

A large, bright living room with a stone fireplace, multiple windows, a patterned rug, and a glass coffee table. The room features a high ceiling, light-colored walls, and a wooden floor. A large stone fireplace is the central focus, with a black metal fire screen and a mirror above it. The mantel is decorated with two golden vases. To the left, a brown leather sofa and a patterned armchair are arranged around a glass coffee table. A large, ornate rug covers the floor. To the right, a wooden chair with a blue patterned seat is visible. The room is filled with natural light from several windows, including a large arched window and a tall, narrow window.

*31 Chapin Lane  
Tradition, Style, Warmth*

**Welcome to  
31 Chapin Lane  
Far Hills, NJ, Bernards Township  
[www.31ChapinLane.com](http://www.31ChapinLane.com)**

# 31 Chapin Lane

- **Price Upon Request**
- **5BR, 4.2 Baths, Three Car Garage**  
**Center Hall Colonial, 3.66 Acres, 5BR Septic, Well Water**  
**Three Heating Units, Two Cooling Units, Natural Gas**  
**Two Woodburning Fireplaces**  
**Finished, Daylight Basement with Bedroom and Full Bath**
- **WHOLE HOUSE GENERATOR!!!**
- **Location:** 31 Chapin Lane is situated on 3.66 acres in one of the prettiest and most tranquil locations in all of Basking Ridge, in the Highland Ridge subdivision. This architectural gem is brimming with curb appeal in a neighborhood of manicured lawns and sweeping views with specimen plantings. Surrounded by conservation land, this home enjoys tranquility, privacy, and the best of nature. A heated, in-ground pool is perfectly situated to the side, allowing unobstructed views of the surrounding wooded area. The level lot is a treasure. Facing Northwest unobstructed provides daylong sunlight.



# 31 Chapin Lane

- **Foyer / Hall:** From the paver stone walkway to the herringbone brick front entry, you just know this is going to be the home for which you've been searching. Double oak doors surrounded by transom and sidelights greet you as the you enter the two-story foyer. A gently turned oak staircase, hardwood flooring, and beautiful millwork add to the excitement. A timeless center hall colonial, this home has a terrific flow and floor plan.
- Functional as well as beautiful, two closets provide ample space for greeting guests.



# 31 Chapin Lane

- **Living Room 21 x 15:** The sundrenched living room boasts a triple bay window that adds additional living space and brings the beautiful outdoor vistas inside. A wood burning fireplace, one of two in this home, features a marble surround and carved mantle. Outside, the brick chimney is visually stunning. The design and scale of the room easily accommodates any style and dimension furniture.
- Enjoy more formal gatherings, or simply relax by the fire after a hectic day.



# 31 Chapin Lane

- **Sun Room 14 X 14:** The sun room is a true oasis! Enter from the living room or office – the flow is amazing! Three walls of windows create a sunny, cheerful room to relax in tranquility with nature as your backdrop. Beautiful outdoor plantings and trees complement the crisp blue and white motif of this very special room. Enjoy pool views from the rear windows.



# 31 Chapin Lane

- **Office / Library 15 X 15:** Built in shelving houses your important books and supplies. With doors opening to the sun room and family room, this can be another public room. A triple bay window adds just the right touch, and recessed lighting provides a bright area even when burning the midnight oil.



