

27 Palmerston Place

Style, Warmth, Tradition



Welcome to
27 Palmerston Place
Basking Ridge, NJ 07920
www.27Palmerston.com

27 Palmerston Place

- × 27 Palmerston Place is a beautifully situated, center hall colonial with 6 bedrooms in one of the most sought-after neighborhoods of Basking Ridge. The residence is set back on a sweeping lawn and brimming with curb appeal. The location provides easy access to outstanding, nationally ranked schools, world class shopping, parks, golf courses, health clubs, hiking trails, equestrian facilities and highways and public transportation to NYC .
- × 6 BR, 3.1 Baths, Bernards Township records list 3630 square feet of living space (excludes basement)
- × 2 Car Attached Garage
- × .93 Acres, Lawn Irrigation System
- × Public Water & Sewer
- × 2 Heating & Cooling Units, Natural Gas
- × Wood burning Fireplace in Family Room
- × One Year AHS Shield Essential Home Warranty
- × Price Upon Request



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- ✦ **Living Room 19 x 16 and Dining Room 19 x 12:** From the moment you enter this gracious home through the double red doors into the center hall **Foyer**, you will immediately note the style and gracious flow found throughout the home, with hardwood oak floors, crown molding, generous guest closets and a perfectly situated Powder Room. The Foyer opens to the large, bright and airy **Living and Dining Rooms**. Both rooms have crown molding, hardwood flooring, and triple bay windows, with lovely views of the front garden, The Living Room flows into the Foyer and Family Room – the Dining Room provides easy access to the Kitchen. This floor plan is ideal for entertaining on any scale.



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- ❖ **Family Room 21 x 14:** The bright and welcoming Family Room is anchored by a custom wood burning, floor to ceiling white brick fireplace with raised hearth. It's the ideal room for curling up with a good book! Panoramic sliders provide views of the rear garden and access to the deck. Hardwood floors and crown molding add warmth and style. This room is perfectly situated for easy entertaining and flow, as it adjoins the Living Room and flows into the Foyer/Hall and Kitchen.



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- ✦ **Kitchen 22 x 15:** Spacious and bright, the Kitchen features granite countertops and a center island that makes food prep and serving a breeze. The colors in the granite countertops coordinate beautifully with the Wood-Mode cabinets, stainless hardware, and hardwood floor. The cabinetry design features pantry-style closets and an abundance of above and below counter storage. A breakfast area overlooks the rear garden through sliders that open to the large deck. Appliances include a four burner, stainless steel Jenn-Air gas range, stainless steel Bosch *SilencePlus* dishwasher, a built-in, oak paneled double-door Sub Zero refrigerator, Moen brushed stainless fixtures and Elkay double sink. The Kitchen provides easy access through a hall to the garage and laundry room.



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- ✦ **Master Bedroom 19 x 14, Sitting Area 11 x 9 with Ensuite Bath:** This architecturally magnificent and private Master Suite is a light-filled oasis of welcome harmony and calm after a hectic day. The spacious main room, artfully designed to maximize wall and window space, features a 12' vaulted ceiling, Palladian-style windows, a skylight and four room-sized walk-in closets, each with custom closet systems. A balcony off the **Sitting Area** affords wonderful views of the rear garden.
- ✦ The **Ensuite Bath** is finished to a high standard and features an Aquatic whirlpool tub, frameless marble shower with four shower heads, Hansgrohe fixtures, skylight, enclosed commode, double granite-topped vanity, Wood-Mode and Brookhaven cabinets and recessed & on-trend pendant fixtures.



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- ✦ **Five additional bedrooms, plus 2 guest baths** 17 x 12, 16 x 12, 14 x 11, 14 x 11, 11 x 11 : The hallmarks of the guest rooms are generous room sizes, large double closets (three guest room closets have custom closet systems), gleaming oak floors, and windows and ceilings designed to create light-filled rooms and architectural interest. Two beautifully appointed guest bathrooms offer granite counters, Wood-Mode cabinets, under-counter storage, Hansgrohe fixtures and tilework finished to a very high standard. *Four of the five bedrooms and both baths are pictured below. One room is used presently as an office.*



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- ✦ The large deck is perfect for enjoying morning coffee, a barbecue with friends, or large-scale entertaining! This home is minutes from all major highways and all that Basking Ridge offers – top ranked schools, the historic downtown, township parks, walking trails, public transportation to NYC and world class shopping.

