

63 Ditmar Boulevard
Sophistication, Style, On-trend!



Welcome to
63 Ditmar Boulevard
www.63Ditmar.com
Readington, NJ 08889

63 Ditmar Boulevard

63 Ditmar Boulevard is a two-year-new, single-family home located in the sought-after community of Regency at Readington in Whitehouse Station, New Jersey. Brimming with curb appeal, this beautiful home blends the best of contemporary, open-floor plan style with traditional features, creating a home that is warm, inviting and on-trend. There is an impressive two story Foyer, Living and Dining Rooms, a private first level Master Suite, a first level office, with an adjacent full bath and a sun-drenched chef's kitchen. The location provides easy access to shopping, transportation and major highways.

- × One Year AHS Home Warranty
- × 2 BR, 4 Baths
- × Finished, walk-out basement with full bath
- × Two Units Central Air, Two Units Forced Hot Air
- × Public Water and Sewer
- × Gas fireplace in Family Room
- × Deck off of Kitchen and custom Paver Patio
- × Finished to a very high standard with many upgrades, including expanded Family Room and Kitchen, Custom Closets, Hunter Douglas Custom Shutters, Shades and Blinds.
- × Price Upon Request



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- ✘ **Foyer:** You are welcomed home as you step into the bright two story Foyer, with a gently turned oak staircase that ascends to the second level. The Foyer opens to impressive, double-height Living and Dining Rooms. The hardwood floors seamlessly tie together the public living areas and highlight the gracious and open style of the home.
- ✘ **Living Room (16 x 14) and Dining Room (16 x 11):** The Living Room exemplifies the blending of contemporary and traditional styles, with an eye toward abundant light and flow, creating a perfect setting for gathering friends and family. The soaring ceiling adds dimension and architectural interest. The transom window over the front door, the bay window in the Living Room and large double window in the Dining Room flood the rooms with light. The spacious formal Dining Room provides easy access to the Kitchen and Family Room.



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- ✘ **Kitchen: 24 X 16:** A sunlit Kitchen with center island, breakfast bar and dining area features granite countertops, custom subway tile backsplash, cherry cabinets, oversized Sterling farm sink and ceilings that add style and architectural interest. The granite countertops, subway tile backsplash, Listello accent tiles, hardwood floors and cherry hued cabinetry are masterfully color coordinated. Together, with the wonderful light provided by the large, multi-paned windows and French-sliders, the designer maximized the light and 21st century style that is a hallmark of this home. The cabinets provide ample storage both above and below the granite counters, which provide plenty of space for food prep and serving. Appliances are all stainless steel and include a built in KitchenAid double door refrigerator, five burner Whirlpool gas cooktop, Whirlpool double ovens, Jenn-Air dishwasher and a powerful Whirlpool exhaust fan.
- ✘ The Kitchen flows into the Family Room and opens to the deck through the French sliders.



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- ✦ **Family Room: 22 X 15:** The Family Room finishes and details make it both beautiful and welcoming. A custom wood mantle, with granite surround and hearth creates a wonderful setting for casual entertaining or just curling up by the fire with a good book. Hardwood floors, a soaring ceiling, three nine-over-nine paned windows with custom Hunter Douglas plantation shutters further add to the style and ambience.



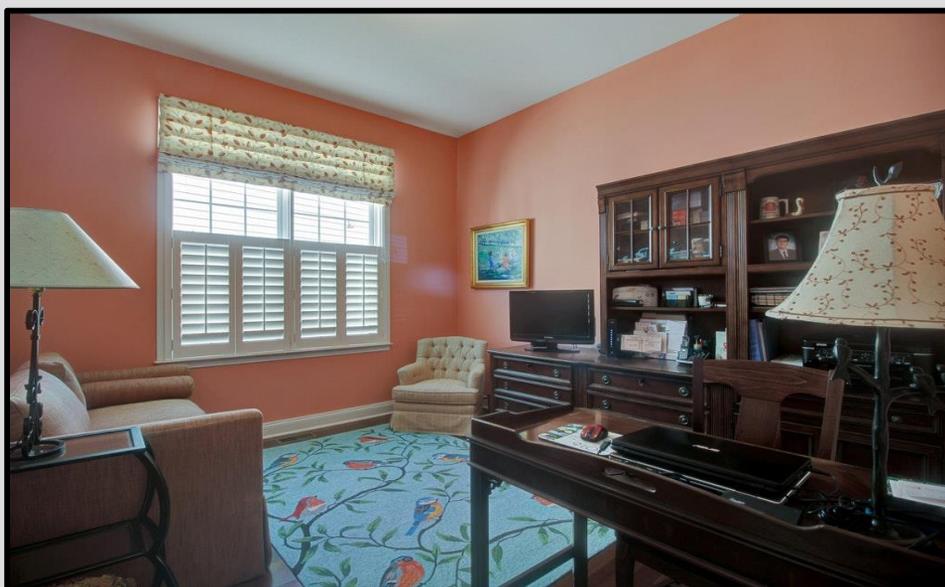
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- ✘ **First Level Master Bedroom, 16 x 15 with Ensuite Bath:** The stunning, private first level Master Suite features a tray ceiling, crown molding, and a triple bay window providing views of the woodlands and rear garden. The neutral tones of the like-new plush carpet and pale walls create a sense of calm and harmony, truly making this room the ideal master retreat. The thoughtful design also allows for any configuration and style of furniture. There is a large, walk-in, custom-system closet. Hunter Douglas shades are a custom feature on each of the five large windows.
- ✘ The **Ensuite Bath** is finished to a very high standard, with a walk-in shower with bench, color-coordinated slate tiles, granite-topped double vanity offering abundant counter-top and cabinet storage.



