, basketball, clubhouse with party room, health club. AWARD WINNING SCHOOL SYSTEM - Nationally ranked! Hurry -this spectacular home won't last!**

## INTERIOR

Applncs: **Dishwasher, Microwave Oven, Refrigerator, Range/Oven-Gas**  
 Bsmnt: **Yes / Finished**  
 Dine: **Formal Dining Room**  
 Exclu: **Personal Items**  
 FirePl: **1 / Family Room, Gas Fireplace**  
 Floor: **Carpeting, Tile, Wood**

Handicap Modified: **No**  
 IntFeat: **Carbon Monoxide Detector, High Ceilings, Fire Extinguisher, Jetted Tub, Skylight, Smoke Detector, Stall Shower And Tub, Tub Shower, Walk-In**

**1 Kitchen**  
**1 Bath, Walk-In Closet**  
**Jetted Tub, Stall Shower**

**No/**

**ES**

## EX

Amnt: **Club House, Exercise Room, Jogging/Biking Path, Kitchen Facilities, Playground, Pool-Outdoor, Tennis Courts**  
 Drive: **4 / 2 Car Width, Additional Parking, Blacktop, Driveway-Exclusive**  
 Exterior: **Stone, Vinyl Siding**  
 ExtFeat: **Curbs, Privacy Fence, Vinyl Fence, Patio, Sidewalk, Underground Lawn Sprinkler, Thermal Windows/Doors**

Garage: **2 / Attached Garage, Garage Door Opener, Finished Garage, Inside Entrance**  
 LotDesc: **Open Lot**  
 Pool: **Yes/Association Pool**  
 Roof: **Asphalt Shingle**

## ROOM DIMENSIONS

LivRm: **15x12 / First** DinRm: **15x11 / First** Kitch: **16x13 / First** Den: **/** FamRm: **18x14 / First**  
 Mstr: **18x12 / Second** Bed2: **12x10 /** Bed3: **12x12 / Second** Bed4: **/ Second**  
 Rec Room: **27x17/Basement** Office: **13x12/Basement** : **/** : **/**

LevelB: **Game Room, Office, Rec Room, Storage Room, Utility Room**

LevelG:

Level1: **Dining Room, Family Room, Foyer, Kitchen, Laundry Room, Living Room, Powder Room**

Level2: **3 Bedrooms, Bath Main, Bath(s) Other**

Level3:

OthLev:

Attic:

## UTILITIES

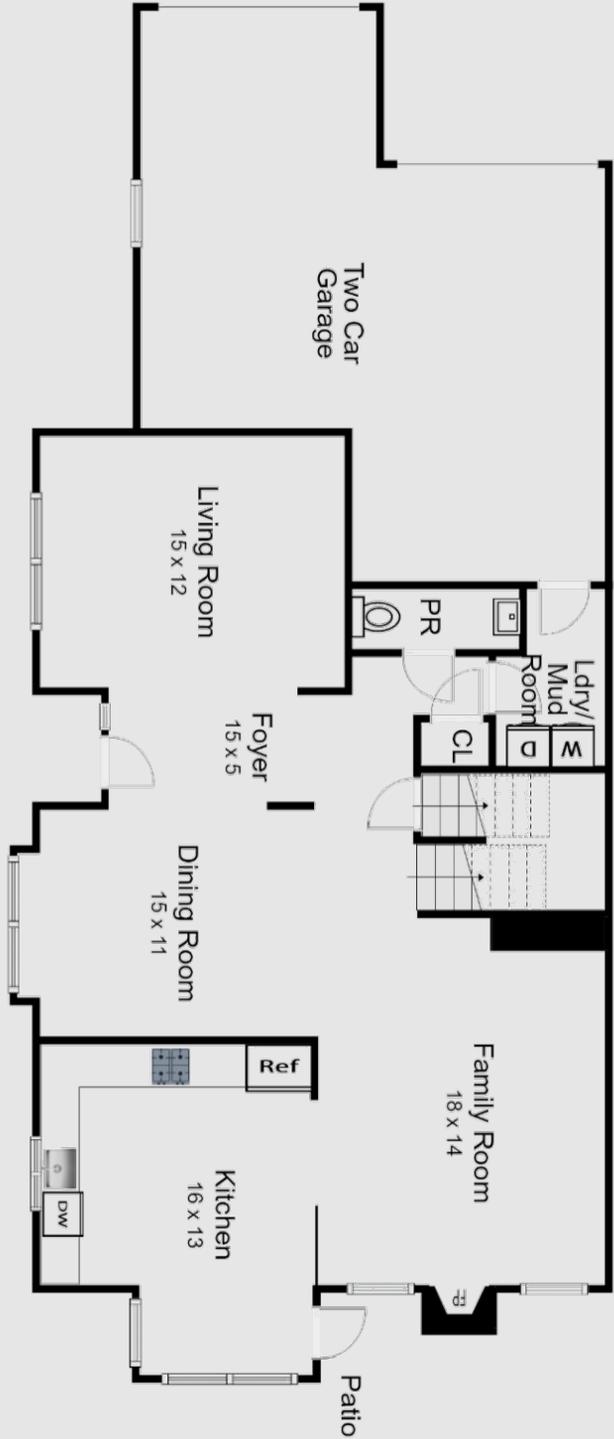
Heat: **1 Unit, Forced Hot Air**  
 Cool: **1 Unit, Ceiling Fan, Central Air**  
 Fuel: **Gas-Natural**  
 Service: **Cable TV Available, Garbage Included**

