

**COLDWELL
BANKER** 

30 HANCOCK COURT

Basking Ridge, NJ

www.30HancockCourt.com

WELCOME HOME!

30 Hancock Court is situated in one of the Hills' prime locations with spectacular views from every vantage point including the Master. This beautifully appointed end-unit home is bright and spacious, with an open floor plan, hardwood floors in the public rooms, eat-in Kitchen open to the Family Room and a finished, walk-out basement with French doors leading to a private patio. It's 21st Century living at its best!

- ❖ 3 Bed Rooms, 2.1 Baths Town Home
- ❖ Finished walk-out basement
- ❖ Family room with gas fireplace
- ❖ Formal Living and Dining Rooms
- ❖ Eat-in Kitchen with KitchenAid stainless steel appliances, a windowed "bump-out" and sliders leading to a sunny deck.
- ❖ Hardwood floors in public rooms
- ❖ Driveway accommodates 3 additional cars
- ❖ Public Water, Public Sewer
- ❖ ONE YEAR AHS HOME WARRANTY
- ❖ Price upon request





FIRST IMPRESSIONS

The double height Foyer and open plan Living & Dining Rooms set the tone of sophistication, light, and great flow. Crown molding, wainscoting and architectural design create definition and style. Hardwood floors add warmth and augment the floorplan's seamless flow from the Foyer through the first floor.



Floor plan for illustration purposes only. All sizes are rounded up, 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.





LIVING & DINING ROOMS

The Living Room's soaring volume ceiling and large windows combine to create wonderful light in a space that is both elegant and welcoming. Enjoy more formal get-togethers and holiday entertaining in the spacious Dining Room. A tray ceiling trimmed with crown molding and wainscot add style.



FAMILY ROOM

A spacious, bright Family Room, open to the Kitchen is the ideal place for gatherings large and small. A gas fireplace invites you to sit by the fire with a good book on a cool evening.





KITCHEN

The well-equipped Kitchen is open to the Family Room and features KitchenAid stainless steel appliances, including a 5- burner gas range, double door refrigerator, microwave and dishwasher. Cabinets provide abundant storage and granite countertops ensure plenty of room for food prep and serving. A sun-washed breakfast nook opens to the deck.



LET'S GO UPSTAIRS

The home's hallmark light and bright style continues on the second level. A light-filled upper hall leads to three bedrooms, including an ensuite Master and two generously sized guest bedrooms. Each guest bedroom has a double closet and two large windows. One guest bedroom (not shown) is presently used as an office.



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MASTER SUITE

The Master Suite is a true sanctuary.

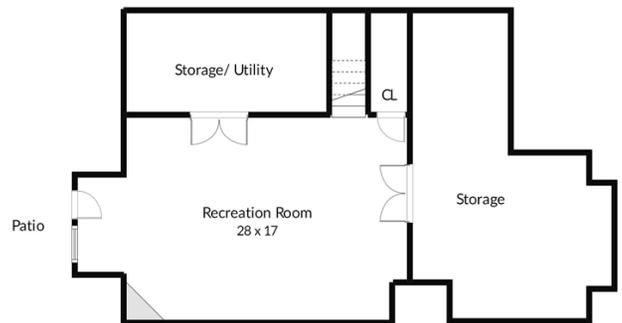
The cathedral ceiling adds dimension while large windows showcase incredible vistas and insure sunlight. There is a walk-in closet.

The ensuite bath has a double vanity, jetted soaking tub, and a separate, step-in shower. Recessed lighting and a ceiling fan provide charm.



BASEMENT

The finished walkout basement offers an additional level of living space. There's a multi-purpose recreation/entertainment area and storage/utility space. Enjoy the second level of outdoor space from the patio outside the sliders. Recessed lighting, crown molding, and soft hues add the finishing touch!



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OUTDOOR LIVING

There are two private outdoor spaces accessed from the Kitchen (the deck) and Recreation Room/Basement (the patio).



MLS

Somerset* Bernards Twp.* (2702)

30 HANCOCK CT*

List Price:

Residential Client Full Report



MLS#:	3587115	Section:	LP:
Status:	A	ZN:	OLP:
Rms:	7	GRS:	SP:
Bdrm:	3	MSJR:	LD: 09/12/2019
FB:	2	HS:	UCD:
HB:	1	Acres:	CD:
ZIP:	07920-4206*	LtSz:	ADM: 12
RZIP:	07920	SqFt:	DOM: 12
Block:	10503*	CLR:	SDA:
Lot:	66*	CL:	Yes
Unit #:		GSMLS.com:	Yes
Floor #:		YB/Desc/Ren:	2000 / Approximate /
Bldg #:		PSubType:	Single Family
FHA55+:	No	Style:	Multi Floor Unit, Townhouse-End Unit
Pets:	Yes		

Directions: Allen Rd to Patriot Hill, left at "T" to right on Hancock to end

Remarks: Situated at the end of a cul de sac with magnificent views of the rolling hills, this sun drenched end unit townhome has the spacious feel and design of a single family home, with all the amenities of townhome living. This beautifully appointed home boasts an open floor plan, walls of windows, hardwood flooring and an eat-in kitchen with stainless steel appliances and granite countertops. Enjoy entertaining in the family room with gas fireplace and entry to the kitchen, or dine al fresco on the spacious deck. The finished walkout basement provides a third level of living and entertaining, and boasts its own patio as only a walkout can. Upstairs, the master suite is a sanctuary, with cathedral ceiling, bath ensuite, and ample storage. With award winning schools and resort-like amenities, this is the one!

