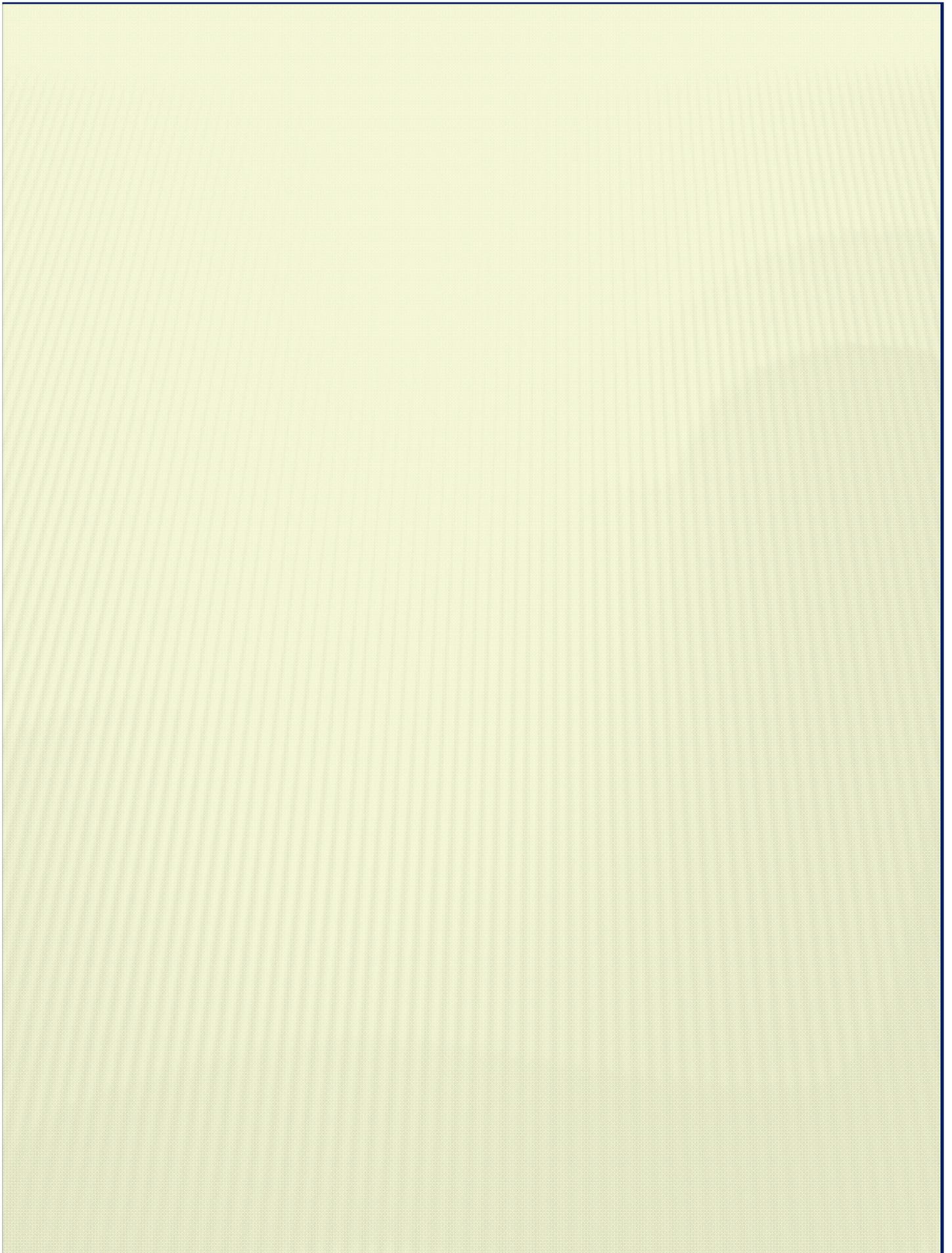




Welcome to
4 Talmadge Lane
Basking Ridge, NJ 07920
www.4Talmadge.com

***Tradition, Style,
Warmth and Beauty!***



4 Talmadge Lane

- × Price Upon Request
- × 4BR, 4 Full Baths, Colonial, .46 Acres
Two-Zone Heating and Central Air
Public Water and Sewer
Hills Amenities
- × **Location:** 4 Talmadge Lane is located in The Hills, in the sought-after subdivision known as Beacon Crest, a beautiful neighborhood of sweeping lawns, mature trees, beautifully designed homes, Belgian block curbs, and a cul de sac location. Beacon Crest boasts easy access to dining, shopping, and transportation, without sacrificing the tranquility of its lovely setting, and, as part of The Hills, residents enjoy pool, walking and jogging paths, clubhouse, tennis courts, and Mt. Prospect Elementary School.
- × **Exterior:** Tradition is evidenced in the classic center hall design, with shutters and dormers, that is 4 Talmadge Lane. Style, elegance, and a contemporary flair have been masterfully blended to create this wonderful home. At the interior end of a cul de sac, and surrounded by lush greenery, 4 Talmadge enjoys the balance of having all of The Hills' amenities in a tranquil and beautiful setting on almost half an acre. The home's exterior has been painted just a few years ago.



4 Talmadge Lane

- ✘ **Foyer:** From the moment you enter this elegant center hall colonial, you are greeted with an air of sophistication that continues in every room: a dramatic two-story foyer with turned oak staircase; a Palladian style second story window set against a backdrop of soft hues; hardwood flooring, and a stunning chandelier, all against a backdrop of incredible sunlight from every vantage point!



- ✘ **Office/Potential 5th Bedroom 12 X 13:** Brilliantly designed with versatility in mind, the first level office has the potential to alternatively serve as a fifth bedroom, with closet, and an adjoining full bath. (town approval and alteration may be required and no warranty as to final approval implied.)



4 Talmadge Lane

- ✦ **Kitchen 23 X 13, or Split, Kitchen Area 12 X 13, and Breakfast Room 16 X 12:** Crisp white cabinetry with brushed nickel handles, stainless steel appliances, center island, and a tumbled marble backsplash create a sleek dining experience. The overhead range hood vents outside! Recessed lighting lights up the night, while an abundance of sunlight adds warmth and charm during the day. The separate breakfast room features sliders to the patio, and a skylight.