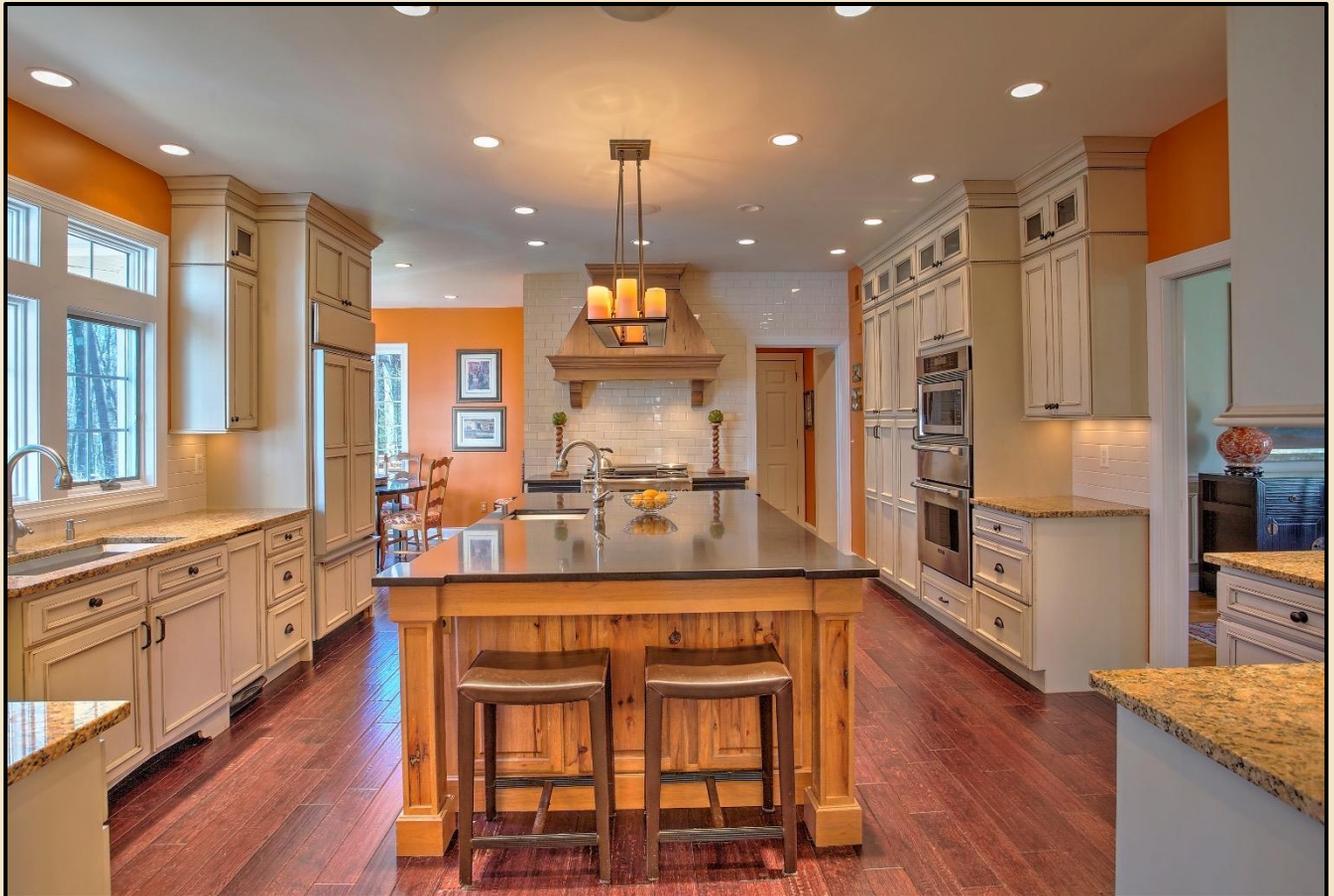
# 31 Chapin Lane

- **Dining Room 19 X 15:** Perfectly sized to accommodate a formal gathering, yet inviting enough for more intimate dinners, the dining room provides the perfect ambience. A triple bay window provides balance and harmony to the home's exterior, and brings cherished sunlight inside. With an architectural-styled tray ceiling, recessed lighting, wainscoting, and floor plan that opens to both the kitchen and foyer, you'll be in search of reasons to celebrate meals on a more formal note!



# 31 Chapin Lane

- **Kitchen 19 X 17, with separate Breakfast Area 11 X 10:** The completely renovated kitchen redefines luxury. Furniture quality cabinetry, professional series appliances, honed granite island countertop, a stainless steel farm style sink, recessed lighting, and a masterful eye for detail and color make this kitchen a high point of utility and design.
- Appliances include a six burner Dacor range with oven, Thermador wall oven, microwave, warming tray, Miele steamer/defrosting unit, Sub-Zero refrigerator/freezer, trash compactor, and Miele dishwasher.
- The oversized center island with undermount sink and overhang for seating adds depth and balance. The island itself is made of hickory and coordinates brilliantly with the professional series overhead range. A rectangular chandelier adds warm hues to the already sunny kitchen. The floor to ceiling cabinetry with glass enclosed top space is of a latte hue with mocha glaze that adds an artful accent. Granite countertops mingle all the subtle hues to create the perfect blend. The range continues the island palette with darker cabinetry and range hood that matches the island cabinets. The wider planked oak flooring has been hand-hewn and covered with a walnut finish. From every vantage point, the kitchen is simply an amazing testament to the functionality, beauty, warmth, and elegance of this home.