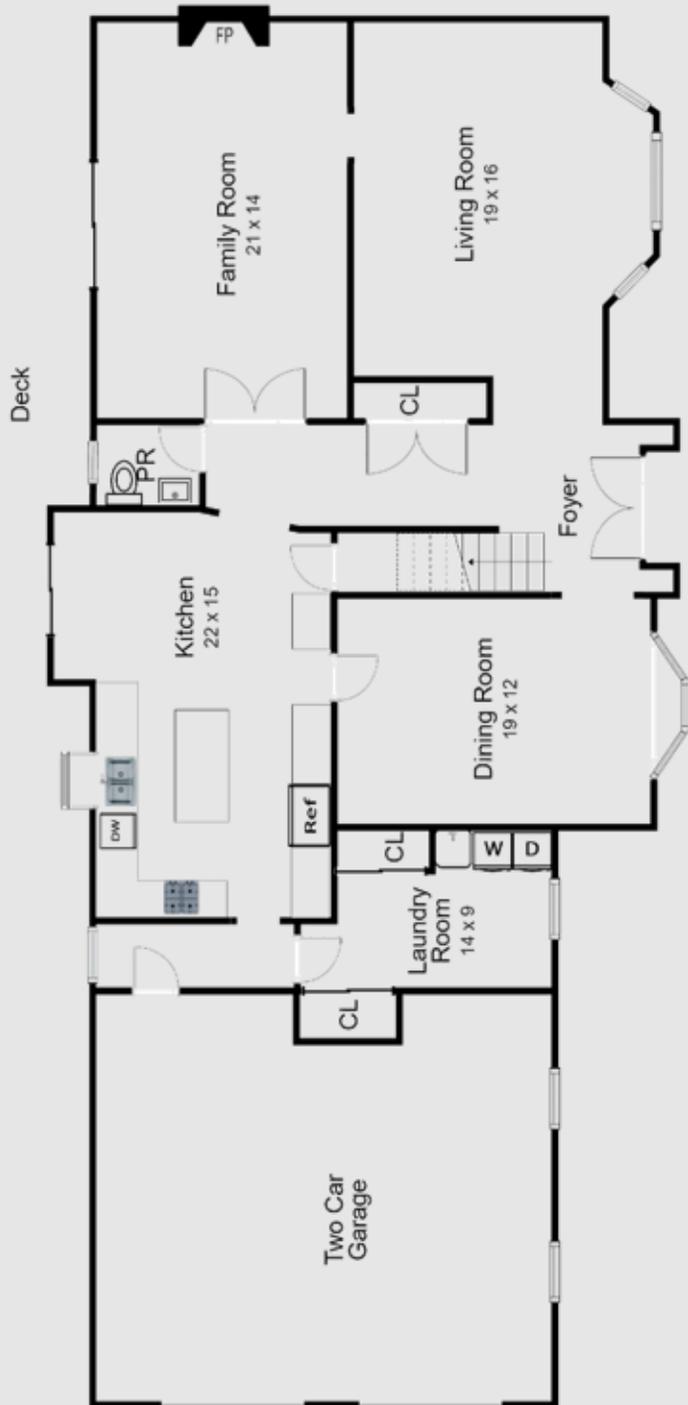


27 Palmerston Place Upgrades

× AHS HOME WARRANTY

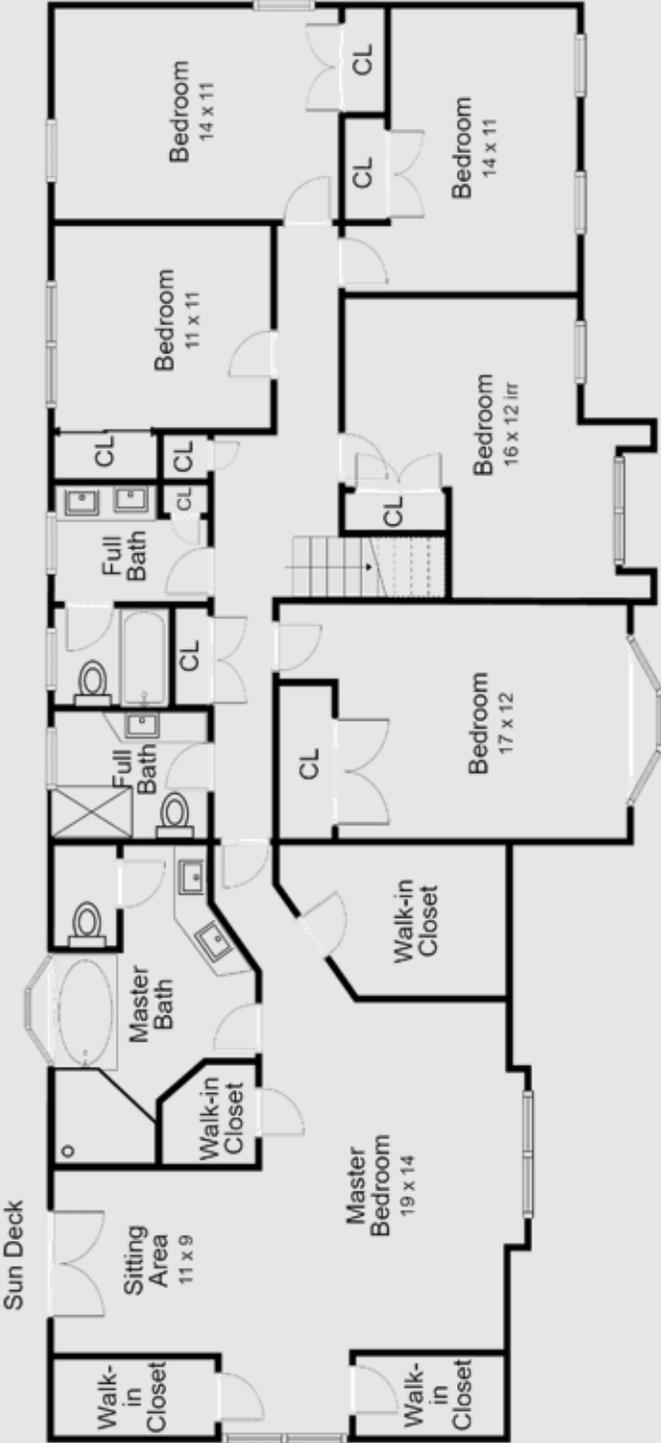
- × Spacious and dramatic Master Suite, with unique architectural design, 12 foot vaulted ceiling, skylight, four walk-in closets with custom systems, balcony overlooking rear of property.
- × Ensuite Master Bath finished to a high standard including a separate, frameless, marble shower with four heads, Hansgrohe fixtures, Aquatic jetted tub, skylight and private commode.
- × Five large guest bedrooms on the second level, all with double closets, three with custom closet systems, hardwood oak floors, and custom windows and ceilings designed to create light and bright bedrooms and varied architectural elements creating interest, volume (ceilings) and charm.
- × Three second floor full-baths, with all fixtures and finishes upgraded to a high standard.
- × Hardwood floors throughout first and second levels (except bathrooms)
- × Full sized laundry/mud room, utility sink, storage closet and direct access to garage
- × Kitchen upgrades -- granite countertops, Wood-Mode cabinets, stainless steel Bosch dishwasher, four-burner Jenn-Aire gas range, and Sub Zero built-in refrigerator.
- × Electrolux Central Vacuum
- × Irrigation System with nine zones.
