

# *61 Wexford Way*

## *Style, Sophistication, OnTrend!*



**Welcome to**  
**61 Wexford Way**  
**Basking Ridge, NJ 07920**  
**[www.61wexford.com](http://www.61wexford.com)**

# 61 Wexford Way

- × **61 Wexford Way is an Arts & Crafts masterpiece with a center hall floor plan that combines the best of traditional and contemporary design. The home is in Grist Mill Estates, one of the premier and much sought-after areas of Basking Ridge. Architectural details and upgrades include a Master Suite with balcony, dressing room and study loft, custom Zook kitchen and a one of a kind Tower Room, ideal as a light filled study or studio.**
- × **It is nestled among mature trees and a beautifully landscaped property with unimpeded rear garden views. The location provides easy access to the town's renowned, nationally ranked schools, parks, hiking trails, equestrian facilities, health clubs, transportation and highways.**
- × **4 BR, 4 Full Baths, One Half Bath, 3 Car Attached Garage**
- × **1.16 Acre**
- × **Natural Gas and Central Air**
- × **Gas Burning Fireplace in Great Room, Wood Burning Stove in Breakfast Room**
- × **Public Water, Public Sewer**
- × **Price Upon Request**
- × **1 Year AHS Home Warranty Shield Essential**



# 61 Wexford Way

- × **Foyer:** You step into your home through a solid mahogany Arts & Crafts front door and are greeted by a brightly lit Foyer with custom moldings, gleaming oak floors (found throughout the 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> floors) and views of the Formal Dining Room and spectacular Great Room. The oak staircase ascends to the second floor gallery. A powder room and guest closet are situated off of the Foyer.



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- ✦ **Great Room 30 x 17:** The large and sun drenched Great Room brings the outdoors in through a wall of windows with views of the rear garden and wood lands. Highlights include a gas fireplace with a custom mantle, an expansive slate hearth and beautiful built in bookshelves and storage cabinets. The Great Room leads into the Formal Dining Room and Kitchen. The architect maximized the use of light and scale to create an exceptional sense of contemporary open style that is ideal for entertaining on any scale. Hardwood oak floors add warmth.



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- ✦ **Dining Room 15 x 12:** The Dining Room is the perfect setting for more formal dinners with friends and family. Hardwood oak floors, Arts & Crafts wainscoting, crown molding and recessed lighting make this room warm and welcoming.



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- ✘ **Kitchen 15 x 14 and Breakfast Room 16 x 13:** The Kitchen is a chef's dream - masterfully designed by Zook, the kitchen features a large center island with breakfast counter, custom finished cabinets, a true butler's sink and service area with wine refrigerator. The cabinetry provides abundant above and below counter storage and granite countertops provide plenty of space for food prep and serving. Enjoy creating gourmet meals using the GE Monogram five burner gas cook top with a powerful overhead Viking hood. The other appliances include a built-in GE double door refrigerator, with custom door panels and molding, stainless dishwasher, Whirlpool Accubake double ovens and a built in Marvel wine cooler/fridge.
- ✘ A cathedral ceiling with reclaimed beams from a 100 year old barn highlight the style of the wonderful Breakfast Room, which is the size of most formal dining rooms. A work station with desk and wood paneled storage cabinets tie into the kitchen décor. A wood burning stove adds warmth and charm and French doors lead to a private paver patio. True divided-light windows flood the room with sunshine.



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- ✘ **Master Bedroom 18 x 15 with Ensuite Bath:** The large Master Bedroom, accessed off the second floor gallery is both a dramatic and private retreat, featuring a beamed cathedral ceiling, two double closets and a spiral staircase leading to a loft sitting room/office with triple windows and two walk-in cedar closets. Multiple divided light windows and a balcony accessed through French doors fill the bedroom with natural light. The balcony offers fine views of the rear garden and woods.
- ✘ A wonderful added feature is the **"Tower Room,"** accessed from the 2<sup>nd</sup> floor hall. Walls of windows create the perfect setting for an office, studio or sun room.
- ✘ The custom **Ensuite Bath** has a frameless shower, large soaking tub, skylight and bronze/black Grohe fixtures. The granite topped vanity offers two sinks, and abundant countertop and cabinet storage. The designer again evidences mastery of the use color and natural light in the careful choice and blending of the cream and beige hues found in the granite counters, sandstone trim in the shower, tiles around the tub and the granite floor.