# 31 Chapin Lane

- Generous cabinet space takes the worry out of stocking up as it would be hard to fill all of this amazing space!
- A pocket door to the dining room allows the chef to prepare in privacy and then announce when dinner is ready! The breakfast room leads to the multi-tiered Ipe deck.



# 31 Chapin Lane

- **Extended Pantry / Mud Room / Laundry Room / Cabana:** Every amenity has been carefully planned in this lovely home. Just behind a pocket door from the kitchen lies this wonderful space. Extra pantry closet needed? It's here! Cubby? Check! Laundry Room? Got it! Second renovated powder room? All here! Cabana? Use the second powder room, washer dryer, storage, and separate entrance from outside!
- As if this well thought out room doesn't hit all the marks, let's remember there's a pool outside! What a terrific space, like a cabana, with slate floor, second powder room, sink, and laundry to wash bathing suits and towels, plus tall cabinetry to store towels, lotions, pool accessories, and all of life's little luxuries to enhance your outdoor experience! The beauty and functionality of design continues throughout 31 Chapin Lane. This area also provides access to the finished basement, upstairs rear staircase, garage, and has a pocket door to the kitchen.



# 31 Chapin Lane

- **Family Room 20 x 15** : Spacious and sundrenched, the two story family boasts a soaring stone wood burning fireplace, double height split Palladian-style windows flanking the fireplace, volume ceiling, eye-catching trim that adds balance to the room's height, and entrance to the deck. A gallery provides a great transition from the kitchen, foyer, and office. Enjoy beautiful vistas from this airy, warm and inviting room! The second powder room, recently renovated, adjoins as well.



# 31 Chapin Lane

- **Master Bedroom Suite - 23 x 15:** The master suite is the perfect antidote to a hectic day. It boasts a triple bay window that offers incredible views of the surrounding preserved land, a dressing room with four closets, two walk-in and two with great shelf space, plus space for an additional armoire or chest of drawers. The master bath has a separate water closet, stall shower, double I-shaped vanity with two sinks, and jetted tub. Set apart from the adjoining bedrooms by a walkway, the master suite affords cherished privacy.



# 31 Chapin Lane

- **Three additional bedrooms, one with bath en suite and two with Jack and Jill complete the second level 15 X 15, 16 X 14, and 15 X 12:** Rivaling the size of most master bedrooms, the guest bedrooms offer abundant closet space. Streaming sunlight and wonderful views make these rooms delightful spaces.



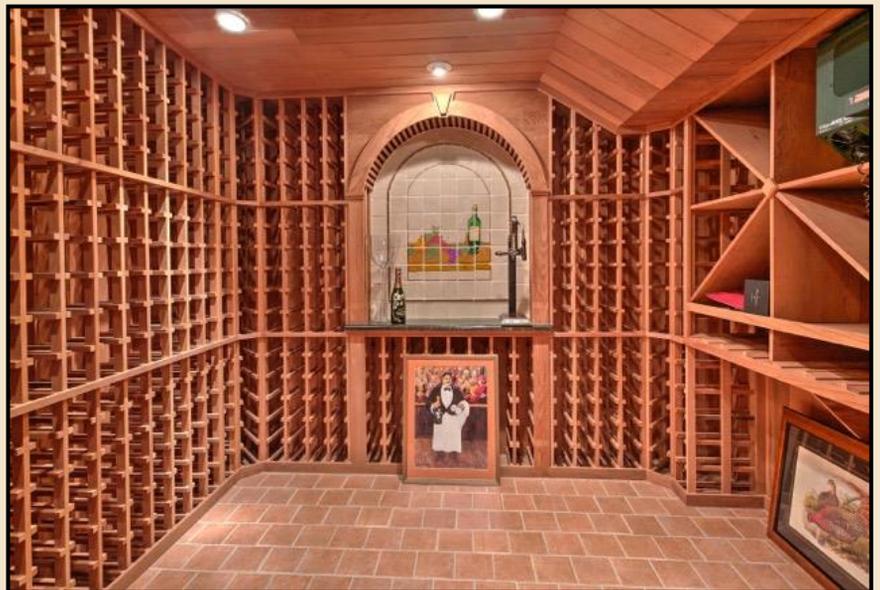
# 31 Chapin Lane

- **Finished Basement:** A 38 foot recreation room with work/study nook welcomes you to the basement where you are bound only by your imagination. Daylight windows and ample ceiling height make this room an extra level of living space. There is a work station/nook/homework area, a door leading to stairs to the garage level above for easily removing and adding bulky items to the basement, and an enormous cedar closet.



