

**COLDWELL
BANKER** 

**56 PATRIOT
HILL DRIVE**

Basking Ridge, NJ

www.56PatriotHill.com

WELCOME HOME!

56 Patriot Hill Drive is situated in one of the Hill's prime locations. This beautiful home is spacious with a floor plan ideal for today's lifestyles.

- ❖ 4 Bed Rooms, 3.1 Baths Town Home
- ❖ Finished Basement with Full Bath
- ❖ Family room with gas fireplace
- ❖ Formal Living and Dining Rooms
- ❖ Eat-in Kitchen with Windowed "Bump-out"
- ❖ Hardwood floors in public rooms
- ❖ Upgraded eat-in Kitchen with Stainless steel appliances
- ❖ Newly sealed driveway fits 2 cars
- ❖ Public Water, Public Sewer
- ❖ ONE YEAR HOME WARRANTY
- ❖ Price upon request

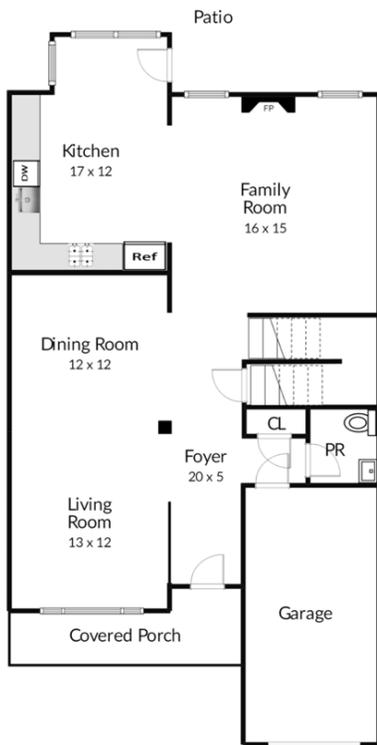




56

FIRST IMPRESSIONS

The Foyer, Living, and Dining Rooms set the tone of sophistication, design, and great flow. Crown molding, wainscoting, architectural elements, including a framing half-wall and column create definition and style. Hardwood floors add warmth and augment the floorplan's seamless flow to the Family Room and Kitchen.



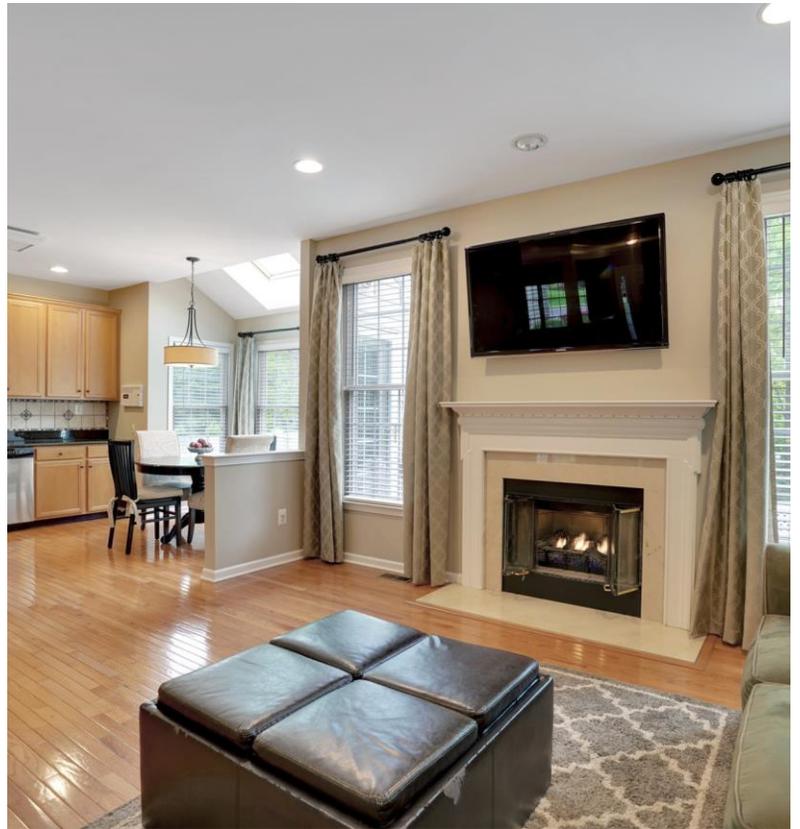
Floor plan for illustration purposes only. All sizes are rounded up, and all features and details shown are approximate. Some rendered items may not be included in sale. Information deemed reliable but not guaranteed. Subject to errors and/or omissions.