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- ✦ **Three additional bedrooms 18 x 16, 15 x 15, 15 x 15 and two guest baths:** Two of the guest bedrooms offer walk in closets and the third has two large double closets. Four-over-four divided light windows, gleaming oak floors and recessed lighting are the hallmarks of these airy and spacious rooms. All bedrooms have easy access to the two full bathrooms. Both guest baths offer plenty of counterspace and under counter storage.

(Shown below are 2 of the bedrooms and both guest baths.)



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- \* Recreation Room 21 x 17, Play Room 19 x 13, Utility Rooms and Storage: The lower level has large rooms that can be used for entertainment, workouts, and as additional office space. There is a full bath with stall shower and the Recreation Room accesses a paver terrace and the garden through French doors. How you use these spacious rooms is limited only by your imagination!



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- ✦ The rear garden is beautifully landscaped and has unparalleled views of the wooded green space, providing scenic beauty and ensuring privacy. A two tiered deck accessed from the Great Room is the ideal setting for for large scale entertaining, a barbecue or just relaxing and taking in the view of the lovely garden and woodlands. There are two paver patios – one off the kitchen and ideal for morning coffee/tea and the other accessed from the French doors in the basement.



# 61 Wexford Way Upgrades

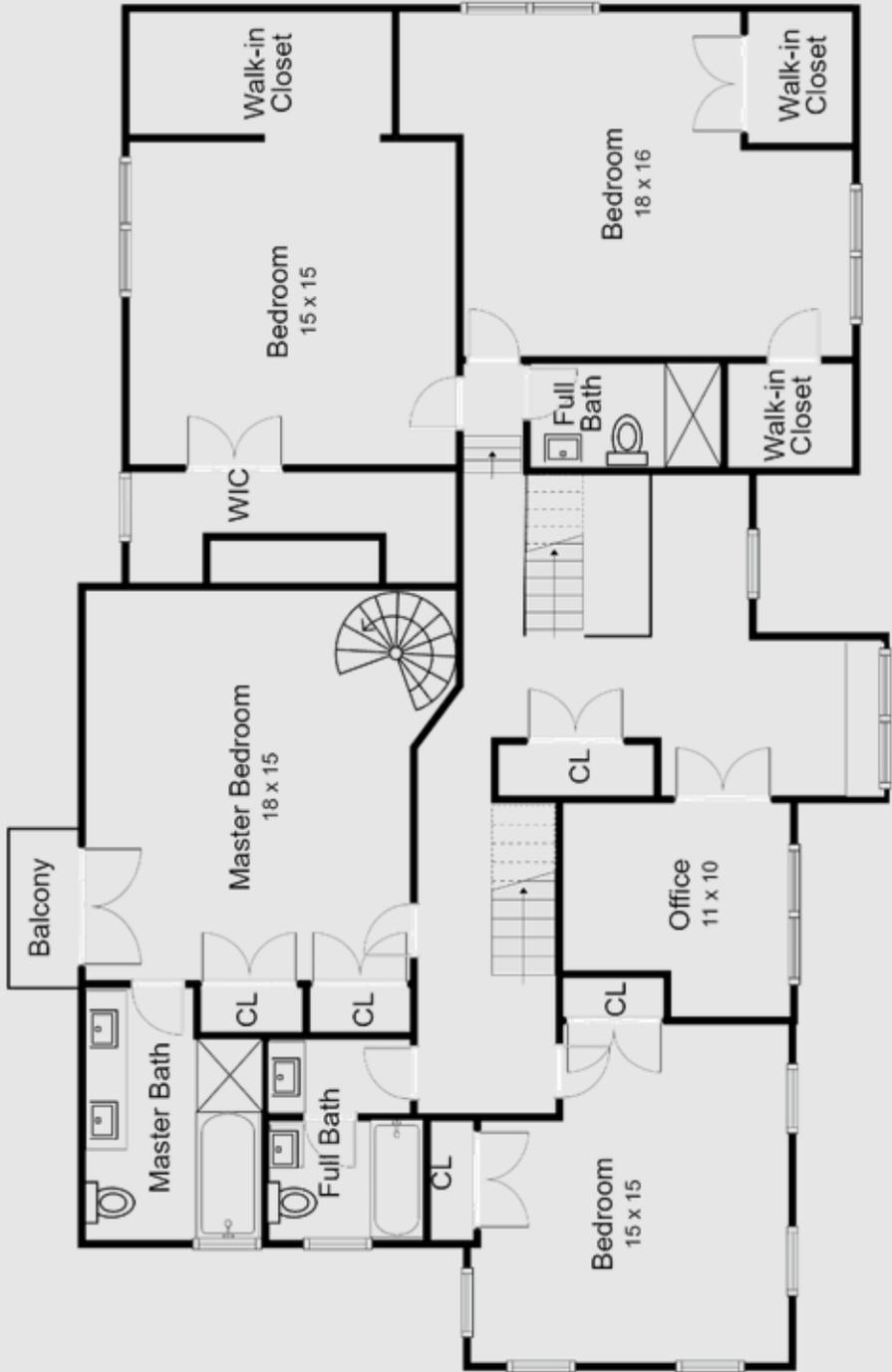
- × AHS HOME WARRANTY!!
- × Stone and HardiePlank custom built home in Grist Mill Estates
- × Oak Hardwood floors throughout (except laundry/mud room)
- × Custom renovation in 2009
- × Zook Kitchen – custom built with Breakfast Room addition (2009) with cathedral ceiling and antique beams. Kitcen features a center island, breakfast bar, two sinks, Roll-out cabinet drawers, granite counters, tile backsplash, windows overlooking back yard
- × Custom Alder Wood Kitchen and Breakfast Room cabinets with a custom blended maple/cherry finish
- × 3 car attached garage
- × New entry door installed 2009
- × Central Vacuum System
- × Upgraded true Divided Light windows throughout
- × Full sized laundry/mud room