# 31 Chapin Lane

- **Finished Basement:** This exceptional finished basement also offers a media room with lighted tray ceiling, glass double French doors, and rear open space with daylight windows.
- A separate 1200 bottle wine cellar with cedar racks will bring out your inner connoisseur. It is equipped with temperature control to house your prized collection. Just outside, a tile floor creates a cozy space to relax and enjoy your selection is 56 degrees is a tad cool inside. The wine cellar is another testament to this home's quality and aforethought of design.



# 31 Chapin Lane

- **Finished Basement** The current owners have expanded the finished basement even further, adding a fifth bedroom, full bath with shower and subway tile, and exquisite vanity and mirror. The bath has been strategically placed to allow easy access from both the public rooms and bedroom. The bedroom is currently being used as an exercise room.
- Finally, there is a utility room with two furnaces that provide heat to the first and second levels, plus a third furnace that provides multi-zoned baseboard hot water heat to the basement.



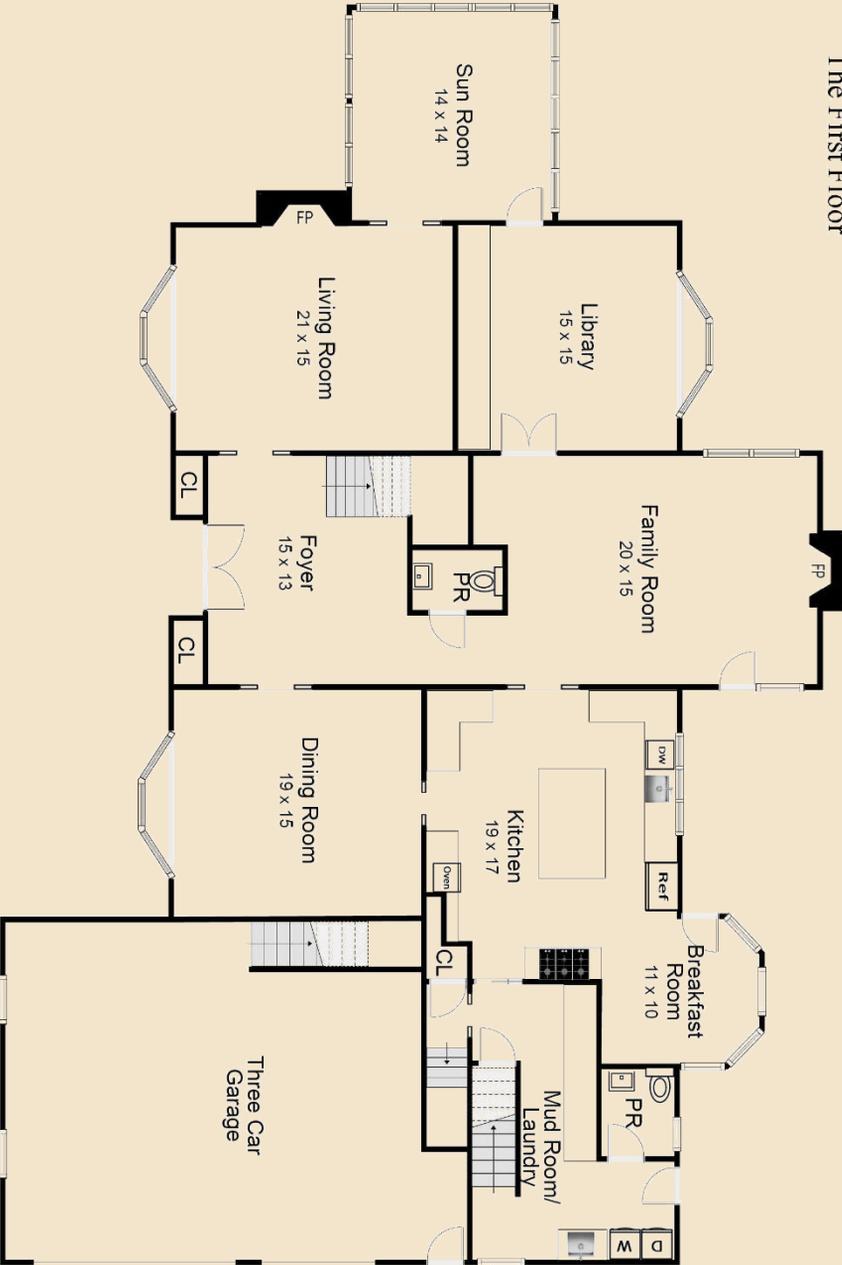
# 31 Chapin Lane

- The serenity and beauty of this home's majestic location within Highland Ridge make it the crown jewel of the subdivision!
