

*57 Lurline Drive*  
*Warmth, Charm, Location*



**Welcome to:**  
**[www.57Lurline.com](http://www.57Lurline.com)**  
**Basking Ridge, NJ 07920**

# 57 Lurline Drive

- **Location:** 57 Lurline Drive is a beautiful four bedroom home nestled on just over a parklike acre. Impressive tall columns and a sweeping front lawn welcome you to this lovely setting. Nature's bounty continues in the tranquil rear yard with mature trees. Both the interior and exterior of the home have been freshly painted, the hardwood flooring sparkles, and all carpets are new. The furnace, a/c unit and hot water heater have been recently replaced for added easy living!
- Lurline Drive provides easy access to nationally ranked, blue ribbon schools, shopping, golf courses, parks, hiking trails, equestrian facilities, highways and transportation to NYC.
- **One Year AHS Home Warranty!**
- **4 Bedrooms, 2 Full Baths, 1 Powder Room**
- **Family Room with wood burning Fireplace**
- **A park-like setting featuring magnificent, mature trees**
- **Furnace, Air Conditioner and Hot Water Heater replaced in 2016**
- **Natural Gas and Central Air**
- **Public Water, Public Sewer**



# 57 Lurline Drive

- **Living Room 18 x 14:** The Living Room features gleaming, hardwood floors and a volume ceiling, creating the spacious and warm ambience found throughout the home. The public rooms have terrific flow from the living room to the dining room, kitchen and stairs to the family room.



# 57 Lurline Drive

- **Dining Room 12 x 11:** The formal Dining Room is spacious and bright, with hardwood floors, a vaulted ceiling, louvered doors opening to the Kitchen and a large window which offers views of the rear garden.
- **Kitchen 12 x 11:** The eat-in kitchen has a Samsung double door refrigerator with a freezer drawer, built-in oven and a five burner gas cooktop. There is plenty of counter space for food prep and serving.



# 57 Lurline Drive

- **Master Bedroom with Ensuite Bath - 15 X 11:** The **Master Suite** is your private sanctuary highlighted by polished hardwood floors, a freshly painted, soothing color palette and two double closets. The floor plan allows for multiple configurations and styles of bedroom furniture.
- The **Ensuite Master Bath** is finished to a very high standard, with Moen fixtures, a walk in shower with stylish tile walls and a river rock floor, a cherry vanity, and a porcelain tile floor.



# 57 Lurline Drive

- **Three Additional Bedrooms – two on First Floor, 10 x 10; 12 x 11 – and one on the Ground Level – 13 x 11:** Two guest bedrooms are accessed on the first floor, each with double closets, hardwood floors and a full guest bath that was just remodeled. An additional guest bedroom with new carpet is found on the Ground Level. The Ground level powder room has also been remodeled.



# 57 Lurline Drive

- **Ground Level Family Room: 18 x 12:** The focal point of the **Family Room** is a floor to ceiling brick, wood-burning fireplace, with raised hearth. Abundant light is brought in by the triple French doors along with beautiful, serene views of the yard. It is the ideal room to gather with friends or to curl up by the fire with a good book. A new carpet adds warmth to this exceptionally inviting room.
- The Ground Level also features a remodeled **Powder Room**, a spacious, perfectly situated porcelain-tiled **Laundry/Utility Room (12 x 9)** and direct access to the newly painted two car garage.



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- **The Rear Garden** is a lovely, private setting for relaxing after a hectic day, enjoying morning coffee/tea on the paver patio, or spending quality time with guests at gatherings large or small. You will have to remind yourself you aren't on vacation as you enjoy this parklike property.