# Floor Plan – First Floor



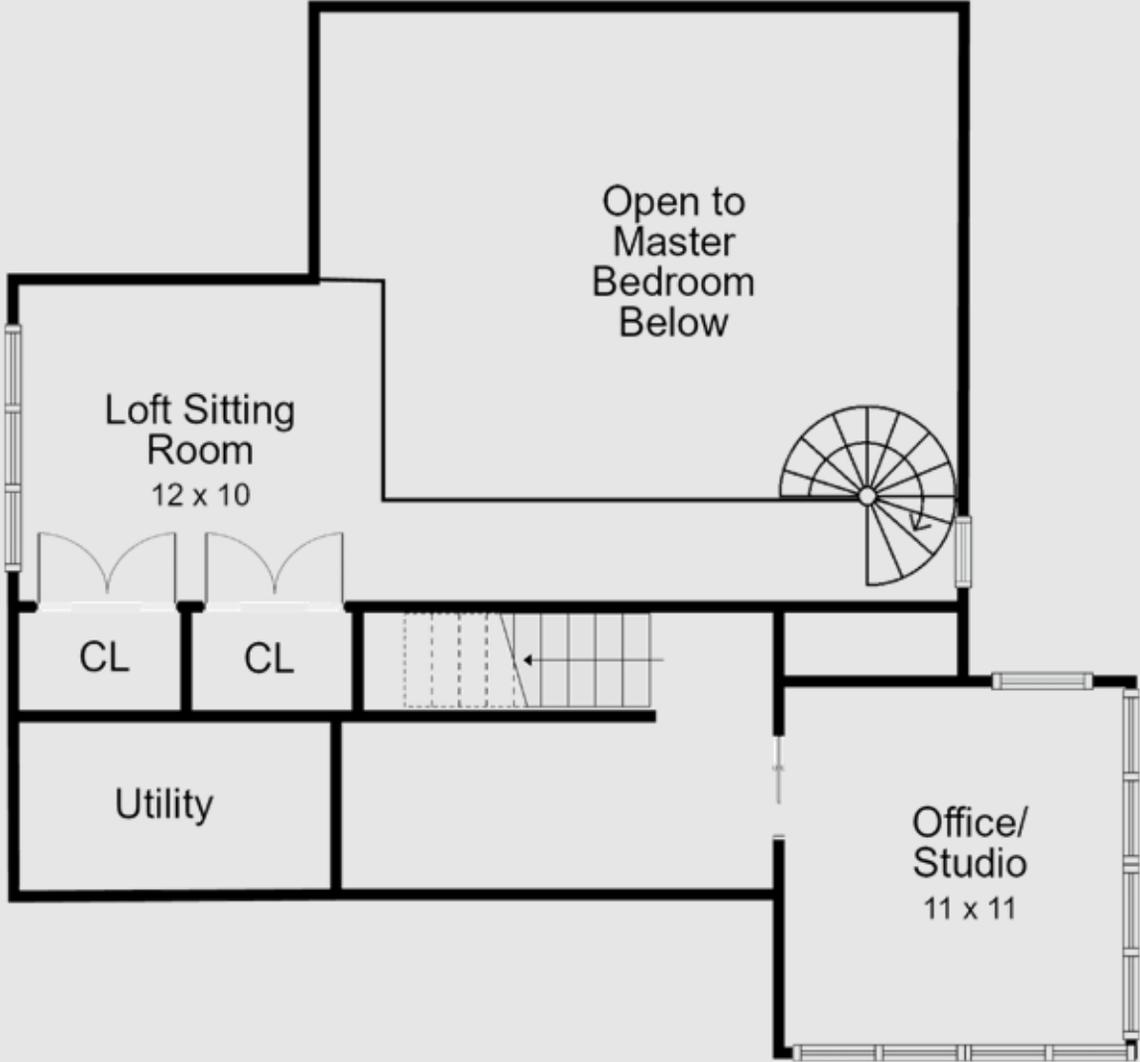
Floor plan for illustration purposes only. All sizes are rounded off, and all features and details shown are approximate. Some rendered items may not be included in sale. Information deemed reliable but not guaranteed. Subject to errors and/or omissions.

