

45 Mullens Lane

Style, Warmth, Sophistication



Welcome to
45 Mullens Lane
Bernardsville, NJ 07924
www.45Mullens.com

45 Mullens Lane

- × 45 Mullens Lane is a stunning and spacious center hall colonial, beautifully situated among mature trees in one of the most sought-after areas of Bernardsville. The home is brimming with curb appeal, from the front porch to the private rear garden. The location provides easy access to downtown Bernardsville, shopping, excellent schools, golf courses, parks, equestrian facilities, transportation and highways.
- × 4 BRs, 2 Full Baths, 1 Half Bath
- × 2 Car Attached Garage
- × Natural Gas and Central Air
- × Gas Fireplace in Family Room
- × Public Water, Public Sewer
- × One Year AHS Shield Essential Home Warranty
- × Price Upon Request



45 Mullens Lane

- ✦ **Front Porch and Foyer: 15 x 11 :** The Front Porch offers a wonderful welcome, and is ideal for reading the Sunday Times over morning coffee/tea or taking in the charm of Mullens Lane. When you step into the double-height Foyer, you will immediately note the crown molding, impressive oak staircase and beautiful porcelain tile floor. The Foyer leads to all the main first floor rooms – Living, Dining, Family and Kitchen – and a guest closet and Powder Room all combine to make the first floor ideal for entertaining a large crowd or relaxing. The stairs ascend to an upper gallery which leads to all four bedrooms.



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- ✦ **Living Room 26 x 15:** The bright and large Living Room is an impressive entertainment space. Four multi-paned windows and a wonderful box bay window bring the sunlight indoors, highlighting the warm tones of the beautiful oak floor. Crown molding adds elegance and the architect's thoughtful design allows for any configuration and style of furniture.



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- × **Formal Dining Room 16 x 13:** The Dining Room is the ideal setting for more formal gatherings. It features crown molding, wainscoting, a gleaming oak hardwood flooring and two large double windows. The layout of the Foyer, Kitchen, Living, Dining, and Family Rooms provides perfect flow for guests at gatherings large and small.



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- ✦ **Kitchen 22 x 14:** The large, bright Kitchen, remodeled in 2016, with center island/breakfast bar and dining area features granite countertops, custom tile backsplash, porcelain tile floors, a four burner gas range and a granite topped work desk. On trend winter-white cabinetry with custom crown molding provide abundant storage both above and below. The granite counters, custom backsplash, warm winter white cabinetry and the porcelain tile floor are ideally color-coordinated and together with the pendant and recessed lighting, maximize the feeling of style, light and warmth. Rolling drawers add function and efficiency to the cabinet space. The granite countertops offer plenty of space for food prep and serving. The kitchen flows into the breakfast room and double doors open to the Family Room.
- ✦ **Mud Room Plus Laundry Room:** Strategically placed between the garage and kitchen area, you'll find the mud room with door to the yard, and laundry room with its own sink. This home is truly a design masterpiece!



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- ✦ **Family Room 21 x 15:** Oak doors open from the Kitchen to the airy and bright Family Room. The room is anchored by a spectacular, custom-built brick gas fireplace with an oak shelf-mantle and a raised hearth. Crown molding, ceiling fan, window trim and gleaming hardwood oak flooring add to the warm and welcoming feel. French doors open onto the deck. Two additional windows ensure that this room is always filled with light and warmth.



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- ✦ **Master Bedroom with Ensuite Bath - 19 x 14** The master suite is exceptionally spacious and an oasis of calm after a hectic day. This room is designed to maximize wall space. There is a walk-in closet, hardwood oak floor and two large windows offering exceptional vistas of the rear garden.
- ✦ **The Master Bath** is magnificent – it features a large soaking tub that coordinates perfectly with the beautiful polished porcelain tile floor. The separate shower is frameless with a rain-shower feature and porcelain tiles accented by basket-weave Listello tiles. A double vanity with granite counter tops and custom-built cherry undercounter and tall cabinetry provide great storage and counterspace, enhanced with rolling drawers. There is a separate water closet. All fixtures are polished chrome and track & recessed lighting complete the sleek style. A skylight and four windows add to the bright and spa-like feel of this master bath retreat.