Sewer: **Public Sewer, Sewer Charge Extra**  
 Utilities: **All Underground, Electric, Gas-Natural**  
 Water: **Public Water**  
 WtrHt: **Gas**

## FINANCIAL INFORMATION / TAX INFORMATION

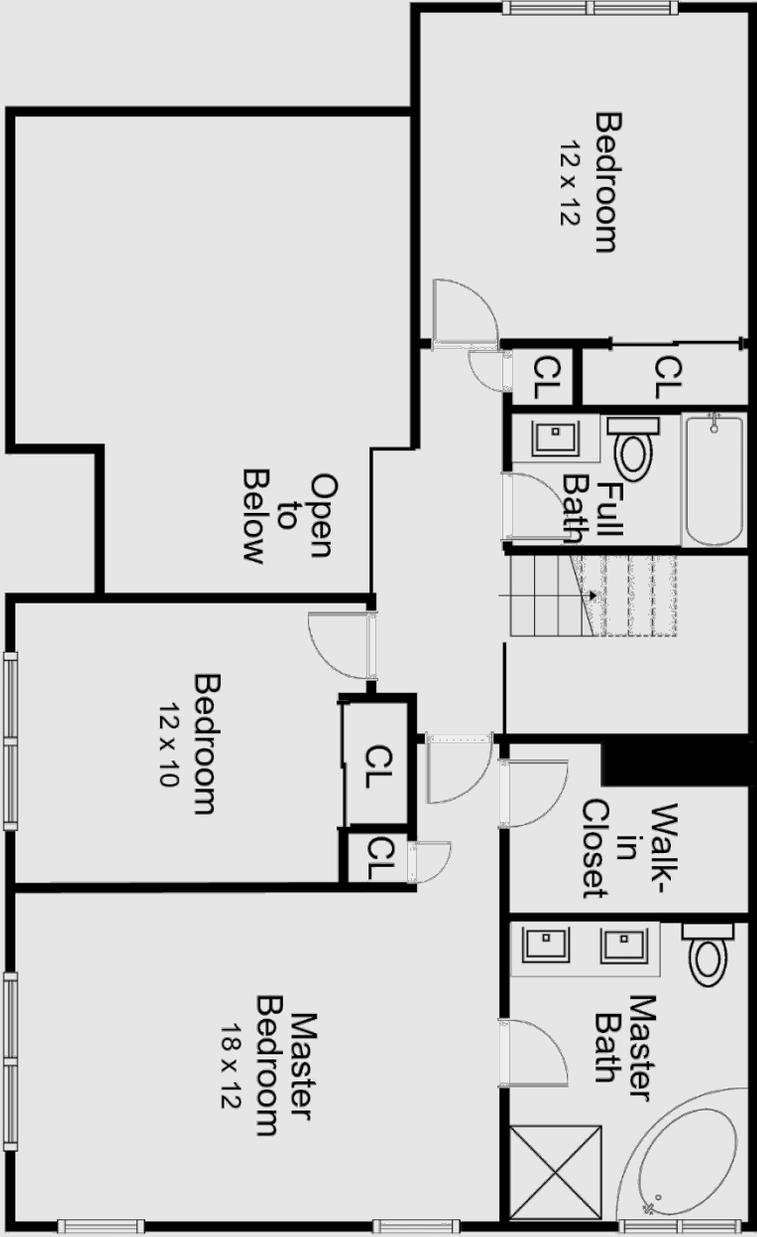
Taxes: **\$12,480 / 2017** TaxRt: **1.989 / 2017** BldAsmt: **\$368,400** LndAsmt: **\$233,000** TotAsmt: **\$601,400**  
 Fee: **\$232 / Monthly** AppFee: **\$843** FarmAsm: **No** HmWrnty: **Yes** OTP: **Fee Simple**  
 Other: **\$/** Easement: **Unknown /**  
 Feelnc: **Maintenance-Common Area, Trash Collection**