# Floor Plan – Second Floor



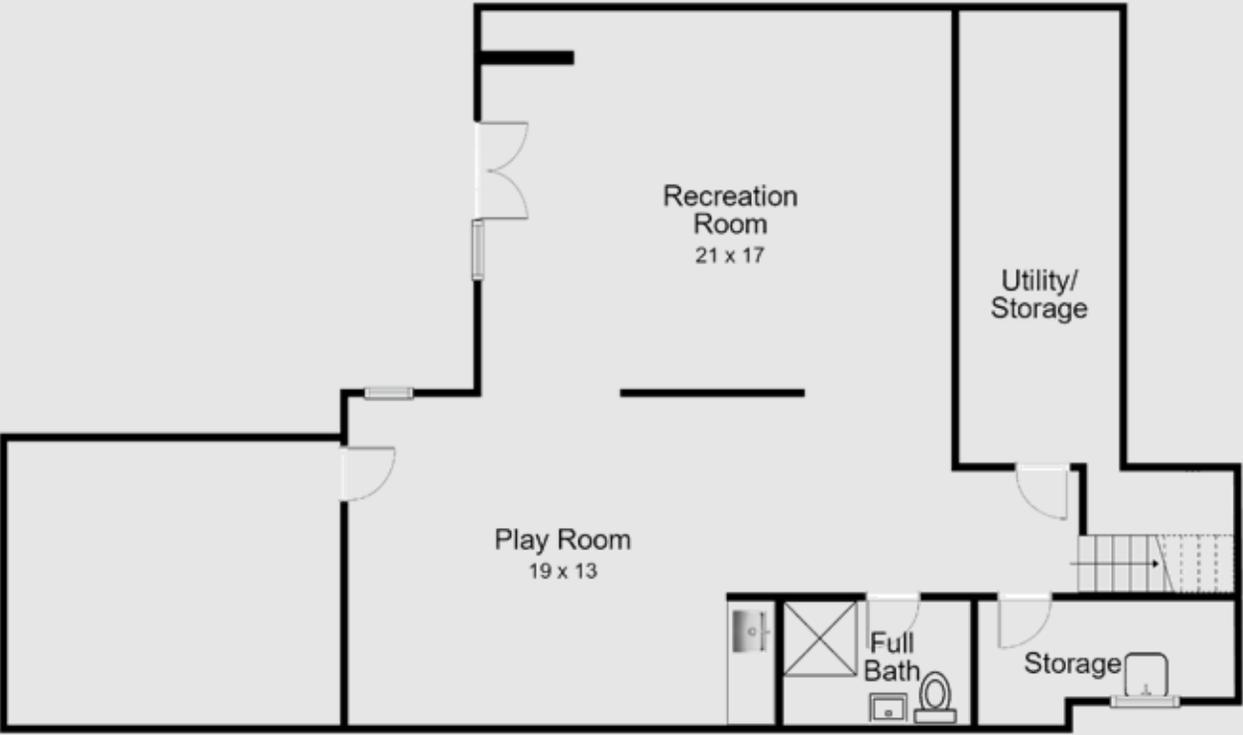
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# Floor Plan – Third Floor