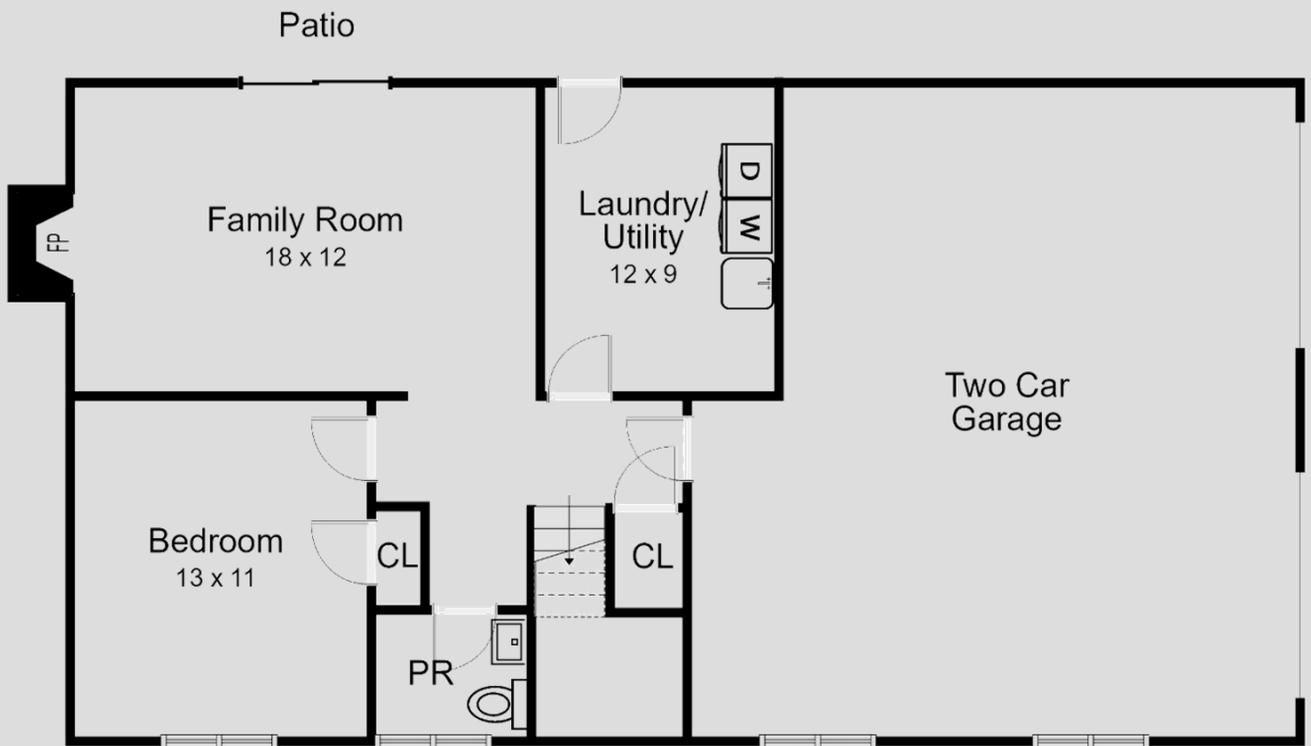


# Floor Plans First Floor



All floor plans are for informational purposes only and there are no representations made for accuracy or inclusiveness.

# Floor Plans Ground Level



All floor plans are for informational purposes only and there are no representations made for accuracy or inclusiveness.

# MLS Form

Somerset\* Bernards Twp.\* (2702)

57 LURLINE DR\*

List Price:

Residential Client Full Report



MLS#: 3488488	Section:	LP:
Status: A	ZN: Res	OLP:
Rms: 8	GRS: LIBERTY C	SP:
Bdrm: 4	MSJR: W ANNIN	LD: 07/19/2018
FB: 2	HS: RIDGE	UCD:
HB: 1	Acres: 1.01*	CD:
ZIP: 07920-2620*	LtSz: 1.01AC*	ADM: 1
RZIP: 07920	SqFt:	DOM: 1
Block: 7803*	CLR: Gray	SDA: Yes
Lot: 13*	CL: No	
Unit #:	GSMLS.com: Yes	
Floor #:	YB/Desc/Ren: 1962 / Approximate, Renovated / 2018	
Bldg #:	PSubType: Single Family	
FHA55+:	Style: Bi-Level	
Pets: Yes		

Directions: Mt Airy Rd. to Hessian to right on Lurline

Remarks: Don't miss this beautifully maintained, updated, and just painted (inside and out) home on over an acre in one of the most cherished neighborhoods of Basking Ridge. Generously sized, sundrenched rooms and an amazing flow make this home irresistible. The baths have been renovated (2018) with luxurious materials, and the furnace, air conditioner and hot water heater were replaced in 2016. The master suite boasts an oversized shower with river rock flooring. Downstairs, you'll find the fourth bedroom with an adjacent powder room, the family room with a French door to the patio, a woodburning fireplace with soaring brick surround and new carpeting. Most of the kitchen appliances have recently been replaced, and the yard is an oasis. Residents enjoy the town's award winning school system, parks, and location.