FAMILY ROOM

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





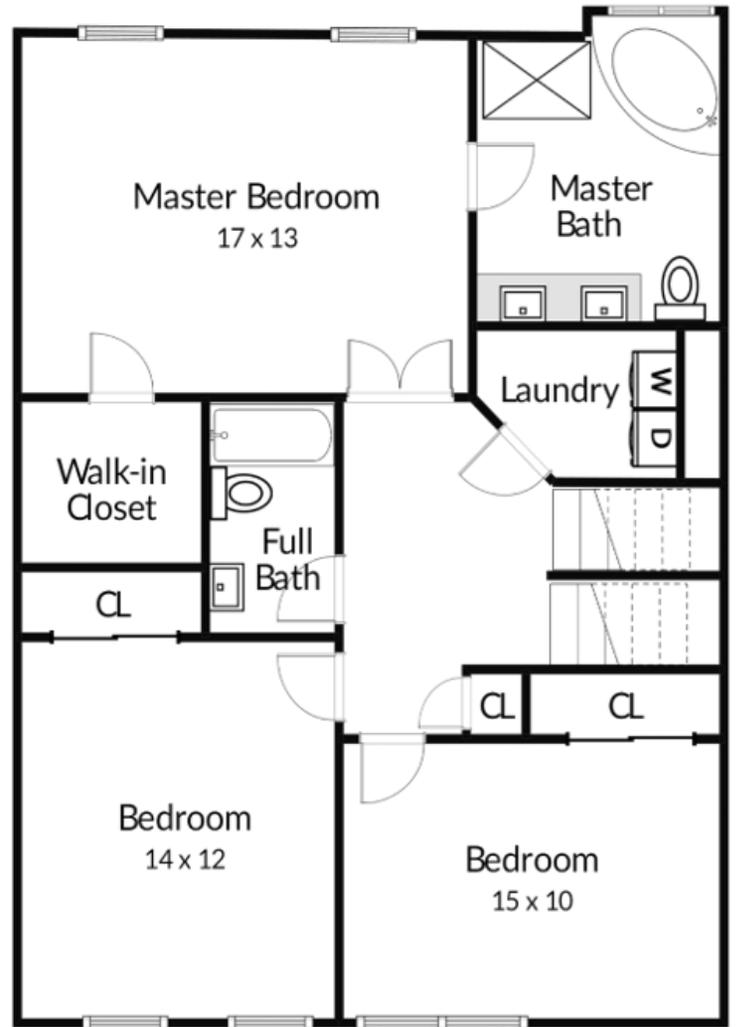
KITCHEN & BREAKFAST AREA

The well-equipped Kitchen is open to the Family Room and features stainless steel appliances, including a four burner GE gas range, GE double door refrigerator and Whirlpool dishwasher. Above and below counter cabinets provide great storage and granite countertops ensure plenty of room for food prep and serving. A custom tile backsplash adds charm, character, and function