# Floor Plans - First Floor



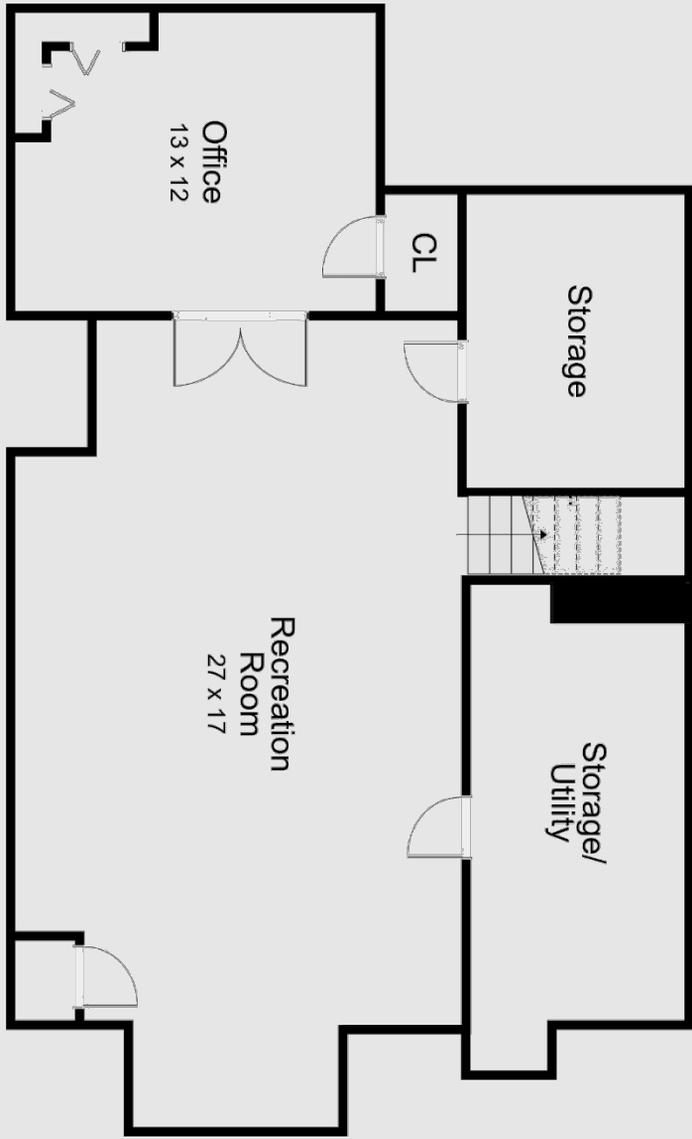
Actual may vary. Subject to errors and omissions.  
All sizes and dimensions are approximate and not warranted, expressly or implied.

# 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.



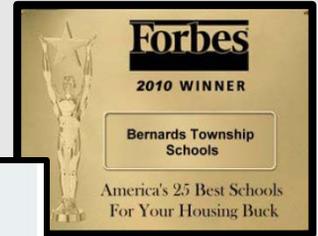
Just a few of the resort-like amenities you will enjoy as a Hills resident!



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



# Education in The News



## Ridge High School

268 So Finley Ave, Basking Ridge, New Jersey 07920 | (908) 204-2585

#318 in [National Rankings](#) | College Readiness Score 63.4/100.0

### Overview

Ridge High School is ranked 15th within New Jersey. Students have the opportunity to take Advanced Placement® course work and exams. The AP® participation rate at Ridge High School is 66 percent. The student body makeup is 49 percent male and 51 percent female, and the total minority enrollment is 26 percent. Ridge High School is the only high school in the [Bernards Township Public Schools](#).