4 Talmadge Lane

- ✦ **Family Room 14 x 19:** Enter the two-story family room from the home's gallery, a wonderful transition among the key public rooms, and another signal of the Renoir model's terrific flow. The family room is perfect for gatherings or curling up by the fire after a hectic day. Two stories of windows, the ambience of a fireplace, and an opening to the kitchen really bring out the wow factor! The views of the open yard and border of mature trees are quite the backdrop.



4 Talmadge Lane

- ✘ **Living Room 13 x 17:** Tall windows, hardwood floors, and lovely vistas bring a formal yet inviting presence to the living room. This room opens to both the center hall and office.
- ✘ **Formal Dining Room 13 x 17:** The formal dining room is perfectly situated with access to the center hall and the kitchen. Recent additions to the dining room include wainscoting, chair rail, baseboard molding, and double thickness in the crown molding. Dine in elegance with the best of today's latest trends, mingled with old world quality and charm.
- ✘ Together, the living room and dining maintain the balance and symmetry as only a true center hall colonial can.



4 Talmadge Lane

- ✘ **Master Bedroom Suite - 19 x 15 MBR, PLUS 11 X 15 Sitting Room:** The wow continues to the second level! The apartment-sized master suite is incredible! Enter from the sitting room, with walk-in closet right, and delight in the architectural design, views from every window, soft palate, and double sided fireplace. Volume ceiling, open yet defined room divide, and the ability to enjoy the fireplace from either room are clear indicators of this home's quality, craftsmanship, and attention to detail.
- ✘ Recently updated and freshly painted, the master bath features an L shaped double vanity, jetted tub, Palladian-style window, brushed nickel shower surround, faucets, and fixtures. Tranquil colors add a spa-like quality to this generously-sized room.



4 Talmadge Lane

- ✘ Three additional bedrooms plus guest bath, for a total of four bedrooms and two baths on the second Level:
- ✘ 11 X 12, 13 X 14, and 13 X 14: Sunlight, great closet space, two volume ceilings, and room for bedroom décor plus work area make the additional three bedrooms just perfect.
- ✘ The guest bath has been completely renovated, with skylight, subway tile shower, coordinating marble floor and vanity countertop with trough style sink, Kohler faucets and commode, new tub, and rivals a Restoration Hardware catalogue.