- × Azek on white vertical trim, curved windows in front, and most of the horizontal white fascia boards, plus gable soffit boards on the garage side of home and more.
- × HVAC – 2010, HVAC and Central Air Unit replaced, Lennox high efficiency system. Second unit replaced in 1990.
- × “No Leaf” style gutter system installed.
- × Gas line to rear patio barbecue.
- × Major renovations in 1999 addition.
- × Windows replaced with Andersen insulated approximately 1999.
- × Downspouts in rear run in pipes underground to edge of woodland.
- × Alarm system added 2010

Floor Plan – First Floor



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.

Floor Plan - Second Floor



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.

Multiple Listing Spec Sheet

Somerset* Bernards Twp.* (2702)

27 Palmerston Pl*

List Price

Residential Client Full Report



4793322

MLS#: 3460805
 Status: A
 Rms: 12
 Bdrm: 6
 FB: 3
 HB: 1
 ZIP: 07920-2513*
 RZIP: 07920
 Block: 5102*
 Lot: 5*
 Unit #:
 Floor #:
 Bldg #:
 FHA55+: No
 Pets:

Section: Mt. Airy Estates
 ZN: Residential
 GRS: LIBERTY C
 MSJR: W ANNIN
 HS: RIDGE
 Acres: 0.93*
 LtSz: .93AC*
 SqFt: 3630
 CLR: Gray
 CL: No
 GSMLS.com: Yes
 YB/Desc/Ren: 1960 / Approximate /
 PSubType: Single Family
 Style: Colonial