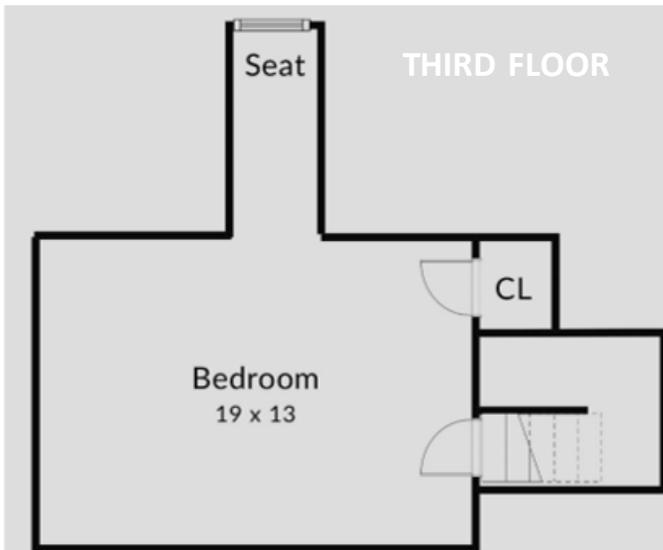


LET'S GO UPSTAIRS

The home's hallmark light and bright style continues on the second level. There are four bedrooms, including an ensuite Master and three generously sized guest bedrooms. A full bath and linen closet complete this floor.



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MASTER SUITE

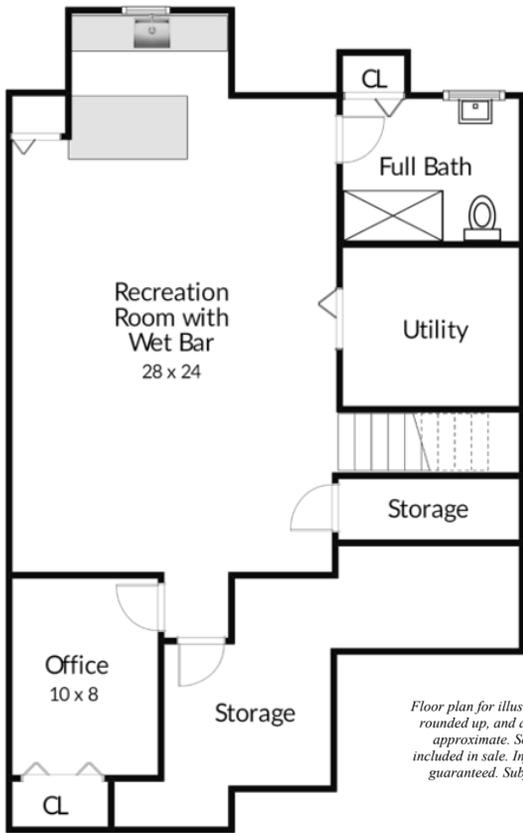
Neutral carpet and walls painted in soft, warm tones create a tranquil Master Suite. Large windows ensure the light and bright style continues on the 2nd floor. There is a walk-in closet. The ensuite bath has a double vanity, jetted soaking tub, and a separate, step-in shower.



GUEST BEDROOMS

Generously sized guest bedrooms with ample closet space evidence the builder's attention to ideal living and storage space requirements. A full bath and linen closet complete the 2nd floor. The fourth bedroom on the third floor is exceptionally large and private, and can also serve as an upstairs lounge / play area.





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BASEMENT

The finished basement offers an additional level of living space. There's a multi-purpose entertainment area, full bath, wet bar, and office. Exceptional storage / utility space is also provided.



OUTDOOR LIVING

The private rear garden is accessed from the Kitchen and is the perfect spot for a barbecue or warm weather entertaining.