4 Talmadge Lane

Walkout, Finished Lower :Level: High ceilings, sliders to yard, windows, recessed lighting, and a full bath begin to describe the wonderful appointments in the lower level. The office, 14 X 9, with double hung window is designed with built-in bookshelves and two sets of pocket doors. There is an exercise room, 13 X 11, with access to the utility room. A rec room, 25 X 15, is perfect for multi-purposes, as is the game room (38 X 11), with access to the sliders to the yard. The surrounding wooded views bring real living space to this level, seldom found, yet highly sought after.



4 Talmadge Lane

Exterior / Yard: Enjoy outdoor beauty in your private, rear yard. Among the best features of Beacon Crest, in addition to the luxurious homes, is the extra space both between homes and in the rear yards. Many subdivisions have much smaller lots, and the extra space offered to Beacon Crest residents is large enough to afford privacy and natural views, yet manageable in size to be able to offer a carefree lifestyle. 4 Talmadge takes this a step further, with an interior cul de sac location, an open lot for enjoyment, yet one that is framed with tall trees around its rear border.



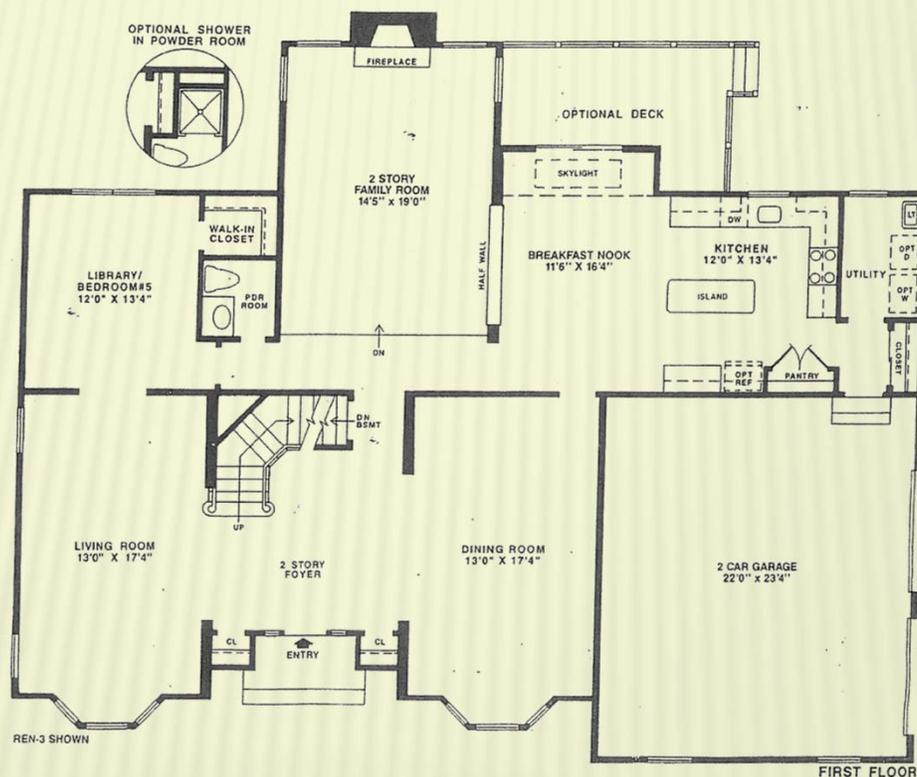
Upgrades / Improvements

In addition to lovingly maintaining this stunning home, the current and original owners have added / upgraded many aspects. Listed below are some of the major items. *Dates are approximate.*

- **2015:** Painted: Second level hall bath, master bedroom, master bath, kitchen, family room, two-story foyer, lower level bath.
- **2015:** Completely renovated “in place” the second level hall bathroom with marble floor and marble counter top, with trough style sink. Kohler faucets and commode, new tub, and freshly painted.
- **2015:** Master bedroom – new carpeting and freshly painted.
- **2015:** Updated master bath – Added brushed nickel faucets, semi-frameless shower enclosure, light fixtures, and painted.
- **2011:** First level bathroom – added double thick ceiling crown molding, and five and a quarter inch baseboard molding, Kohler pedestal sink, and matching commode, plus designer paper.
- **2011:** Dining Room – added extensive millwork – wainscoting, extra-thick chair rail, 5 and a quarter inch baseboard molding, and double thick crown molding, and designer paper.
- **1999:** Finished basement

