

- Price Upon Request
- * 3BR, 2.1 Baths, Two Car Garage Center Hall Colonial End Unit Town Home ONE YEAR HOME WARRANTY Stone and Vinyl Exterior Public Water, Public Sewer
- **Location:** 2 Hancock Court is situated in Patriot Hill, a beautiful Toll Brothers Community that is centrally located and provides all the amenities of The Hills one would expect to find at a resort.
- Exterior: This home, like most end units, has a single family home-like feel, and in true center hall colonial fashion, boasts a two-story entry foyer with living room and dining room on each side. The natural beauty surrounding this home is a welcomed respite from a hectic day. As an added bonus, this home is situated such that the driveway is longer than most, which allows up to 4 cars in the driveway alone, not to mention the two-car garage! The generously-sized sunny patio is great for afternoon relaxing. Perennial flowers have been planted to greet you in the spring with their cheerful colors, and there are vegetable gardening spots as well!









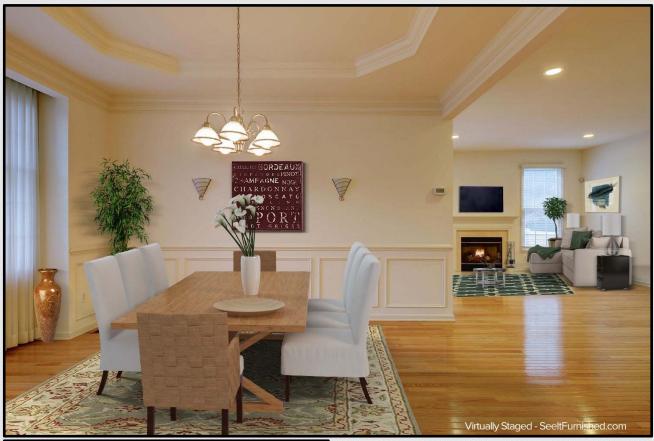
Living Room – 15 X 13: A volume ceiling that rises from the living room into the foyer where it reaches two stories in height creates an air of sophistication that continues throughout this beautiful and well-designed home. A true center hall, the open floor plan is visually beautiful as well as functional. Hardwood flooring, columns with wainscoting, a second story oval foyer window above the door, and three sunny sides with windows as only an end unit can offer, make this model a joy to own. We have virtually staged the living room to give you a sense of the great decorating possibilities.







Formal Dining Room 15 x 11: The formal dining room is brimming with detail, with chair rail, wainscoting, crown molding, and a stunning tray ceiling! The open yet defined floor plan coupled with hardwood flooring throughout this level 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 but one of the endless possibilities!







Kitchen 14 X 14, with Breakfast Room: The eat-in kitchen boasts an additional bump out with skylights and three walls of windows. It features 42 inch cabinetry, recessed lighting, and hardwood flooring! Enter the patio from the kitchen, or enjoy easy access from the family room!





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. Two windows flank the fireplace, and recessed overhead lighting add the finishing touches. A demi wall provides even more light from the kitchen, and makes this room so easy to place furniture. We've virtually staged this great room to give you an idea of how the layout facilitates many styles and an idea for possible furniture placement!







Master Bedroom Suite - 18 X 12: The master bedroom provides quiet respite after a hectic day. Ample closet space and a cathedral ceiling with ceiling fan and recessed lighting adds a lovely dimension. The master bath has a double vanity, soaking tub, separate shower, and a soaring ceiling height for added dimension. Sun shines through from two sides as only an end unit can provide!







Two additional bedrooms plus bath complete the second level 12 X 12, 13 X 11: 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. A balcony on the second floor hall landing plus linen closet add just the right touch!