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# Floor Plan – Walkout Basement



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# Notes

# Multiple Listing Spec Sheet

Somersel\* Bernards Twp.\* (2702)

61 Wexford Way\*

List Price:

Residential Client Full Report



ML#: **3458727** Section: **Grist Mill Estates**  
 Status: **A** ZN:  
 Rms: **11** GRS: **LIBERTY C**  
 Bdrm: **4** MSJR: **W ANNIN**  
 FB: **4** HS: **RIDGE**  
 HB: **1** Acres: **1.16\***  
 ZIP: **07920-2432\*** LISz: **1.16AC\***  
 RZIP: **07920** SqFl:  
 Block: **7002\*** CLR:  
 Lot: **6\*** CL: **No**  
 Unil#: GSMLS.com: **Yes**  
 Floor #: YB/Desc/Ren: **1979 / Approximate, Renovated / 2009**  
 Bldg #: PSubType: **Single Family**  
 FHA55+: **No** Style: **Colonial, Custom Home**  
 Pels:

LP:  
 DLP:  
 SP:  
 LD: **04/05/2018**  
 UCD:  
 CD:  
 ADM: **10**  
 DOM: **10**  
 SDA: **Yes**

Directions: Mt. Airy Rd. To Grist Mill to Wexford - home on right

Remarks: This amazing home has many architectural details and upgrades including a master suite with balcony and dressing room, a third floor tower - a perfect studio or office. Open floor plan with custom moldings and built-ins. Custom Zook kitchen and plenty of natural light from all sides. A wall of windows and French door lead to oversized deck and great sunset views. This custom home has 4 bedrooms, 4.1 baths and finished walk out basement. This is a one of a kind home in a sought after residential area of Basking Ridge - centrally located to everything.

## INTERIOR

Applcs: Dishwasher, Disposal, Dryer, Kitchen Exhaust Fan, Microwave Oven, Handicap Modified:  
 Wall Oven(s) - Electric, Refrigerator, Range/Oven-Gas IntFeat: Bar-Wet, Cedar Closets, Beam Ceilings, Cathedral Ceiling, Fire Extinguisher, Security System, Skylight, Smoke Detector, Soaking Tub, Stall Shower, Tub Shower, Walk-In Closet  
 Bsmnt: Yes / Finished, Walkout  
 Dine: Formal Dining Room  
 Exclu: On file  
 FirePl: 2 / Great Room, Wood Stove-Freestanding  
 Floor: Carpeting, Tile, Wood  
 Kilch: Center Island, Eat-In Kitchen  
 MastBr: Full Bath, Sitting Room, Walk-In Closet  
 MstlBath: Soaking Tub, Stall Shower  
 P-Use:  
 In-law Suite: /

## EXTERIOR / OTHER FEATURES

Amnl: Garage: 3 / Attached Garage, Garage Door Opener  
 Drive: 6 / Additional Parking, Blacktop, Driveway-Exclusive  
 Exterior: Clapboard, Wood  
 ExtFeat: Deck, Patio, Underground Lawn Sprinkler  
 IntFeat: Open Lot, Wooded Lot  
 Pool: /  
 Roof: Composition Shingle, Metal

## ROOM DIMENSIONS

LivRm: 17x30 / First  
 Mstr: 15x18 / Second  
 Office: 11x09/Second  
 DinRm: 12x15 / First  
 Bed2: 15x14 / Second  
 Conservatory: 11x11/Third  
 Kilch: 15x14 / First  
 Bed3: 15x15 / Second  
 Den: /  
 Bed4: 16x18 / Second  
 FamRm: 13x15 / First

LevelB: Bath(s) Other, Media Room, Rec Room, Storage Room, Utility Room, Walkout, Workshop

LevelG:

Level1: Dining Room, Family Room, Foyer, Garage Entrance, Kitchen, Laundry Room, Powder Room

Level2: 4 Or More Bedrooms, Bath Main, Bath(s) Other, Library, Office

LevelB: Conservatory, Loft, Utility Room

Other:

Allie:

## UTILITIES

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

## FINANCIAL INFORMATION / TAX INFORMATION

Taxes: \$20,707 / 2017  
 Fee: \$ /  
 Other: \$ /  
 FeeIncl:  
 TaxRt: 1.989 / 2017  
 AppFee: \$  
 Easement: Unknown /  
 Bld Asmt: \$654,800  
 Farm Asmt:  
 Lnd Asmt: \$386,300  
 HmWrnly: Yes  
 TotAsmt: \$1,041,100  
 OTP: Fee Simple

# Education in The News

## LIBERTY CORNER ELEMENTARY SCHOOL AWARDS



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.