- With over three acres, balancing finely manicured lawn and plantings with unspoiled conservation land, 31 Chapin offers the best of all locations.
- The two-tiered Ipe deck adds carefree beauty in a natural setting. Step down to either the lush lawn area or heated pool with paver stone deck surround. Walk the path in the wooded area. Carve out a lawn space under the shade of one of this home's specimen trees.
- The heated pool is truly a prize in Basking Ridge and this one is situated in just the right location to the side, so as to maximize lawn and deck space yet not be too far away. The upgrades page provides a list of the care and maintenance taken to insure your carefree enjoyment.
- It's hard to believe that such a beautiful and peaceful setting can be so convenient to major highways, transit, school, and shopping.



# Floor Plan Main Level

31 Chapin Road  
The First Floor



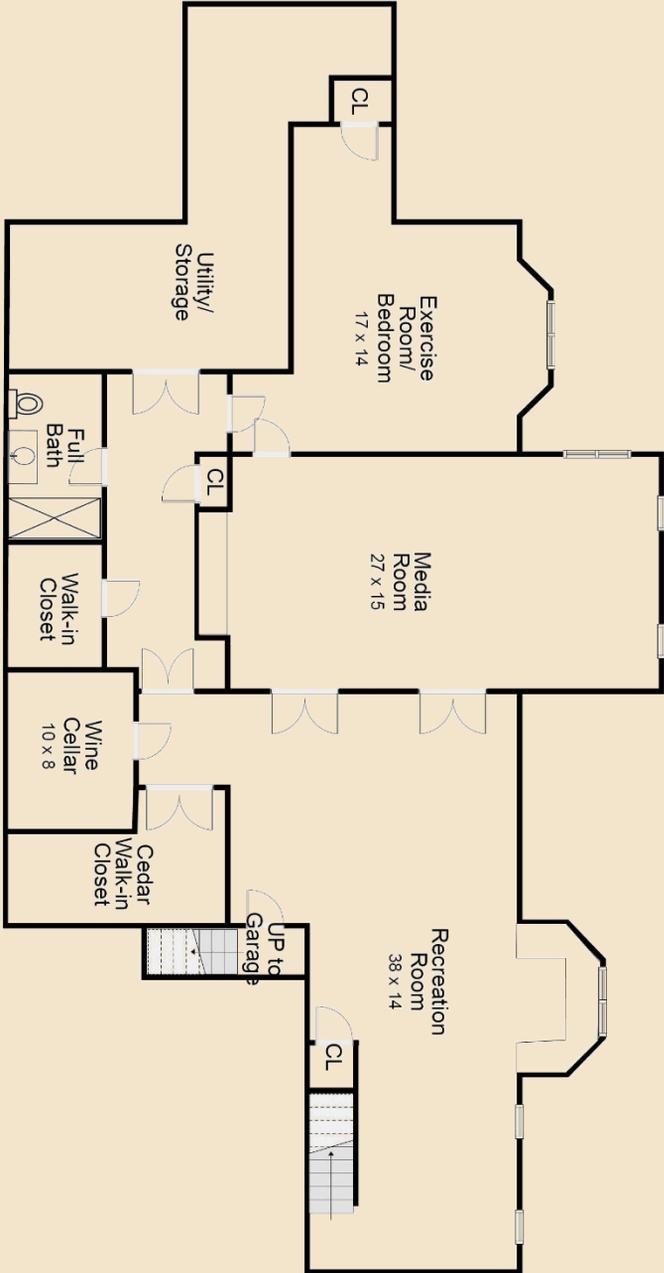
# Floor Plan Second Level

The Second Floor



# Floor Plan Lower Level

The Lower Level



*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 site. Information deemed reliable but not guaranteed. Subject to errors and/or omissions.*



# Multiple Listing Spec Sheet

Somerset\* Bernards Twp.\* (2702)