Floor Plans: Main Level

These are generic builder plans for the Renoir model. The closet in office is not walk in, as this home has the full shower package. The front elevation is also different. These are provided for reference as to layout, approximate room size, etc., but in no way are provided to be a representation of 4 Talmadge Lane.



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

Multiple Listing Spec Sheet

Somerset* Bernards Twp.* (2702)

4 Talmadge Ln*

List Price: \$1,199,000

Residential Client Full



MLS#: 3207419	Section: Beacon Crest	LP: \$1,199,000
Status: A	ZN: Residential	OLP: \$1,199,000
Rms: 12	GRS: MTPROSPECT	SP:
Bdrm: 4	MSJR: WANNIN	LD: 03/26/2015
FB: 4	HS: RIDGE	UCD:
HB: 0	Acres: 0.47*	CD:
ZIP: 07920-2986*	LtSz: 0.47AC*	ADM: 1
RZIP: 07920	SqFt:	DOM: 1
Block: 10301*	CLR: Yellow&Brk	SDA: Yes
Lot: 42*	CL: Yes	
Unit #:	GSMLS.com: Yes	
Floor #:	Pets: Yes	
Bldg #:	YB/Desc/Ren: 1997 / Approximate, Renovated / 2015	
FHA55+ No	PSubType: Single Family	
Style: Colonial		

Directions: **Allen Road to Green Mountain (Beacon Crest) to left onto Talmadge**

Remarks: **Don't miss this sun drenched, stunning 4BR, 4Bath brick and clapboard center hall colonial on a premium cul de sac location, backing up to woods, and with a finished, walkout basement. First floor office has potential to become fifth bedroom, with adjoining updated, full bath. Two story family room and foyer add charm, warmth and character to this beautiful home. The master suite is a true oasis, with sitting room, double sided fireplace, cathedral ceiling, and recently renovated master bath with brushed nickel faucets, new semi-frameless shower enclosure, and light fixtures. A spacious stall shower and Jacuzzi style tub create a spa-like ambience. The oversized master closet has ample space for a four season wardrobe. The guest bath has been completely renovated in 2015.**

INTERIOR

Applchs: Carbon Monoxide Detector, Dishwasher, Kitchen Exhaust Fan, Microwave Oven, Refrigerator, Range/Oven-Gas, Sump Pump	Handicap Modified: No
Bsmnt: Yes / Finished, Full, Walkout	IntFeat: Carbon Monoxide Detector, Cathedral Ceiling, High Ceilings, Fire Extinguisher, Security System, Shades, Skylight, Smoke Detector, Whirlpool, Walk-In Closet, Window Treatments
Dine: Formal Dining Room	Kitch: Center Island, Eat-In Kitchen, Separate Dining Area
Exclu: Dining rm. chandelier; drapes in living & dining rms; washer, dryer.	MastBr: Fireplace, Sitting Room, Walk-In Closet
FirePl: 2 / Bedroom 1, Family Room	MstBath: Jetted Tub, Stall Shower
Floor: Carpeting, Tile, Wood	P-Use:
	In-law/Suite: No/

EXTERIOR / OTHER FEATURES

Amnt: Club House, Exercise Room, Jogging/Biking Path, Playground, Pool-Outdoor, Tennis Courts	Garage: 2 / Attached Garage, Finished Garage, Oversize Garage
Drive: 6 / Blacktop, Driveway-Exclusive	LotDesc: Cul-De-Sac, Open Lot, Wooded Lot
Exterior: Brick, Wood	Pool: Yes/Association Pool, Outdoor Pool
ExtFeat: Curbs, Deck, Underground Lawn Sprinkler, Thermal Windows/Doors	Roof: Composition Shingle