INTERIOR

Applincs: Cooktop - Gas, Wall Oven(s) - Electric, Refrigerator	IntFeat: Carbon Monoxide Detector, Fire Extinguisher, Smoke Detector, Stall
Bsmnt: No /	Shower: Tub Shower
Dine: Formal Dining Room	Kitch: Eat-In Kitchen
Exclu: None	MastBr: Full Bath
FirePl: 1 / Family Room, Wood Burning	MstBath: Stall Shower
Floor: Carpeting, Tile, Wood	In-law Suite: No/

EXTERIOR / OTHER FEATURES

Drive: 6 / Blacktop, Driveway-Exclusive	Garage: 2 / Attached Garage, Garage Door Opener, Finished Garage, Inside Entrance
Exterior: Wood	LotDesc: Level Lot, Open Lot, Wooded Lot
ExtFeat: Patio	Pool: No/
	Roof: Asphalt Shingle

ROOM DIMENSIONS

LivRm: 18x14 / First	DinRm: 12x11 / First	Kitch: 12x11 / First	FamRm: 18x12 / Ground
Mstr: 15x11 / First	Bed2: 12x11 / First	Bed3: 10x10 / First	Bed4: 13x11 / Ground
Laundry Room: 12x9/Ground			

LevelG: 1 Bedroom, Family Room, Garage Entrance, Laundry Room, Powder Room, Utility Room  
 Level1: 3 Bedrooms, Bath Main, Bath(s) Other, Dining Room, Foyer, Kitchen, Living Room

UTILITIES

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

FINANCIAL INFORMATION / TAX INFORMATION

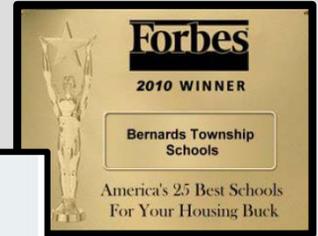
Taxes: \$10,308 / 2017	TaxRt: 1.989 / 2017	BldAsmt: \$173,500	LndAsmt: \$342,300	TotAsmt: \$515,800
Fee: \$ /	AppFee: \$	FarmAsmt:	HmWrnty: Yes	OTP: Fee Simple
Other: \$ /	Easement: Unknown /			

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

MARIE YOUNG

# Education in The News



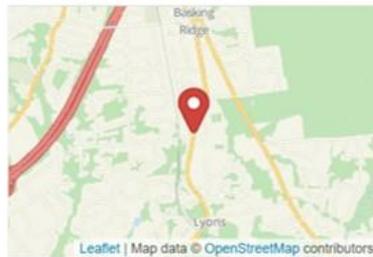
## Ridge High School

268 So Finley Ave, Basking Ridge, New Jersey 07920 | (908) 204-2585

#318 in [National Rankings](#) | College Readiness Score 63.4/100.0

### Overview

Ridge High School is ranked 15th within New Jersey. Students have the opportunity to take Advanced Placement® course work and exams. The AP® participation rate at Ridge High School is 66 percent. The student body makeup is 49 percent male and 51 percent female, and the total minority enrollment is 26 percent. Ridge High School is the only high school in the [Bernards Township Public Schools](#).



[Explore Map](#)

### Quick Stats

**9-12**  
GRADES

**1,900**  
TOTAL ENROLLMENT

**14:1**  
STUDENT-TEACHER RATIO

### 2017 Rankings

Ridge High School is ranked #318 in the [National Rankings](#) and earned a **gold** medal. Schools are ranked based on their performance on state-required tests and how well they prepare students for college. Read more about [how we rank the Best High Schools](#).