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- ✦ **Three additional bedrooms, plus guest bath: 16 x 13, 15 x 14; and 12 x 12:** The three Guest Bedrooms are generously sized and offer double closets, large windows, and oak floors. The Guest Bath has a large, granite-topped double sink vanity and under counter storage space.



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- ✘ **Finished Basement - Recreation Room 21 x 13, Exercise/Game Room 29 X 15:** This is an ideal space for playing games, watching Netflix, sports and TV.
- ✘ A full extra level of spacious living space, the basement has a section for every mood! Enjoy the cozy office / tranquil space, exercise room, second family room / media room, exercise / game room, and ample storage space! Create your dream design plan, bound only by your imagination!



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- ✦ A beautiful deck, easily accessed from the Family Room overlooks the rear garden and beautiful woodlands. The deck is perfect for barbeques or large-scale entertaining! (Lawn is virtually staged.) With the beauty of nature at your door step, and downtown Bernardsville a minute away, this home's idyllic location is why Mullens Lane is so often sought after.



45 Mullens Lane

This home is minutes from all major highways and all that Bernardsville offers – the wonderful downtown, schools, township parks, walking trails, public transportation to NYC and shopping.



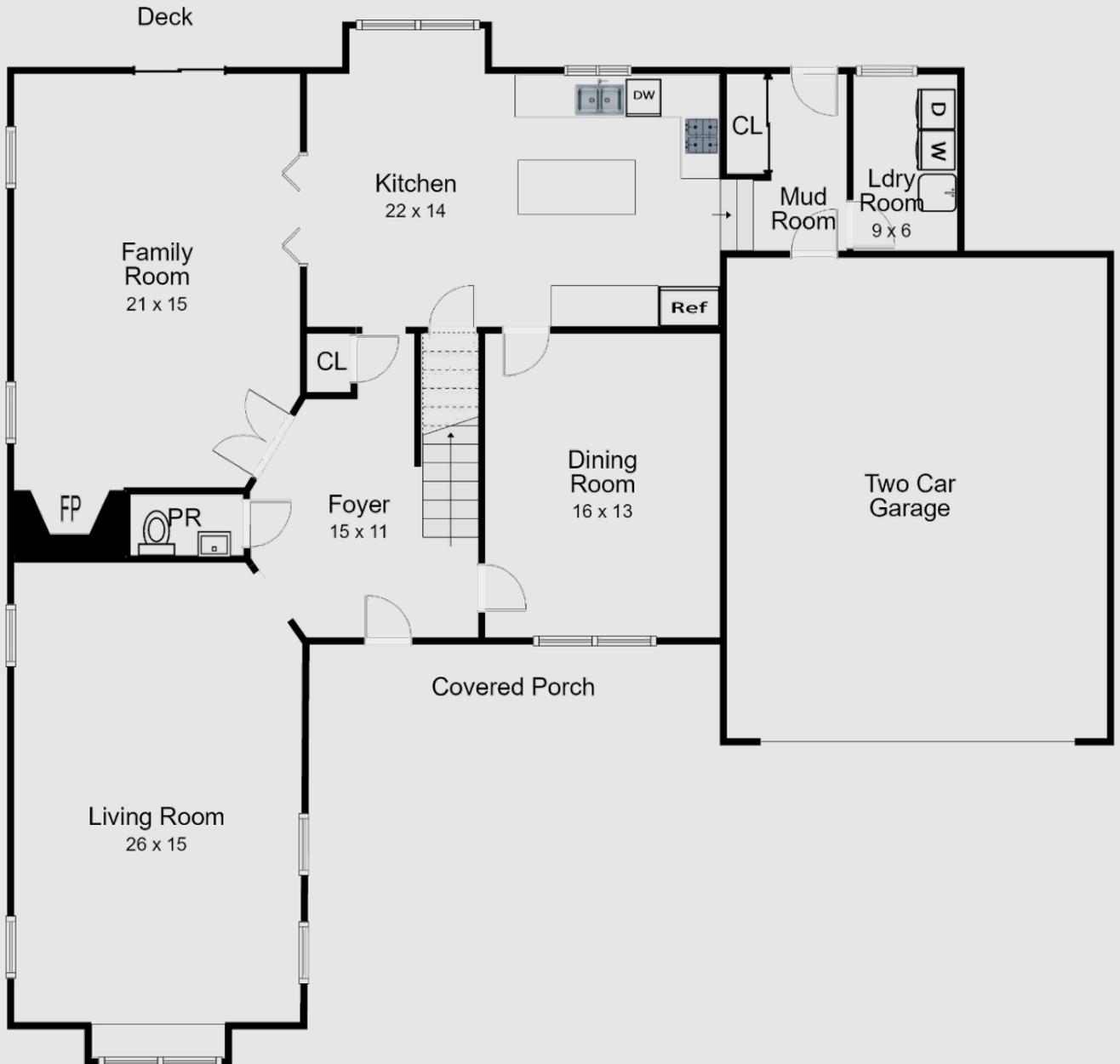
Upgrades

- × **Some of this home's more recent upgrades include the following**
- × Kitchen remodeled in 2016 (See kitchen page for amazing details)
- × Master Bath remodeled in 2017 (See master suite page for on trend details)
- × Porcelain Tile in foyer, kitchen and master bath
- × Hot water heater replaced in 2012
- × Driveway repaved in 2012
- × Hardwired smoke and Co2 detectors updated in 2017
- × One a/c unit replaced in 2010.

One Year American Home Shield HOME WARRANTY!



Floor Plan - First Floor



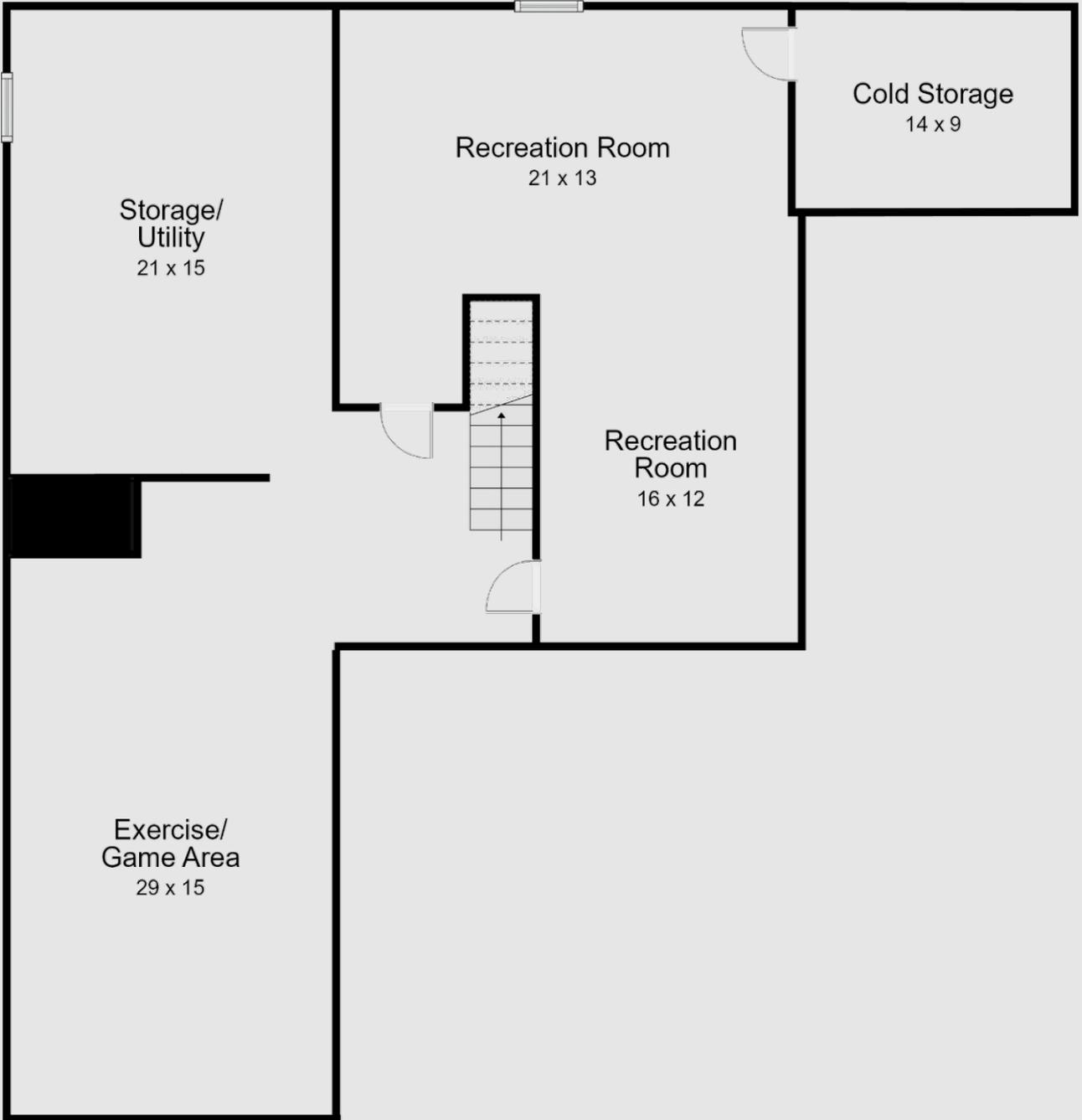
Floor plan for illustration purposes only. All sizes are rounded off, and all features and details shown are approximate. Some rendered items may not be included in sale. Information deemed reliable but not guaranteed. Subject to errors and/or omissions.