LP:
 OLP:
 SP:
 LD: 04/12/2018
 UCD:
 CD:
 ADM: 22
 DOM: 22
 SDA: Yes

Directions: Mt. Airy to Stockmar to Rt on Granville to Left on Palmerston

Remarks: Lovely and well maintained center hall colonial in one of Basking Ridge's premier neighborhoods. This six bedroom home (6th BR being used as office) boasts three full baths on the second level. The family room offers panoramic sliders to the deck, and a floor to ceiling white brick fireplace. The kitchen provides amazing counter and storage space with separate breakfast room and sliders to deck. The formal dining room has a bay window and mahogany stained trim on the hardwood flooring. Each bedroom is generously sized, and the master suite boasts architectural details, ample closet space, sitting area with Palladian style windows, Juliet style balcony, walk in closet with system, and bath en suite with frameless shower, jetted tub, double vanity, skylights. SF Per Bernards Twp Tax Records.

INTERIOR

Applncs: Dishwasher, Range/Oven-Gas
 Bsmnt: Yes / Full, Unfinished
 Dine: Formal Dining Room
 Exclu: On file
 FirePl: 1 / Family Room
 Floor: Carpeting, Tile, Wood

IntFeat: Carbon Monoxide Detector, Cedar Closets, High Ceilings, Fire Extinguisher, Smoke Detector, Soaking Tub, Stall Shower, Tub Shower, Walk-In Closet
 Kitch: Breakfast Bar, Center Island, Eat-In Kitchen, Separate Dining Area
 MastBr: Full Bath, Sitting Room, Walk-In Closet
 MstBath: Soaking Tub, Stall Shower

EXTERIOR / OTHER FEATURES

Drive: 1/2 Car Width, Additional Parking, Blacktop, Driveway-Exclusive
 Exterior: Clapboard
 ExtFeat: Deck

Garage: 2 / Attached Garage, Finished Garage
 LotDesc: Level Lot, Open Lot
 Roof: Asphalt Shingle

ROOM DIMENSIONS

LivRm: 19x16 / First
 Mstr: 19x14 / Second
 Bedroom: 14x11/Second

DinRm: 19x12 / First
 Bed2: 17x12 / Second
 Bedroom: 11x11/Second

Kitch: 22x15 / First
 Bed3: 16x12 / Second
 Sitting Room: 11x9/Second

FamRm: 21x14 / First
 Bed4: 14x11 / Second
 Rec Room: 26x26/Basement

LevelB: Rec Room, Utility Room, Workshop

Level1: Breakfast Room, Dining Room, Family Room, Foyer, Garage Entrance, Kitchen, Laundry Room, Living Room, Powder Room

Level2: 4 Or More Bedrooms, Bath Main, Bath(s) Other, Sitting Room

UTILITIES

Heat: Forced Hot Air
 Cool: Central Air
 Fuel: Gas-Natural
 Service: Cable TV Available, Garbage Extra Charge

Sewer: Public Sewer
 Utilities: Electric, Gas In Street
 Water: Public Water
 WtrHt: Gas

FINANCIAL INFORMATION / TAX INFORMATION

Taxes: \$18,650 / 2017
 Fee: \$ /
 Other: \$ /

TaxRt: 1.989 / 2017
 AppFee: \$
 Easement: Unknown /

BldAsmt: \$559,200
 FarmAsm:

LndAsmt: \$378,500
 HmWrrty:

TotAsmt: \$937,700
 OTP: Fee Simple

Survey

Education in The News



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.

Basking Ridge

The Lenni-Lenape Indians were the first known inhabitants of the Bernards Township area. A 3,000 acre area was purchased in 1717 on behalf of King James III of England from the Lenapes for \$50. The remainder of the Township's land was bought later that year by William Penn. In 1733 the name "Basking Ridge" first appeared in ecclesiastic records of the Presbyterian Church and is recorded as being derived from the fact that "wild animals of the adjacent lowlands were accustomed to bask in the warm sun of this beautiful ridge." Baskeridge and Baskenridge were also commonly used.

Named after Sir Francis Bernard, Colonial governor of New Jersey from 1758 to 1760, this rustic community covers a 25 square mile area and is nestled in the northern part of Somerset County south of Morristown sitting in some of the last vestiges of the Great Eastern Forest. It supports a population of roughly 25,000 residents in

9,200 households and includes the sections of Basking Ridge, Liberty Corner, Lyons and West Millington. The median household income of

\$107,000 is one of the highest in the area. In 2009 the median sales price of a home in Bernards Township was \$515,000. These properties range from \$200,000 condominiums to \$2,700,000 estate homes.



