

Welcome to 2 Magnolia Path – The Cedars!



**Completely Rebuilt
From Foundation Up in
2011!**

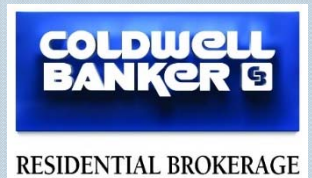
2 BR, 2.1 Baths



www.2MagnoliaPath.com

*Thinking of moving?
Think Young!*

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



MLS Form: 2 Magnolia Path



Somerset* Bernards Twp.* (2702)

2 Magnolia Path*

List Price: \$459,000

Residential Client Full



MLS#: 3202416
 Status: A
 Rms: 6
 BdRm: 2
 FB: 2
 HB: 1
 ZIP: 07920-3165*
 RZIP: 07920
 Block: 9001*
 Lot: 86*
 Unit #:
 Floor #:
 Bldg #:
 FHA55+: No
 Style: 1/2 Duplex

Section: The Cedars
 ZN: Residential
 GRS: LIBERTY C
 MSJR: WANNIN
 HS: RIDGE
 Acres: 0.00
 LtSz: 0
 SqFt:
 CLR: Cream
 CL: Yes
 GSMLS.com: Yes
 Pets: Yes
 YB/Desc/Ren: 2011 / Approximate, Renovated / 2011
 PSubType: Single Family

LP: \$459,000
 OLP: \$459,000
 SP:
 LD: 03/05/2015
 UCD:
 CD:
 ADM: 4
 DOM: 4
 SDA: Yes

Directions: Valley Road to the Cedars to Right on Arbor Circle to Rt. onto Magnolia

Remarks: This home has been completely rebuilt in 2011. Structure, roof, all appliances, HVAC, entire home is newer. Granite countertops, 42 inch cabinetry w/soft close, GE Cafe series appliances, are but a few of this home's wonderful appointments. There is hardwood on the first level, and carpeting on the second. There is an INSTALLED GENERATOR! The basement is partially finished with a rec room, storage room, and workshop. If you're looking for a "newer" construction townhome in Basking Ridge, this is probably the one and only.

INTERIOR

Applincs: Central Vacuum, Dishwasher, Dryer, Generator-Built-In, Microwave Oven, Refrigerator, Range/Oven-Gas
 Bsmnt: Yes / Finished-Partially, Finished
 Dine: Formal Dining Room
 Exclu: None - tvs are wallmounted and included
 FirePt: 1 / Gas Fireplace, Living Room
 Floor: Carpeting, Ceramic Tile, Wood

Handicap Modified: No
 IntFeat: Carbon Monoxide Detector, Cathedral Ceiling, High Ceilings, Fire Extinguisher, Security System, Skylight, Smoke Detector, Window Treatments
 Kitch: Eat-In Kitchen, Separate Dining Area
 MastBr: Full Bath, Walk-In Closet
 MastBath: Tub Shower
 P-Use:
 In-law/Suite: No/

EXTERIOR / OTHER FEATURES

Amnt: Club House, Jogging/Biking Path, Pool-Outdoor
 Drive: 5 / 1 Car Width, Additional Parking
 Exterior: Wood
 ExtFeat: Deck

Garage: 1 / Attached Garage
 LotDesc: Cul-De-Sac
 Pool: Yes/Association Pool
 Roof: Composition Shingle

ROOMS

LivRm: 15x12 / First DinRm: 12x13 / First Kitch: 13x10 / First Den: 13x13 / First FamRm: /
 Mstr: 15x13 / Second Bed2: 13x12 / Second Bed3: /
 Foyer: 10x9/First Rec Room: 23x11/Basement Storage Room: 25x9/Basement Workshop: 11x12/Basement
 LevelB: Rec Room, Storage Room, Workshop
 LevelG:
 Level1: Den, Dining Room, Foyer, Kitchen, Living Room, Powder Room
 Level2: 2 Bedrooms, Bath Main, Bath(s) Other
 Level3:
 OthLev:

UTILITIES

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

FINANCIAL INFORMATION / TAX INFORMATION

Fee: \$440 / Monthly FarmAsm: No HmWrrnty: No Taxes: \$7,697 / 2014 LndAsmt: \$161,500
 AppFee: \$1,817 OTP: Condominium TaxRt: 1.934 / 2014 BldAsmt: \$236,500
 Other: \$ / One Time Easement: Unknown / TotAsmt: \$398,000
 Feelnc: Maintenance-Common Area, Maintenance-Exterior, Snow Removal, Trash Collection

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

MARIE YOUNG

2 Magnolia Path

Sun drenched and spacious rooms, beautiful appointments, paradise!



Bernards Township and The Cedars offer pool and tennis courts, clubhouse, parks, jogging paths, picnic house, wooded trails, jungle gyms, additional town pool and tennis, golf course, Lord Stirling Horseback riding facility, free movies and musical productions on summer nights, and a Golf Frisbee course.

With Charter Day celebrations, play groups, senior activities and much more, Basking Ridge, and The Cedars provide amenities for every life style and generation. Basking Ridge enjoys easy access to Manhattan, ski resorts, and Jersey Shore, with 287 & 78 nearby. Direct NYC bus and train routes are minutes away.

Come, enjoy the lifestyle!

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

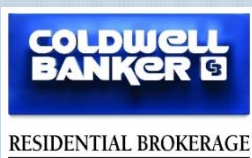
09-12 Grades 1,787 Students 125 Teachers

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.



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2 Magnolia Path



Don't Miss This One-of-a-kind Opportunity To Call 2 Magnolia Path Home!

From the moment you enter 2 Magnolia Path, you are greeted by sun drenched rooms, open vistas, and a true sense of quality and newness, that delights all the senses. Many rooms include Hunter Douglas blinds, and custom window treatments. The first floor boasts hardwood flooring, while the second level offers beautiful carpeting. Rebuilt and completed in 2011, this home is beautifully appointed. Among this home's design elements are the following:

- Kitchen: 42-inch maple cabinets, granite countertops, Stainless steel appliances including GE Café line range/oven, microwave, and dishwasher.
- Living Room: Enjoy a good book by the fire or entertain a crowd in your stunning living room with Palladian style window. The wall-mounted TV is included!



Marie Young, Sales Associate
908.938.2525 Cell
Thinking of Moving?
Think Young!

Welcome to 2 Magnolia Path Basking Ridge, NJ
2BR, 2.1 Baths, 1 Car Garage

The den has sliders to the deck, with incredible views. The powder room, with a maple vanity and quartz countertop, brushed nickel hardware, faucet, and light fixtures, is nicely situated. The water closet is Kohler Devonshire Porcelain.

The Laundry area is equipped with a Maytag Centennial Washer and Dryer.

The master suite is spacious and offers ample closet space. With bath en suite there is a maple vanity, quartz countertop, brushed nickel hardware, faucets and lighting, and Kohler products. Ample closet space makes this suite just perfect.

The second bedroom has a built in custom oak workstation, and Hunter Ceiling Fan / Light. The second bath, with maple vanity and quartz countertops, and brushed nickel hardware, features a walk-in shower.

The basement is partially finished with an oversized rec room, extra storage, and a workshop.

There is also an installed generator!

This home has been thoughtfully built with 21st century amenities, and a rare opportunity to own a practically new townhome in Basking Ridge.