31 Chapin Ln\*

List Price: \$1,699,000

Residential Client Full



4618649

MLS#: <b>3299931</b>	Section: <b>Highland Ridge</b>	LP: <b>\$1,699,000</b>
Status: <b>A</b>	ZN: <b>Residential</b>	OLP: <b>\$1,699,000</b>
Rms: <b>11</b>	GRS: <b>OAK ST</b>	SP:
Bdrn: <b>5</b>	MSJR: <b>WANNIN</b>	LD: <b>04/21/2016</b>
FB: <b>4</b>	HS: <b>RIDGE</b>	UCD:
HB: <b>2</b>	Acres: <b>3.66*</b>	CD:
ZIP: <b>07931-2576*</b>	LtSz: <b>3.66AC*</b>	ADM: <b>2</b>
RZIP: <b>07920</b>	SqFt:	DOM: <b>2</b>
Block: <b>4501*</b>	CLR: <b>Beige</b>	SDA: <b>Yes</b>
Lot: <b>3*</b>	CL: <b>No</b>	
Unit #:	GSMLS.com: <b>Yes</b>	
Floor #:	Pets: <b>Yes</b>	
Bldg #:	YB/Desc/Ren: <b>1994 / Approximate / 2008</b>	
FHA55+ <b>No</b>	PSubType: <b>Single Family</b>	
Style: <b>Colonial</b>		

Directions: **Mine Brook Rd. to Chapin or Whitenack to Emily to Chapin**

Remarks: **Stunning Bocina built center hall colonial on beautiful and tranquil lot featuring inground heated pool with paver stone deck, recently renovated kitchen, lpe deck, and two-story family room. The kitchen is beautifully coordinated with professional grade appliances, oversized center island with honed black absolute granite, and coordinated hickory furniture quality cabinetry with soft close doors. The finished basement boasts media room, fifth bedroom (currently being used as exercise room), full bath with subway tile, game room, storage area, work area, and amply amount of daylight windows plus walk up to garage.**

## INTERIOR

Applncs: <b>Dishwasher, Dryer, Freezer-Freestanding, Generator-Built-In, Kitchen Exhaust Fan, Microwave Oven, Self Cleaning Oven, Wall Oven(s) - Electric, Refrigerator, Range/Oven-Gas, Trash Compact or, Washer, Water Softener-Own, Water Softener-Rnt</b>	Handicap Modified: <b>No</b>
Bsmnt: <b>Yes / Finished, Full</b>	IntFeat: <b>Fire Alarm Sys, Carbon Monoxide Detector, Cedar Closets, High Ceilings, Fire Extinguisher, Jetted Tub, Security System, Shades, Skylight, Stereo System, Walk-In Closet</b>
Dine: <b>Formal Dining Room</b>	Kitch: <b>Center Island, Eat-In Kitchen, Pantry, Separate Dining Area</b>
Exclut: <b>On file</b>	MastBr: <b>Full Bath, Dressing Room, Walk-In Closet</b>
FirePt: <b>2 / Family Room, Living Room, Wood Burning</b>	MstBath: <b>Jetted Tub, Stall Shower</b>
Floor: <b>Carpeting, Ceramic Tile, Wood</b>	P-Use:
	In-law/Suite: <b>Yes/Bedroom 1, Full Bath, Other</b>

## EXTERIOR / OTHER FEATURES

Amnt: <b>Pool-Outdoor</b>	Garage: <b>3 / Attached Garage, Garage Door Opener, Finished Garage</b>
Drive: <b>8 / Additional Parking, Driveway-Exclusive</b>	LotDesc: <b>Level Lot, Open Lot, Wooded Lot</b>
Exterior: <b>Clapboard</b>	Pool: <b>Yes/Gunite, Heated</b>
ExtFeat: <b>Barbeque, Curbs, Deck, Wood Fence, Metal Fence, Patio, Sidewalk, Underground Lawn Sprinkler, Thermal Windows/Doors</b>	Roof: <b>Composition Shingle</b>