Postcard Perfect Downtown Basking Ridge

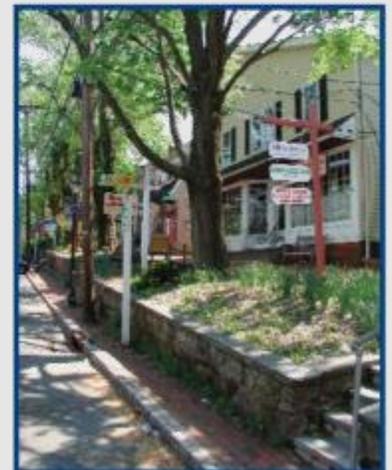


Mid-Town Direct Train Service from the Basking Ridge Station

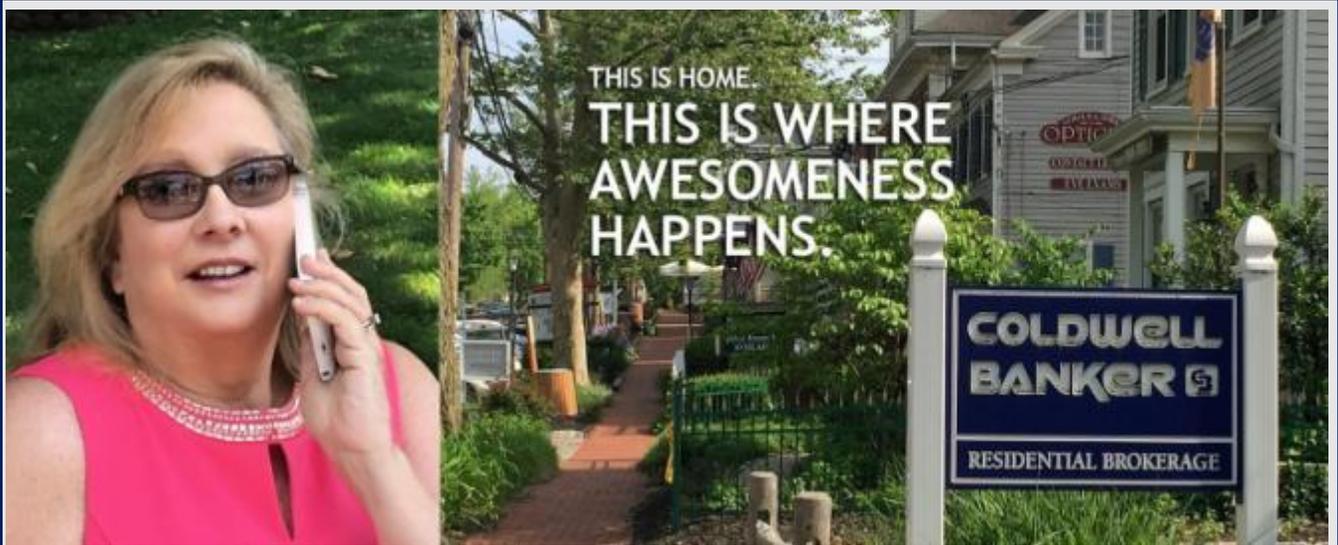
Bernards Township play an important role in the American Revolution with troops coming from Bound Brook through Basking Ridge en route to Morristown. During this time a liberty pole was placed on the village green with Annin's Corner renamed Liberty Corner. A local street, Old Army Road, was so

named because it was the path trod through the country from Jockey Hollow to the Vealtown Tavern in Bernardsville by American troops.

Area highlights include fine restaurants, local downtown shopping in addition to Bridgewater Mall and the renowned Mall at Short Hills. Nature and history abound with nearby historic Colonial Morristown, Morristown National Park "Jockey Hollow," the Great Swamp National Wildlife Refuge and Lord Stirling Park. About an hour's drive from Manhattan, Bernards Township is also within 30 miles of Newark Liberty International Airport and has easy access to Routes 78 and 287. Transportation into New York City is accessed via nearby highways as well as New Jersey Transit Mid-Town Direct Service from the Basking Ridge and Lyons train stations. The Bernards Public School System includes four elementary schools, William Annin Middle School and Ridge High School. Ridge is consistently ranked among the top NJ High Schools by New Jersey Monthly magazine.



Basking Ridge's Quaint Downtown



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 2017-2018 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 2016 production, and the Top 20 Teams in 2017. 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, 2017



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



in partnership with
 Zillow Trulia

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