INTERIOR

Applncs: Carbon Monoxide Detector, Dishwasher, Dryer, Kitchen Exhaust Fan, Microwave Oven, Refrigerator, Range/Oven-Gas, Washer	IntFeat: Blinds, Carbon Monoxide Detector, High Ceilings, Fire Extinguisher, Jetted Tub, Skylight, Smoke Detector, Stall Shower And Tub, Tub Shower, Walk-In Closet
Bsmnt: Yes / Finished, Walkout	Kitch: Eat-In Kitchen
Dine: Formal Dining Room	MastBr: Full Bath, Walk-In Closet
Exclu: On file	MstBath: Jetted Tub, Stall Shower
FirePl: 1 / Family Room, Gas Fireplace	
Floor: Carpeting, Tile, Wood	

EXTERIOR / OTHER FEATURES

Amnt: Club House, Exercise Room, Jogging/Biking Path, Playground, Pool-Outdoor, Tennis Courts	Garage: 1 / Attached Garage, Garage Door Opener, Finished Garage, Inside Entrance
Drive: 1 Car Width, Blacktop, Driveway-Exclusive	LotDesc: Cul-De-Sac
Exterior: Stone, Vinyl Siding	Pool: Yes/Association Pool
ExtFeat: Deck, Patio	Roof: Asphalt Shingle

ROOM DIMENSIONS

LivRm: 14x14 / First	DinRm: 14x11 / First	Kitch: 16x13 / First	FamRm: 18x14 / First
Mstr: 18x12 / Second	Bed2: 12x11 / Second	Bed3: 12x12 / Second	
Rec Room: 28x17/Basement			
LevelB: Rec Room, Storage Room, Utility Room, Walkout			
Level1: Dining Room, Family Room, Foyer, Garage Entrance, Kitchen, Laundry Room, Living Room, Mud Room, Outside Entrance, Powder Room			
Level2: 3 Bedrooms, Bath Main, Bath(s) Other			

UTILITIES

Heat: 1 Unit, Forced Hot Air	Sewer: Public Sewer
Cool: 1 Unit, Central Air	Utilities: Electric, Gas-Natural
Fuel: Gas-Natural	Water: Public Water, Water Charge Extra
Service: Cable TV Available, Fiber Optic Available, Garbage Included	WtrHt: Gas

FINANCIAL INFORMATION / TAX INFORMATION

Taxes: \$12,098 / 2018	TaxRt: 2.005 / 2018	BldAsmt: \$370,800	LndAsmt: \$237,600	TotAsmt: \$608,400
Fee: \$240 / Monthly	AppFee: \$850	FarmAsmt:	HmWrnty: Yes	OTP: Fee Simple
Other: \$ / Annually	Easement: Unknown /			
Feelnc: Maintenance-Common Area, Trash Collection				

2019 Rankings

Ridge High School is ranked #432 in the [National Rankings](#). Schools are ranked on their performance on state-required tests, graduation and how well they prepare students for college. Read more about [how we rank the Best High Schools](#).

All rankings:

- 🏆 #432 in [National Rankings](#)
- 🏆 #19 in [New Jersey High Schools](#)
- 🏆 #85 in [STEM High Schools](#)

EDUCATION



Ridge High School

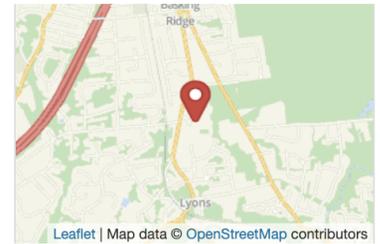
268 So Finley Ave, Basking Ridge, New Jersey 07920 | (908) 204-2585

#432 in [National Rankings](#) | Overall Score 97.5/100

- [Overview](#)
- [Student Body](#)
- [Test Scores](#)
- [Map](#)

Overview

Ridge High School is ranked 19th within New Jersey. Students have the opportunity to take Advanced Placement® coursework and exams. The AP® participation rate at Ridge High School is 63%. The total minority enrollment is 31%, and 2% of students are economically disadvantaged. Ridge High School is the only high school in the [Bernards Township Public Schools](#).



[Explore Map](#)

US News and World Report rates Ridge High School among the Best, and gives it a Gold Rating! Summary courtesy of US News and World Report Site

HILLS LIFE

These are just a few of the resort-like amenities you will enjoy as a Hills resident



Photos Courtesy of Access Property Management

NOTES

NOTES



Please Call:

Marie Young, Sales Associate

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 908.938.2525 Cell**



#1 in Basking Ridge Home Sales

	Marie Young Zillow Premier Agent
All Activity ★5 <small>54</small> Reviews 34 Sales Last 12mo	In 07920 42 Reviews 25 Recent Sales



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