Floor Plan – Second Floor



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

Floor Plan – Basement



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Multiple Listing Spec Sheet

Somerset* Bernardsville Boro* (2703)

45 Mullens Ln*

Residential Client Full Report



MLS#: 3458762	Section:	LP:
Status: A	ZN:	OLP:
Rms: 8	GRS: Bedwell	SP:
Bdrm: 4	MSJR: BernardsvilleMS	LD: 04/05/2018
FB: 2	HS: Bernard HS	UCD:
HB: 1	Acres: 0.27*	CD:
ZIP: 07924-2611*	LISz: .27AC*	ADM: 1
RZIP: 07924	SqFl:	DOM: 1
Block: 60*	CLR:	SDA: Yes
Lot: 4.1*	CL: No	
Unit #:	GSMLS.com: Yes	
Floor #:	YB/Desc/Rem: 1986 / Approximate / 2005	
BlDg #:	PSubType: Single Family	
FHA55+: No	Style: Colonial	
Pels:		

Directions: Anderson Hill to R on Olcott, bear R to Childsworth, R on Mullens Lane

Remarks: Stunning and spacious - this center hall colonial is brimming with curb appeal from the front porch to the private rear yard. 4 large bedrooms, 2.5 updated baths and a sunlit kitchen remodeled in 2016 with a center island/breakfast bar and separate dining area. This lovely kitchen boasts on trend winter white cabinets, porcelain tile floor, granite counters and a four burner gas range. The master bath has a separate frameless shower, porcelain tile floor, a skylight and a large soaking tub making it an oasis after a hectic day. A finished basement and lovely private yard make this your perfect home. Special Financing Incentives available on this property from SIRVA Mortgage.

INTERIOR

Applcs: Dishwasher, Dryer, Microwave Oven, Refrigerator, Range/Oven-Gas, Washer	Handicap Modified:
Bsmnt: Yes / Finished, Partial	IntFeat: Carbon Monoxide Detector, High Ceilings, Fire Extinguisher, Skylight, Smoke Detector, Soaking Tub, Stall Shower, Tub Shower, Walk-in Closet
Dine: Formal Dining Room	Kilch: Breakfast Bar, Center Island, Eat-in Kitchen, Pantry, Separate Dining Area
Exclu: On file	MstBth: Full Bath, Walk-in Closet
FirePl: 1 / Family Room, Gas Fireplace	MstBath: Soaking Tub, Stall Shower
Floor: Carpeting, Tile, Wood	P-Use:
	In-law Suite: /