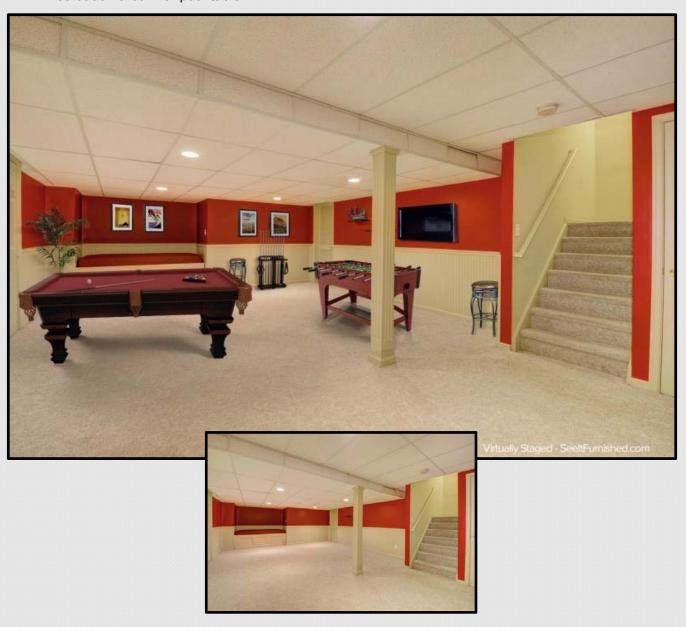








Finished Basement: The finished basement offers a great third level of living space. What you don't see is the poured concrete foundation Toll Brothers takes great pride in providing. Steel I-beam construction also allows for less columns, creating a grand sense of space that is accented by the just-right ceiling height. In addition to the spacious finished area, there is sought after extra space in the utility/storage room for storage and work area. The open floor plan of the finished basement allows you to create a setting for any purpose. We've virtually staged it to provide a recreation area with pool table.



Multiple Listing Spec Sheet

Somerset* Bernards Twp.* (2702)

Taxes: \$12,304 / 2015 Fee: \$229 / Monthly

Copyright, Garden State MillS, L.L.C.

FeeInd: Maintenance-Exterior, Trash Collection

Other: \$ / One Time

TaxRt: 1,916 / 2015 AppFee: \$800

Easement: Unknown /

List Price: \$629,000

Residential Client Full Report Patriot Hill Section: OLP: \$629,000 Status: ZN: Residential MTPROSPECT GRS: 10/06/2016 WANNIN LD: Bdrm: MSJR: HS: RIDGE UCD: HB: Acres: 0.15*CD: LtSz: SqFt: ADM: 7 DOM: 7 07920-4205* 0.15AC* RZIP: Block: 10503* CLR: Beige SDA: Yes Lot: Unit#: CL: GSMLS.com: Yes Yes YB/Desc/Ren: 2000 / Approximate / PSubType: Condo/Coop/Townhouse Floor#: Bldg #: FHA55+: Style: Multi Floor Unit, Townhouse-End Unit Allen to Patriot Hill, Left at "T", Right onto Hancock, on left Directions: Allen to Patriot Hill, Lett at "1", kight onto Hancock, on lett
Remarks: Don't miss this sundrenched lovely end unit in sought-after Patriot Hill with finished basement, hardwood throughout the first level, fireplace in
family room, and a two-car garage with longer driveway. This stunning townhome is ready for quick delivery! Don't miss this great opportunity to enjoy Hills
living with pool, tennis court, newer clubhouse gym, and much more! A one-year home warranty is included with this purchase! We have virtually added furniture / staging. You are bound only by your imagination! INTERIOR Applinos: Carbon Monoxide Detector, Dishwasher, Disposal, Dryer, Microwave Handicap Modified: IntFeat: Blinds, Carbon Monoxide Detector, Cathedral Ceiling, High Ceilings, Fire Extinguisher, Skylight, Smoke Detector, Tub Shower, Walk-In Closet Kitch: Eat-In Kitchen Oven, Self Cleaning Oven, Refrigerator, Range/Oven-Gas, Sump Pump, Bsmnt: Yes / Finished-Partially, Finished, Full MastBr: Full Bath MstBath: Jetted Tub, Stall Shower Dine: Formal Dining Room FirePl: 1 / Family Room, Gas Fireplace Floor: Carpeting, Tile, Wood P-Use: In-law Suite: EXTERIOR / OTHER FEATURES Amnt: Club House, Exercise Room, Jogging/Biking Path, Playground, Pool-Garage: 2 / Attached Garage LotDesc: Level Lot Pool: Yes/Association Pool Outdoor, Tennis Courts
Drive: 3 / 2 Car Width, Additional Parking, Blacktop Exterior: Stone, Vinyl Siding
ExtFeat: Curbs, Privacy Fence, Vinyl Fence, Patio, Sidewalk Roof: Asphalt Shingle ROOM DIMENSIONS LivRm: 15×13 / First Mstr: 18×12 / Second DinRm: 15×11 / First Bed2: 13×11 / Second Kitch: 14×13 / First Bed3: 12×12 / Second FamRm: 18×14 / First Bed4: / Rec Room: 23x17/Basement LevelB: Rec Room, Storage Room, Utility Room Level6: Dining Room, Family Room, Foyer, Kitchen, Laundry Room, Living Room, Powder Room Level2: 3 Bedrooms, Bath Main, Bath(s) Other Leveß: OthLev: UTILITIES Heat: 1 Unit, Forced Hot Air Cool: 1 Unit, Central Air Utilities: All Underground Public Water Service: Cable TV Available, Garbage Included WtrHt: Gas