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

MLS

Somerset* Bernards Twp.* (2702)

56 PATRIOT HILL DR*

Residential Client Full Report



MLS#: 3555851	Section: Patriot Hill	SP:
Status: A	ZN: Residential	LD: 05/10/2019
Rms: 8	GRS: MTPROSPECT	UCD:
Bdrm: 4	MSJR: W ANNIN	CD:
FB: 3	HS: RIDGE	ADM: 42
HB: 1	Acres: 0.10*	DOM: 42
ZIP: 07920-4214*	LtSz: 0.10AC*	SDA: Yes
RZIP: 07920	SqFt:	
Block: 10501*	CLR:	
Lot: 33*	CL: Yes	
Unit #:	GSMLS.com: Yes	
Floor #:	YB/Desc/Ren: 2001 / Approximate /	
Bldg #:	PSubType: Condo/Coop/Townhouse	
FHA55+: No	Style: Multi Floor Unit, Townhouse-Interior	
Pets: Yes		

Directions: **Allen Road to Patriot Hill Dr to right onto Patriot Hill Dr.**

Remarks: **WOW:Grab a sharp pencil for this checklist! FOUR BR, 3.1 B including full bath in finished basement; hardwood flooring 1st fl., 42" cabinets with black granite counter tops; Stainless Steel appliances , family room with gas fireplace. The finished basement boasts a full bar, full bath, rec room, play room, and durable flooring. The 4th bedroom on the third level can double as an office or great room. The open floor plan, abundant light against a backdrop of on trend neutral color, and hardwood make this home a sanctuary. There's an attached garage, PLUS TWO car driveway just sealed! Paver patio backs to lawn & mature trees! Enjoy award winning schools, easy transportation, shopping and dining, and the best of Hills resort-like amenities including pool, gym, party room w/kitch, basketball & tennis. DON'T MISS!**

INTERIOR

Applncs: Carbon Monoxide Detector, Dishwasher, Dryer, Microwave Oven, Refrigerator, Range/Oven-Gas, Washer	Handicap Modified:
Bsmnt: Yes / Finished	IntFeat: Bar-Wet, Carbon Monoxide Detector, High Ceilings, Fire Extinguisher, Jetted Tub, Skylight, Stall Shower, Tub Shower, Walk-In Closet
Dine: Formal Dining Room	Kitch: Eat-In Kitchen
Exclu: On file	MastBr: Full Bath, Walk-In Closet
FirePl: 1 / Family Room	MstBath: Jetted Tub, Stall Shower
Floor: Carpeting, Tile, Wood	P-Use:
	In-law Suite: /

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: Open Lot
Exterior: Vinyl Siding	Pool: Yes/Association Pool
ExtFeat: Curbs, Privacy Fence, Patio, Underground Lawn Sprinkler, Thermal Windows/Doors	Roof: Asphalt Shingle

ROOM DIMENSIONS

LivRm: 13x12 / First	DinRm: 12x12 / First	Kitch: 13x12 / First	Den: /	FamRm: 16x15 / First
Mstr: 17x13 / Second	Bed2: 14x12 / Second	Bed3: 14x10 / Second	Bed4: 18x13 / Third	
: /Third	: /	: /	: /	
LevelB: Bath(s) Other, Family Room				
LevelG:				
Level1: Dining Room, Family Room, Kitchen, Living Room, Powder Room				
Level2: 3 Bedrooms, Bath Main, Bath(s) Other				
Level3: Loft				
OthLev:				
Attic:				

UTILITIES

Heat: 1 Unit, Forced Hot Air	Sewer: Public Sewer, Sewer Charge Extra
Cool: 1 Unit, Ceiling Fan, Central Air	Utilities: Electric, Gas-Natural
Fuel: Gas-Natural	Water: Public Water, Water Charge Extra
Service: Garbage Extra Charge	WtrHt: Gas

FINANCIAL INFORMATION / TAX INFORMATION

Taxes: \$11,807 / 2018	TaxRt: 2.005 / 2018	BldAsmt: \$357,900	LndAsmt: \$231,000	TotAsmt: \$588,900
Fee: \$240 / Monthly	AppFee: \$851	FarmAsmt: No	HmWrnty: Yes	OTP: Fee Simple
Other: \$ /	Easement: Unknown /			
FeeIncl: Maintenance-Common Area				

NOTES



Please 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



#1 in Basking Ridge Home Sales

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