EXTERIOR / OTHER FEATURES

Amnl:	Garage: 2 / Attached Garage, Finished Garage, Inside Entrance
Drive: / 2 Car Width, Blacktop, Driveway-Exclusive	LotDesc: Level Lot, Wooded Lot
Exterior: Brick, Vinyl Siding	Pool: /
ExtFeat: Deck, Open Porch(es), Underground Lawn Sprinkler, Thermal Windows/Doors	Roof: Composition Shingle

ROOM DIMENSIONS

LivRm: 26x15 / First	DinRm: 16x13 / First	Kilch: 22x14 / First	Den: /	FamRm: 21x15 / First
Mstr: 19x14 / Second	Bed2: 16x13 / Second	Bed3: 12x12 / Second	Bed4: 15x14 / Second	
Rec Room: 21x13/Basement	Exercise Room: 29x15/Basement	: /	: /	
LevelB: Exercise Room, Rec Room, Storage Room				
LevelG:				
LevelI: Dining Room, Family Room, Foyer, Garage Entrance, Kitchen, Laundry Room, Living Room, Mud Room, Powder Room				
LevelJ: 4 Or More Bedrooms, Bath Main, Bath(s) Other				
LevelK:				
OthLev:				
Allie:				

UTILITIES

Heat: 2 Units, Forced Hot Air	Sewer: Public Sewer
Cool: 2 Units, Central Air	Utilities: Electric, Gas-Natural
Fuel: Gas-Natural	Water: Public Water
Service: Cable TV Available, Garbage Extra Charge	WtrH: Gas

FINANCIAL INFORMATION / TAX INFORMATION

Taxes: \$13,934 / 2017	TaxRt: 1.927 / 2017	BlDAsmt: \$508,500	LndAsmt: \$214,600	TotAsmt: \$723,100
Fee: \$ /	AppFee: \$	FarmAsmt:	HmWrnly: Yes	OTP: Fee Simple
Other: \$ /	Easement: Unknown /			
FeeInd:				



Education in The News



Bernards High School Rankings

Niche ranks nearly 100,000 schools and districts based on statistics and millions of opinions from students and parents.

Best Public High School
Teachers in New Jersey
#15 of 401

Best College Prep Public
High Schools in New
Jersey
#22 of 393

Best Public High Schools
in New Jersey
#31 of 402

[See All Bernards High School Rankings >](#)

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¹SIRVA Mortgage closing cost credit is applied to your final closing cost amount when you use SIRVA Mortgage for the purchase of your home. This offer cannot be combined with any other offer or used in conjunction with a corporate sponsored relocation.
²If we don't close on the date stated in the purchase contract, due solely to SIRVA Mortgage's delay, we will pay you \$1,000.
³Average percentage of client who said SIRVA Mortgage "exceeded or met expectations" in SIRVA Mortgage, Inc. Customer Satisfaction Surveys since 2008.

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Notes

Bernardsville

Named after Sir Francis Bernard, Colonial governor of New Jersey from 1758 to 1760, Bernardsville was originally a section of Bernards Township (Basking Ridge) known as Vealtown. In 1840, Vealtown became Bernardsville. This rustic Community covers a 12 square mile area and is nestled in the northern most part of Somerset County just 12 miles south of Morristown sitting in some of the last vestiges of the Great Eastern Forest. It supports a population of roughly 7,400 residents in 2,700 households and is known for its equestrian farms, turn-of-the-century historic mansions and recreational facilities. The median household income of \$120,000 is one of the highest in the area.

After the Civil War, many wealthy and prominent New Yorkers moves into the area, first as summer visitors, then as permanent residents of the Bernardsville Mountain. The railroad line was built through Bernardsville in 1872 and played an important role in the borough's development.



Picturesque Nervine Park, adjacent to Borough Hall



Mid-Town Direct Train Service

Many historical buildings dot the downtown landscape, including Borough Hall, an 1800s building formerly known as Bunn's mill and operated as a gristmill, sawmill, cider mill and distillery. Bernardsville did not become an independent municipality until 1924, when it split from Bernards township.