## ROOMS

LivRm: <b>21x15 / First</b>	DinRm: <b>19x15 / First</b>	Kitch: <b>19x17 / First</b>	Den: <b>/</b>	FamRm: <b>23x15 / First</b>
Mstr: <b>23x15 / Second</b>	Bed2: <b>15x12 / Second</b>	Bed3: <b>15x15 / Second</b>	Bed4: <b>16x14 / Second</b>	
Sunroom: <b>14x14/First</b>	Library: <b>15x15/First</b>	/		Breakfast: <b>11x10/First</b>
LevelB: <b>1 Bedroom, Bath(s) Other, Media Room, Rec Room, See Remarks, Storage Room, Utility Room</b>				
LevelG:				
Level1: <b>Breakfast Room, Dining Room, Family Room, Foyer, Kitchen, Laundry Room, Library, Living Room, Pantry, Powder Room, Sunroom</b>				
Level2: <b>4 Or More Bedrooms, Bath Main, Bath(s) Other, Leisure Room</b>				
Level3:				
	OthLev:			

## UTILITIES

Heat: <b>3 Units, Baseboard - Hotwater, Forced Hot Air</b>	Sewer: <b>Septic, Septic 5+ Bedroom Town Verified</b>
Cool: <b>2 Units, Central Air</b>	Utilities: <b>All Underground, Electric, Gas-Natural</b>
Fuel: <b>Gas-Natural</b>	Water: <b>Well</b>
Service: <b>Cable TV Available, Fiber Optic Available, Garbage Extra Charge</b>	WtrHT: <b>Gas</b>

## FINANCIAL INFORMATION / TAX INFORMATION

Fee: <b>\$200 / Annually</b>	FarmAsmt: <b>No</b>	HmWtrnty: <b>Yes</b>	Taxes: <b>\$28,854 / 2016</b>	LndAsmt: <b>\$453,100</b>
AppFee: <b>\$</b>	OTP: <b>Fee Simple</b>		TaxRt: <b>1.916 / 2015</b>	BldAsmt: <b>\$1,062,300</b>
Other: <b>\$ /</b>	Easement: <b>Yes / Conservation</b>			TotAsmt: <b>\$1,515,400</b>

FeeIncl: **See Remarks**  
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\*\*Info. deemed RELIABLE but not GUARANTEED - ALL Room Sizes are Approx.\*\*

MARIE YOUNG

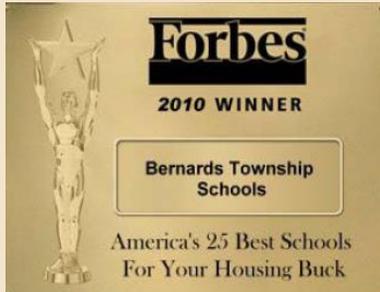
# Upgrades

## **Among this home's more recent upgrades are the following:**

- Newer kitchen / appliances / furniture quality cabinetry
  - Creation of pantry / mudroom, newer washer dryer, utility sink, cabinetry
  - Renovated both powder rooms on main level
  - Created basement level bedroom and bath
  - Replaced and expanded deck with Ipe two-tiered deck
  - Replaced and added newer flooring in finished basement
  - Added whole house generator!
  - Addition of electronic dog fence
  - Hot water heater replaced in 2009
  - Replaced portico over front door
  - Four areas wired for speaker system
  - Pool heater replaced in 2009
  - Pool pumps (2) replaced in 2013
  - Replaced pool cover in 2014
  - Polaris system purchased in 2013
  - One A/C unit replaced in 2014
  - Both furnaces replaced in 2007
- 
- HOME WARRANTY!

# Education in The News

OAK STREET ELEMENTARY SCHOOL



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



*Mid-Town Direct Train Service from the Basking Ridge Station*

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.

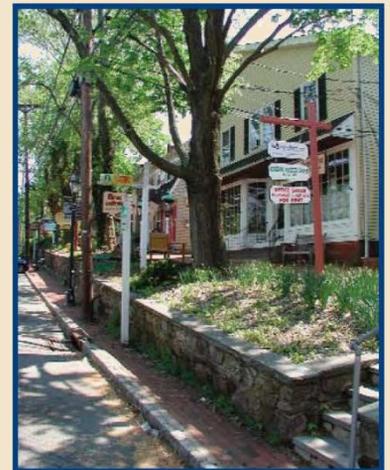
named because it was the path trod through the country from Jockey Hollow to the Vealtown Tavern in Bernardsville by American troops.

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.



*Postcard Perfect Downtown Basking Ridge*

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



*Basking Ridge's Quaint Downtown*

# Notes

# Notes

# 31 Chapin Lane

*I am proud to be the listing agent for this beautiful home . 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 90 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



**Marie Young**  
(908) 521-4849



20 total reviews (14 local)

Most Sales



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