All rankings:

- #318 in [National Rankings](#)
- #15 in [New Jersey High Schools](#)
- #85 in [STEM High Schools](#)

**USNews**

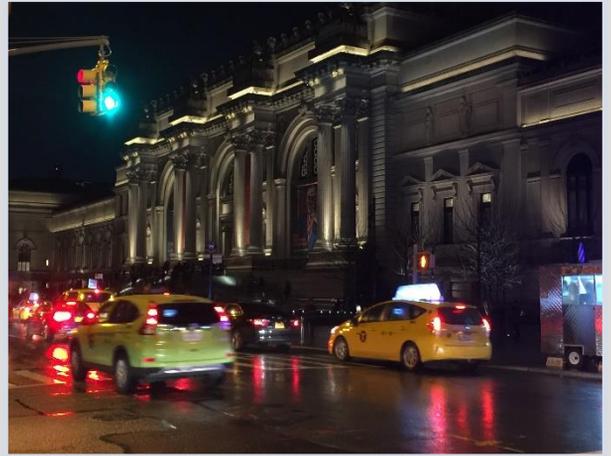
#### SCORECARD

College Readiness Index	63.4
AP® Tested	66%
AP® Passed	96%
Mathematics Proficiency	61%
English Proficiency	75%

US News and World Report rates Ridge High School among the Best, and gives it a gold rating!

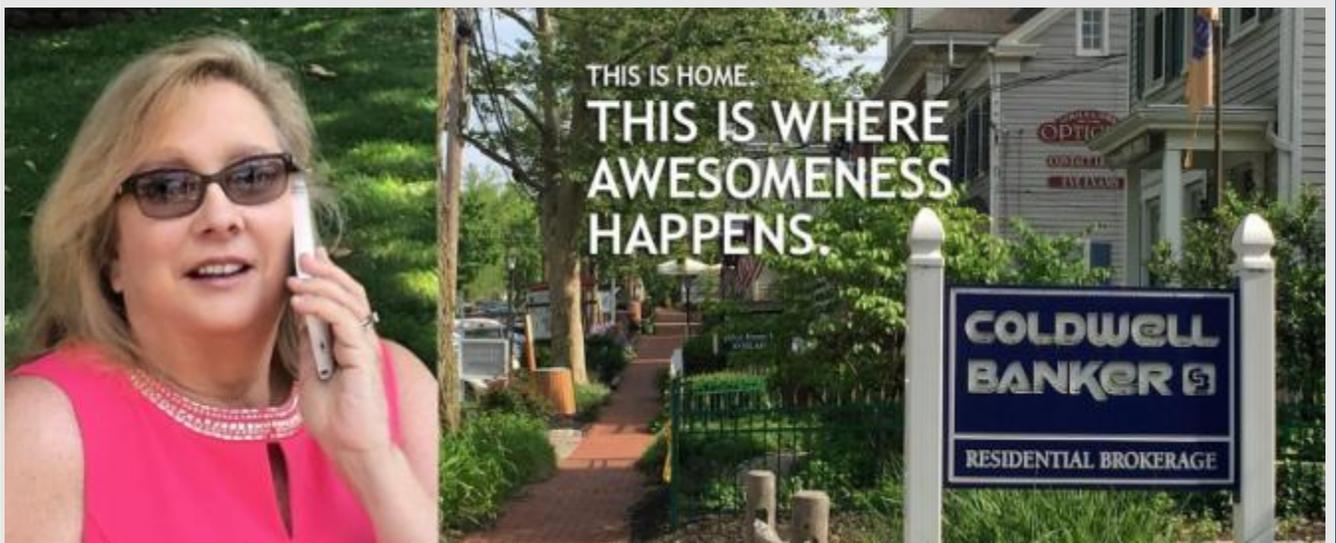
Above summary is courtesy of US News and World Report Site

# Basking Ridge



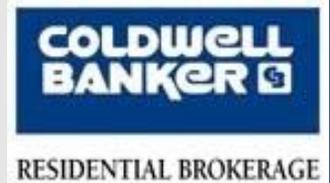
# Notes

# Notes



*I am proud to be the listing agent for this home. It is truly beautiful. Please visit this home's website for more details and an e-copy 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 2017 achievements as the top producer in the Basking Ridge office, with over 40 closed transactions and over \$25MM in sales volume. In 2017, she founded the West Oak Team with revenues over \$40MM. 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 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 YTD 2018 we are ranked in the top 1% of Coldwell Banker.



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



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 Zillow Trulia

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