FINANCIAL INFORMATION / TAX INFORMATION

BldAsmt: \$399,700 FarmAsm: No

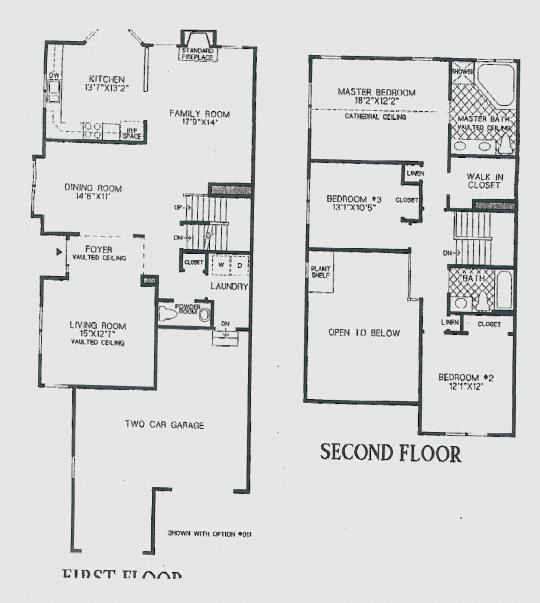
"Into deemed RELIABLE but not GUARANTEED - ALL Room Sizes are Approx."

LndAsmt: \$236,000 HmWrnty: Yes TotAsmt: \$635,700 OTP: Fee Simple

GENERIC Floor Plans

These are the generic builder floor plans for the Larchmont Model. Actual measurements may vary and some items featured here may not be in the actual home.

They are provided for conceptual illustrative purposes only.



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

Upgrades

- Entry Hall Chandelier and stair fixture
- LED Recessed Lighting in Family Room
- Dining Room Chandelier
- * Additional Lighting in Master Bath and Hall Bath
- Ceiling Fans in Kitchen, Master Bedroom, Second Bedroom and Third Bedroom
- Two and a half inch Luxury Blinds in Family Room and Kitchen
- Sheers/Blind Combination in Living Room and Dining Room
- Blinds on all Windows
- Refrigerator approximately 3 years old
- Natural Gas Connection for Outdoor Grill
- Updated Power Room Vanity and Sink
- Landscaping at Front Entrance is 2 years old
- Garage Keypad for Easy Entry

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



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





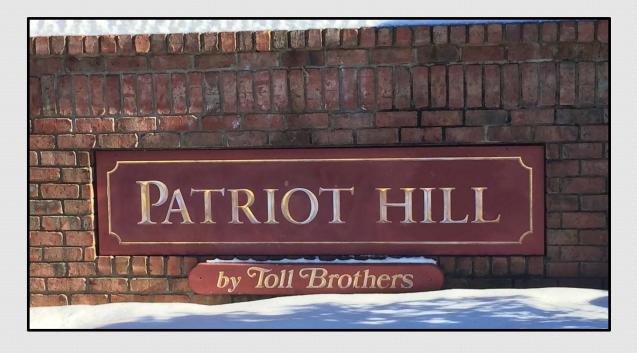
Just a few of the resort-like amenities you will enjoy as a Hills resident!

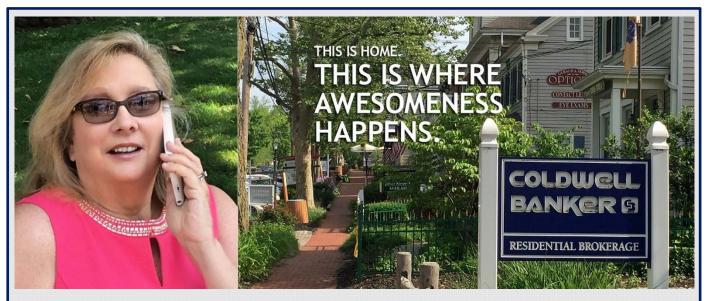




Thanks to Access Property Management for the Signal Point Fitness Center Photos!







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 2015 achievements as the top producer in the Basking Ridge office, with over 30 closed transactions and over \$23MM 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 25 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



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







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