ROOMS

LivRm: 13x17 / First	DinRm: 13x17 / First	Kitch: 23x13 / First	Den: 12x13 / First	FamRm: 14x19 / First
Mstr: 19x15 / Second	Bed2: 11x12 / Second	Bed3: 13x14 / Second	Bed4: 13x14 / Second	
Rec Room: 25x16/Basement	Exercise Room: 13x11/Basement	Game Room: 39x13/Basement	Office: 14x9/Basement	
LevelB: Bath(s) Other, Exercise Room, Great Room, Office, Rec Room, Storage Room, Utility Room, Walkout				
LevelC:				
Level1: Bath(s) Other, Dining Room, Family Room, Foyer, Kitchen, Laundry Room, Living Room, Office				
Level2: 4 Or More Bedrooms, Bath Main, Bath(s) Other, Den				
Level3: Attic				
OthLev:				

UTILITIES

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

FINANCIAL INFORMATION / TAX INFORMATION

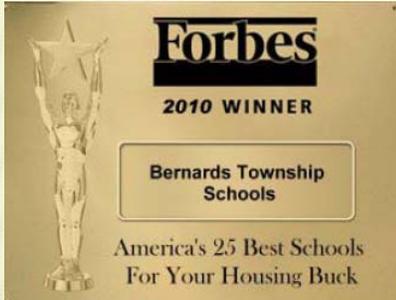
Fee: \$33 / Monthly	FarmAsmt: No	HmWrnty: No	Taxes: \$20,357 / 2014	LndAsmt: \$379,100
AppFee: \$00	OTP: Fee Simple		TaxRt: 1.934 / 2014	BldAsmt: \$673,500
Other: \$/	Easement: Unknown /			TotAsmt: \$1,052,600

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

[MARIE YOUNG](#)

Education in The News



Mount Prospect Elementary School

A+ Overall Niche Grade	GRADES PK, K-5	STUDENTS 649	TYPE Public	RANKING 13th in NJ
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[School Home](#) [Rankings](#)

Mount Prospect Elementary School is a public school in Bernards Township, New Jersey. It has 649 students in grades PK and K-5. According to state standards, 95% of students at this school are considered proficient in math and/or reading.

111 Hansom Rd
Basking Ridge, NJ 07920
(908) 470-1600

[Bernards Township School District](#)

Source: k12.niche.com

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

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](#)



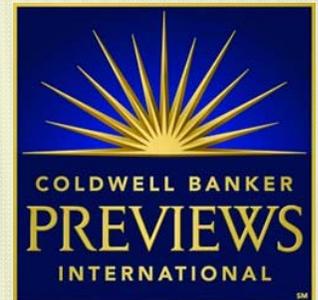
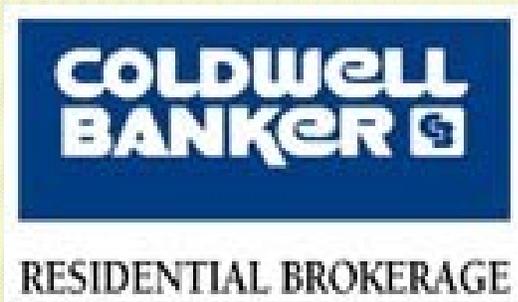
Overview

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.

4 Talmadge Lane



For an appointment, call:
Marie Young, Sales Associate
Coldwell Banker Residential Brokerage
One South Finley Avenue
Basking Ridge, NJ 07920
908.766.0808 Office
908.938.2525 Cell



I am proud to be the listing agent for 4 Talmadge Lane. It is a truly exquisite home. Don't forget to visit this home's website at www.4Talmadge.com for more details and an ecopy of this brochure.

Thank you for allowing me the privilege of having the honor of being in the top 2% of Coldwell Banker agents **WORLDWIDE** for 2014, and in the Top 15 for NJ and Rockland County. It is homes such as this that make the achievement of this goal easy.

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If your property is currently listed with a real estate broker, please disregard. It is not our intention to solicit the offerings of other real estate brokers. We are happy to work with them and cooperate fully.

The information contained in this newsletter is from sources believed reliable, but not verified nor guaranteed and is subject to change without notice. Not responsible for typographical errors. You are advised to seek legal, tax, mortgage and other advice from licensed professionals.

NOTES:

