

- Price Upon Request
- \* 4BR, 3.1 Baths, Three Car Garage Center Hall Colonial, .46 Acre ONE YEAR HOME WARRANTY Three Furnaces, Three Cooling Systems Public Water, Public Sewer
- Location: 42 Independence Drive is beautifully situated on one of a select few "premium" lots with unobstructed views of New Jersey National Golf course. This splendid home blends the best of tranquil living with the many benefits of The Hills amenities.
- **Exterior:** Boasting maximum curb appeal, this home's exterior is an architectural gem.







Foyer and Library 13 x 11: Entering into the foyer your spirits are immediately calmed and lifted by the warm and cohesive hues selected to enhance the home's architectural features. The gently curved staircase establishes the expansive space and sophisticated style of this lovely home.





Living Room 16 X 15 and Conservatory 30 X 14: The open living room expands the front foyer area to create a warm and inviting yet sophisticated space. Through double glass French doors sits the large conservatory, brightened by beautiful Palladian style windows offering views of the golf course.





Formal Dining Room 18 X 15: Hardwood floors throughout the first level emphasize the continuous flow for entertaining from the kitchen through the dining and living rooms and into the conservatory. The Dining Room's textured wall paint and dramatic lighting create a special space for memorable occasions.



- **Kitchen 26 X 18, with Breakfast Room:** Prepare and present lavish meals in a kitchen both warm and commanding. Sophisticated style is on display with oversized cherry cabinetry, Travertine backsplash, granite countertops, a large serving island and texture painted walls. Stainless steel sink and appliances are less than one year old.
- \* Choose between dining in the expansive, windowed breakfast room or alfresco on your deck to enjoy the scenic ambiance.







- \* Family Room 19 X 15: Sweeping views of New Jersey National Golf Club are framed with a wall of windows in this spectacular room. The deck and gazebo invite you to step through the French door and relax outside and enjoy view firsthand.
- \* The handsome two story custom stone fireplace anchors the room in warm, approachable style.







- \* Master Bedroom Suite 23 X 14 Relax and unwind in the generous space of this serene master suite. Design details of tray ceiling, moldings and ceiling fan further enhance the allure of this room.
- Morning rush is eased with two walk-in closets located on the bath side of the dividing double doors. The jetted tub is flanked by two cherry vanities, recently updated with marble countertops, sinks, faucets, mirrors and lighting. A beautifully tiled glass enclosed shower and built in dressing table complete the tasteful suite.







- \* Three additional bedrooms plus bath complete the second level 14 x 12, 14 X 12, 14 X 13 The three guest bedrooms are sized perfectly with just the right amount of wall space for furniture placement and ample closet space.
- Both the guest bath and the jack-and-jill bath sparkle like new construction, having been recently updated with marble countertops, sinks, faucets, mirrors, lighting and toilets. Guests and family members will appreciate the pristine environments.



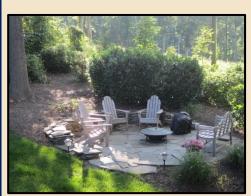






\* Few homes have this outside appeal with a screened gazebo and an expansive stained cedar deck, perfectly positioned for both shade and sun options during day and memorable sunset viewing over the hills and golf course in evening.







Take the chill off with friends in the cozy fire pit area, or stroll the cobblestone paths to admire the plantings. Be charmed passing through the arbored gate into your own natural sanctuary.