[Explore Map](#)

### Quick Stats

**9-12**  
GRADES

**1,900**  
TOTAL ENROLLMENT

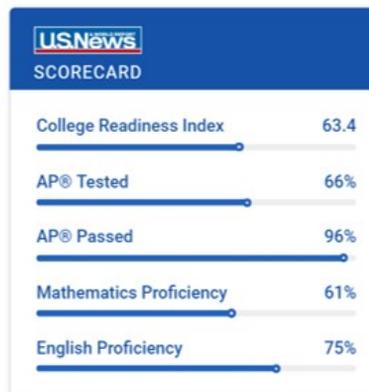
**14:1**  
STUDENT-TEACHER RATIO

### 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](#)

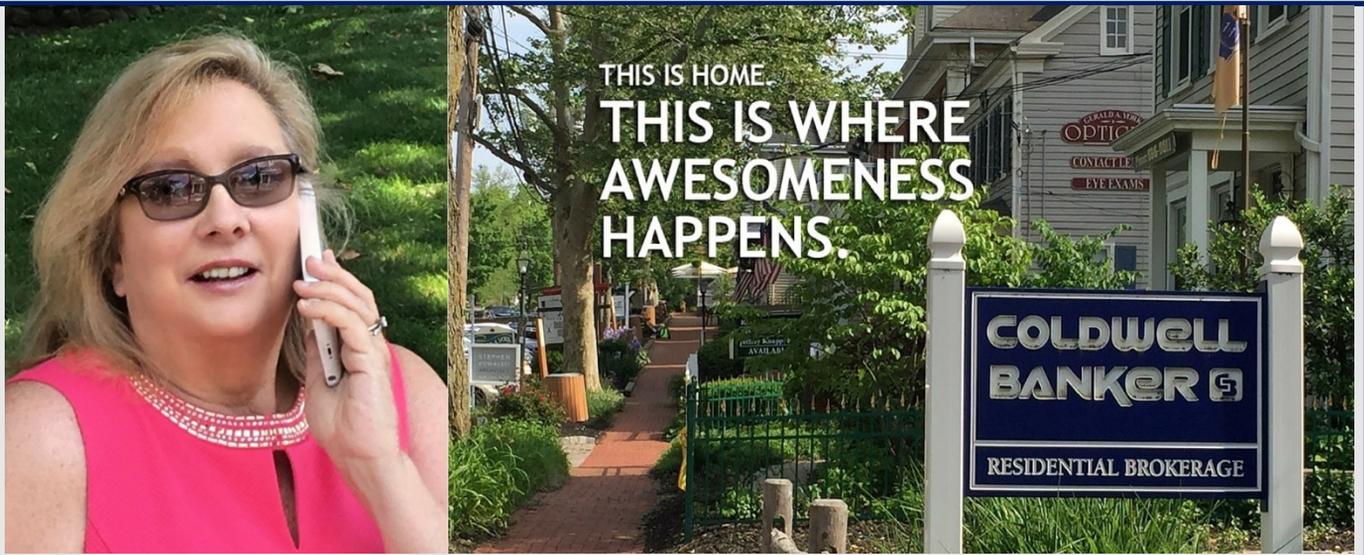


US News and World Report rates Ridge High School among the Best, and gives it a gold rating!

Above summary is courtesy of US News and World Report Site

# Notes

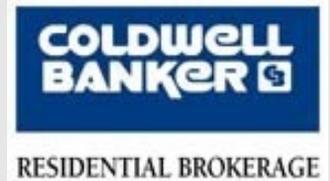
# Notes



THIS IS HOME.  
**THIS IS WHERE  
 AWESOMENESS  
 HAPPENS.**

*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 2017 achievements as the top producer in the Basking Ridge office, with over 40 closed transactions and over \$25MM in sales volume. In 2017, she founded the West Oak Team with revenues over \$40MM. 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 also won the Five Star Professional Designation. Please join us in congratulating Marie.” NCJAR Circle of Excellence Sales Award – Platinum 2013, 2014, 2015, 2016. 2017 YTD 2018 we are ranked in the top 1% of Coldwell Banker.



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

Most Sales



in partnership with



© 2003—2017 [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.