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 the Scherman-Hoffman Wildlife Sanctuary.

About an hour's drive from Manhattan, Bernardsville 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 Bernardsville train station. The Somerset Regional Hills School District serves Bernardsville students in grades K-12, as well as students from neighboring Far Hills and Peapack-Gladstone. Bedwell Elementary, Bernardsville Middle School and Bernards High School are all located in the boro. The High School also serves Bedminster students.



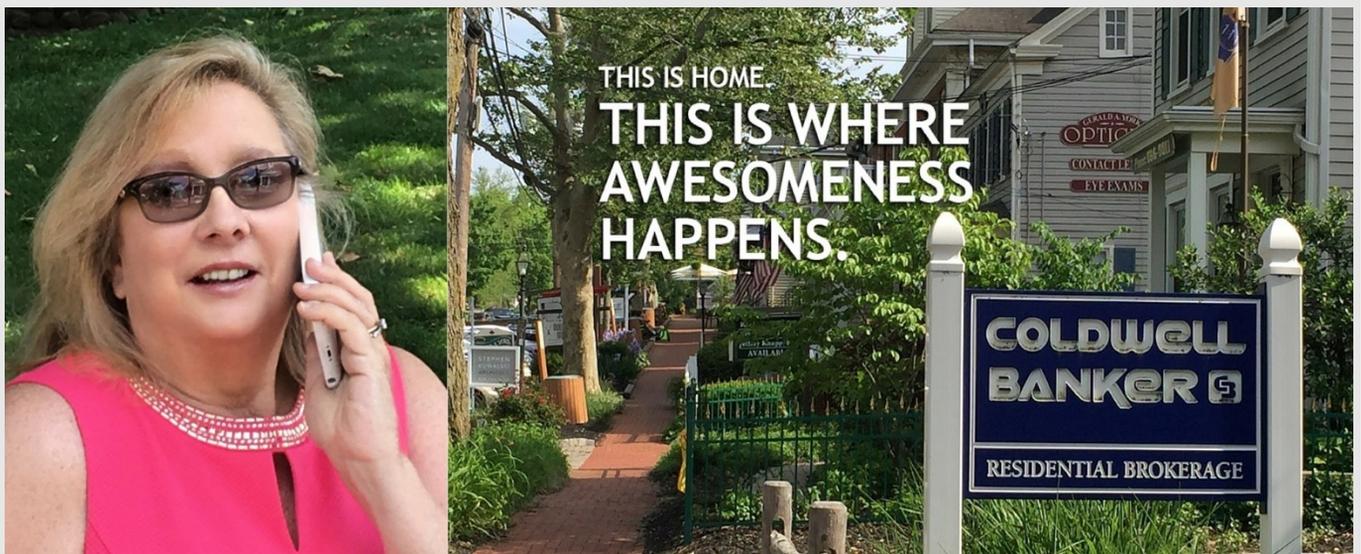
Downtown Bernardsville

BERNARDSVILLE: This is Home!

This is where Awesomeness Happens!

Just about an hour from NYC, Bernardsville brings the best of both worlds: fine dining, cultural events, farmers market, town pool, great shopping, seasonal events, and an abundance of local charm. Here you'll find a world class library, nationally ranked restaurants, the "local" theatre, a real old fashioned ice cream store, and much more. Enjoy the Bernardsville lifestyle, and the ability to access major modes of transportation including Newark Airport, NYC, Philadelphia, pristine beaches, and ski resorts!

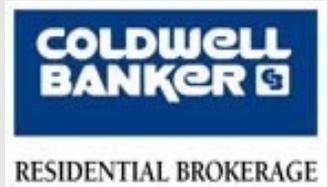




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“Coldwell Banker congratulates Marie for her 2017 and 2018 achievements as the top producer in the Basking Ridge office, with over 30 closed transactions and \$26MM in sales volume. Real Trends, a 3rd party Zillow-affiliated agency, has named her one 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 15 of individual agents in Coldwell Banker NJ and Rockland for 2016, production, Top 20 team in 2017 with over 40MM in sales, 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, 2016, 2017



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

Most Sales



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