## **Quality Materials and Features**

- Professionally landscaped home backs to the 5th hole of the renowned New Jersey National Golf Club with exceptional sweeping views
- Oak hardwood floors throughout the first floor level, with custom ceiling moldings throughout the home, all rooms including hallways
- Upgraded cherry cabinets in kitchen, with new stainless steel sink and LG refrigerator, two 36 inch built-in LG ovens, Bosch dishwasher, faucet and food disposal (all less than one year)
- All bathrooms recently updated with marble countertops, sinks, faucets, mirrors, lighting and toilets
- Casablanca ceiling fans in all bedrooms, family room and conservatory
- Three sets of glass paneled interior doors
- Tiled laundry room
- Custom closet organizers in all bedrooms, hall and kitchen pantry
- Extra height in walkout basement, approx 2400 square foot with golf course views
- 3 zone HVAC system, each with its own air conditioner, furnace and humidifying system
- Newly renovated 700 square foot stained cedar deck with screened gazebo
- Arbored gate and fence, 3 cobblestone paths, lighted front door path, circular fire pit area,
- 4 zone irrigation system, upgraded external hose faucets, leaf guard on gutters
- Recently installed insulated doors in 3 bay garage
- Security alarm system updated 2015, wireless hook-up, first floor windows wired and with glass breakage alarm. Temperature, smoke and fire alarms, carbon monoxide detectors, inside motion detectors, and outside light motion sensors, new battery back up system.
- Satellite wiring
- Built-in speakers in family room and conservatory.
- Gas fireplace with remote starter.
- Extra height in walkout basement.
- Cabinets added in laundry room.

## Multiple Listing Spec Sheet

Somerset\* Bernards Twp.\* (2702) 42 Independence Dr\* List Price: \$1,419,000 Residential Client Full MLS#: 3297932 Section: Independence Hill LP: \$1,419,000 Status: ZN: Residential OLP: \$1,419,000 Rms: 11 GRS: **MTPROSPECT** SP: Bdrm: 4 MSJR: W ANNIN LD: 04/14/2016 FB: RIDGE UCD: HS: HB: Acres: 0.46\* CD: ZIP: 07920-3815\* LtSz: 0.46AC\* ADM: 0 RZIP: 07920 SqFt: DOM: 0 Block: 10201\* CLR: White SDA: Yes Lot: 13\* CL: Unit #: GSMLS.com: Yes Floor #: Pets: Bldg #: YB/Desc/Ren: 1999 / Renovated / 2015 FHA55+: No PSubType: Single Family

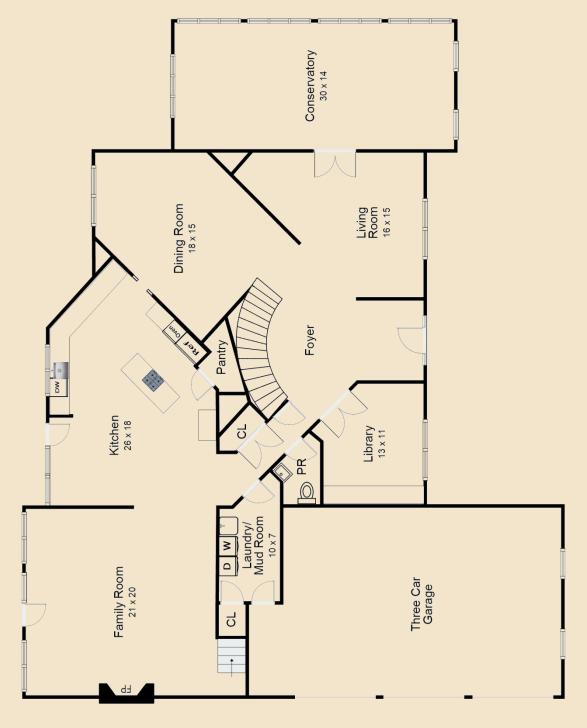
Style: Colonial

Directions: Allen Road to Independence Hill Left at circle to 42 on Golf Course

Remarks:Stunning Center Hall Colonial situated on a premium lot overlooking the fifth hole of NJ National golf course -- 2-story family room with soaring stone fireplace and a wall of windows with Palladian style arches facing the course. Recently renovated kitchen and baths, and wonderful flow plus conservatory make this home the pride of Independence Hill. Beautiful deck with screened gazebo, firepit area, and blue stone patio. From the moment you enter this wonderful home, a gently curved staircase signals an air of warmth and sophistication that continues throughout.