# 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 9,200 households and in-



*Mid-Town Direct Train Service from the Basking Ridge Station*

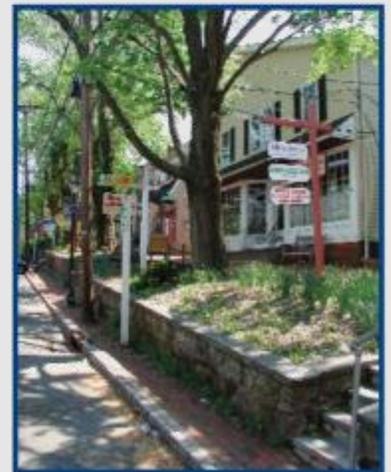
cludes the sections of Basking Ridge, Liberty Corner, Lyons and West Millington. The median household income of \$107,000 is one of the highest in the area. In 2009 the median sales price of a home in Bernards Township was \$515,000. These properties range from \$200,000 condominiums to \$2,700,000 estate homes.



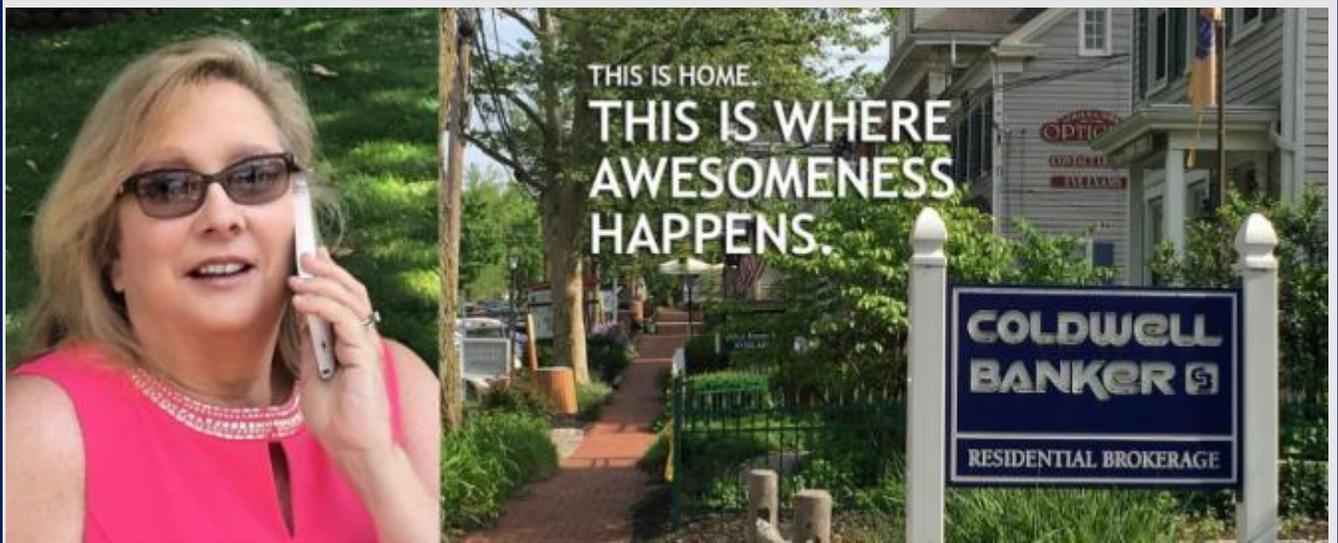
*Postcard Perfect Downtown Basking Ridge*

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 Tavern 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*



*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 ecopy 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 2016 achievements as the top producer in the Basking Ridge office, with over 40 closed transactions and over \$25MM 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 2015 production, 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



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



in partnership with  
 Zillow Trulia

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