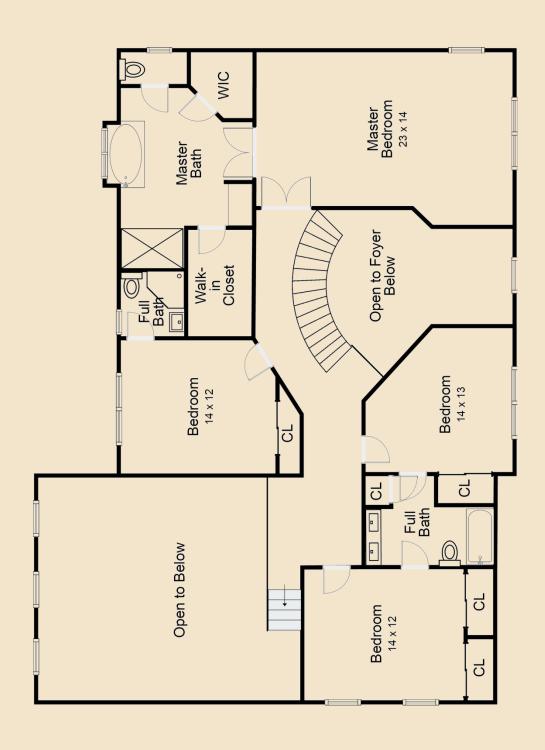
	Cooktop - Gas, D	ishwasher, Ki	itchen Exhaust I	an,	Handid	cap Modified: No					
	Microwave Oven, Self Cleaning Oven, Wall Oven(s) - Electric, Refrigerator, Satellite Dish/Antenna, Sump Pump Yes / Full, Walkout Formal Dining Room				IntFea		Fire Alarm Sys, Carbon Monoxide Detector, High Ceilings, Security System, Skylight, Stall Shower, Walk-In Closet Center Island, Eat-In Kitchen, Pantry, Separate Dining Area				
Bsmnt: Dine:					Kitch:	Center Isla					
Exclu:	On File	MastR	MastBr: Walk-In Closet MstBath: Jetted Tub, Soaking Tub, Stall Shower								
FirePI:	1 / Family Room Carpeting, Tile, Wood										
Floor:					In-law	In-law Suite: No/					
				EXTERIO	R / OTHER F	EATURES					
Amnt:	Club House, Exercise Room, Jogging/Biking Path, Kitchen Facilities, Playground, Pool-Outdoor, Tennis Courts				en Garage		3 / Garage Door Opener, Finished Garage, Oversize Garage				
Drive:	6 / Driveway-Exclusive				LotDes		olf Course,	Open Lot, Wood	ed Lot		
Exterior:	Stucco - Fabricated/Masonry				Pool:		Yes/Association Pool				
ExtFeat:	Deck, Patio				Roof:	Compositi	Composition Shingle				
					ROOMS						
	16x16 / First	DinRm: 18x		Kitch: 2	6x18 / First	Den:	13x11 / First	t FamR	m: 21x20 /	First	
	23x14 / Second atory : 30x14/	Bed2: 14x	13 / Second	Bed3: 14	4x12 / Second	d Bed4:	14x12 / Sec	ond :/			
_evelB:	Storage Room, Utili	ity Room, Wal	lkout								
_evel1:	Conservatory, Dinir	ng Room, Fan		r, Kitchen	, Library, Livi	ng Room					
	4 Or More Bedroom	ns, Bath Main,	Bath(s) Other								
	4 Or More Bedroom	ns, Bath Main,	Bath(s) Other		UTILITIES						
Level2:	4 Or More Bedroom 3 Units, Forced Hot		Bath(s) Other			Public Sewer					
Level2: Heat: Cool:		t Air	Bath(s) Other		Sewer:	Public Sewer All Undergrou	nd				
Level2: Heat: Cool: Fuel:	3 Units, Forced Hot 3 Units, Central Air Gas-Natural	t Air			Sewer:		nd				
level2: Heat: Cool: Fuel:	3 Units, Forced Hot 3 Units, Central Air	t Air			Sewer: Utilities:	All Undergrou	nd				
Level2: Heat: Cool: Fuel: Service:	3 Units, Forced Hot 3 Units, Central Air Gas-Natural Cable TV Available,	t Air , Garbage Extr	ra Charge FINANC		Sewer: Utilities: Water: WtrHt: RMATION / TA	All Undergrou Public Water					
Heat: Cool: Fuel: Service:	3 Units, Forced Hot 3 Units, Central Air Gas-Natural Cable TV Available, \$33 / Monthly	t Air , Garbage Exti FarmAs	ra Charge FINANC sm: No		Sewer: Utilities: Water: WtrHt:	All Undergrou Public Water Gas	ON Taxes:	\$25,530 / 2015	LndAsmt:	\$449,200	
Heat: Cool: Fuel: Service: AppFee:	3 Units, Forced Hot 3 Units, Central Air Gas-Natural Cable TV Available, \$33 / Monthly \$00	t Air , Garbage Extr FarmAs OTP:	ra Charge FINANC sm: No Fee Simple		Sewer: Utilities: Water: WtrHt: RMATION / TA	All Undergrou Public Water Gas	ON Taxes:	\$25,530 / 2015 1.916 / 2015	BldAsmt:	\$883,300	
Heat: Cool: Fuel: Service:	3 Units, Forced Hot 3 Units, Central Air Gas-Natural Cable TV Available, \$33 / Monthly	, Garbage Extr FarmAs OTP: Easeme	ra Charge FINANC sm: No		Sewer: Utilities: Water: WtrHt: RMATION / TA	All Undergrou Public Water Gas	ON Taxes:				

#### Floor Plans - first floor

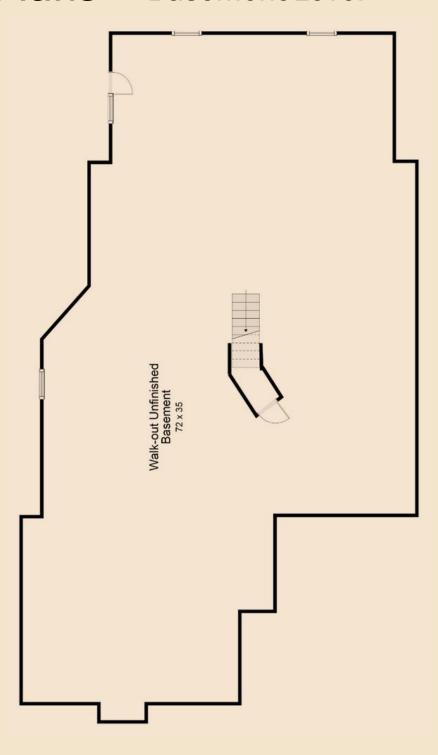


Actual may vary. Subject to errors and omissions All sizes and dimensions are approximate and not warranted, expressly or implied.

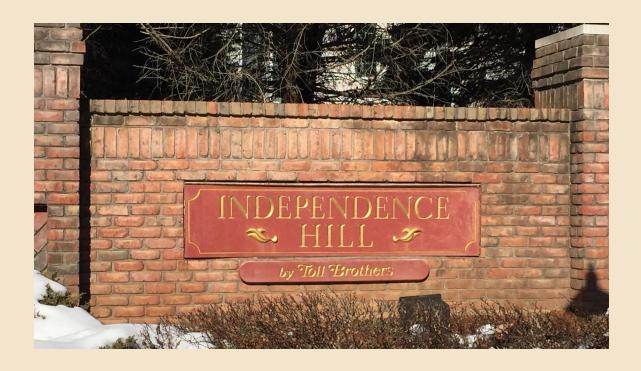
## Floor Plans - second floor



# Floor Plans - Basement Level







#### **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 Rdige Station

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



Postcard Perfect Downtown Basking Ridge

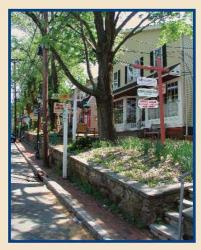
\$107,000 is one of the highest in the area. In 2009 the median sales price of a home in Bernards Township was \$515,000. These properties range from \$200,000 condominiums to \$2,700,000 estate homes.

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

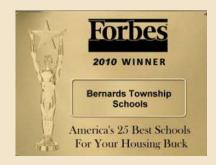
named because it was the path trod through the country from Jockey Hollow to the Vealtown Tayern in Bernardsville by American troops.

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

#### **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

#### Ridge High School Overview



#### 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.

We are proud to be the listing agent for 42 Independence Drive. It is a truly beautiful home in one of the most sought after locations in Basking Ridge, The Hills, Independence Hill.



For an appointment, call:

Marie Young, Sales Associate or

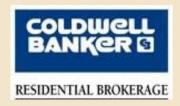
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