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- ✘ **First Level Office (12 x 11) and Adjoining Full Bath:** The generously sized first level Office is accessed directly from the Hall and features a hardwood floor, custom window treatments, and Hunter Douglas shutters.
- ✘ The **Full Bath** is on the first level, making it ideal for guest use, and features a granite-topped vanity and tub/shower. Opposite the Bath is a Laundry/Mud Room, providing cabinet storage, a large granite topped work sink and direct access to the two car garage.



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- ✘ **Second Level Loft Sitting Room (23 x 13):** A spacious Sitting Room on the second level provides another gracious living space, highlighted by a vaulted ceiling, recessed lighting and plush neutral carpeting. It overlooks the public rooms on the first level, yet offers a private retreat for you or your guests. It leads to the second floor Guest Bedroom, a full Bath and Storage room.
- ✘ A **Second Level Guest Bedroom (13 x 11)** is bright and spacious, with a double, custom system closet and two large windows.
- ✘ The full **Hall Bath** has a tub/shower, granite-topped vanity and ample below-counter storage.



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- ✘ **Lower Level Recreation Room (29 x 23), Game Room with Wet Bar (24 x 18), Full Bath and two large storage rooms:** The finished walk-out Basement offers another full level of living space and has a section for every taste and mood – sports, games, Netflix, and gatherings. The Game Room with wet bar has a KitchenAid refrigerator, Whirlpool dishwasher and sink. French doors open to the paver patio, making it an ideal space for entertaining in fine weather.
- ✘ There is a **Full Bath**. Windows and the sliders bring light to the rooms. This level could easily be an exercise room/gym, billiard room or media center – you are limited only by your imagination!



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- ✘ The deck is perfect for enjoying that first cup of morning coffee or tea. The patio lends itself to warm weather entertaining – a barbecue with friends and family or simply enjoying the lovely views provided by the woodlands.
- ✘ You are just minutes away from all that Regency at Readington offers – the state-of-the-art club house, with over 4,300 square feet of indoor entertainment, fitness center, outdoor swimming pool, putting green, bocce court, gazebo, walking trails and more! .



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UPGRADES

- × Lot Premium

- × Structural Upgrades
 - + Turned Staircase
 - + Expanded Kitchen –
 - Expanded size
 - Level 4 Granite Countertops
 - Alternate Island (larger)
 - Cabinets – 4th Upgrade
 - Appliances
 - Walk out Bay ILO Std.
 - + Baths –
 - Vanities – 2nd Upgrade
 - Level 4 Granite Countertops
 - Roll-in Shower (Master)
 - Upgraded Bath Fixtures
 - Tile ILO Std.
 - + Finished walk-out Basement
 - Full Bath(bringing total number of full baths to 4)
 - Wet-Bar
 - 2 Basement Windows
 - Walk-out Bay
 - Basement Flooring Upgrade
 - + Expanded Family Room with Gas Fireplace
 - Fireplace/Mantle/Granite Upgrade
 - + Laundry Room -- Cabinet and Sink Package

- × Walkway, Patio, Lighting, Landscaping
- × Custom Closet systems in Master Bedroom, Guest Bedroom, Coat Closet, and Garage
- × Vista Window Film on most 1st and 2nd Floor Windows
- × Custom Hunter Douglas Plantation Shutters and Blinds
- × Hardwood Floors
- × Security system – Upgrade 2
- × Carpeting
- × Electrical Add-ons & Design Choices

MLS Form

Hunterdon[®] Readington Twp.* (1922)

63 Ditmar Blvd*

List Price:

Residential Client Full Report



MLS#: 3467159	Section: Regency at Readington	LP:
Status: A	ZN:	OLP:
Rms: 10	GRS:	SP:
Bdrm: 2	MSJR:	LD: 05/03/2018
FB: 4	HS:	UCD:
HB: 0	Acres: 0.16*	CD:
ZIP: 08889-3739*	LtSz: 0.16*	ADM: 0
RZIP: 08889	SqFt:	DOM: 0
Block: 36*	CLR:	SDA: Yes
Lot: 178*	CL: Yes	
Unit #:	GSMLS.com: Yes	
Floor #:	YB/Desc/Ren: 2016 / Approximate /	
Bldg #:	PSubType: Single Family	
FHA55+:	Style: Colonial	
Pets: Yes		
	Number Limit, Yes	

Directions: Rte 22 East to Regency at Readington (across from the Ryland Inn)

Remarks: Two year new single family home located on a premier lot in the Regency at Readington 55+ community. Brimming with curb appeal, this beautiful home blends the best of contemporary, open floor plan style with traditional features, creating a home that is warm, inviting and on-trend. There is an impressive two story foyer, living and dining rooms, a private first level master suite, a first level office with an adjacent full bath, and a sun-drenched chef's kitchen. Two bedrooms, four full baths, a finished basement and upgrades galore set this home apart. Nothing to do but move in and enjoy. The location provides easy access to shopping, transportation and major highways.

INTERIOR

Applncs: Carbon Monoxide Detector, Cooktop - Gas, Dishwasher, Dryer, Kitchen Exhaust Fan, Microwave Oven, Wall Oven(s) - Electric, Refrigerator, Washer	IntFeat: Carbon Monoxide Detector, High Ceilings, Fire Extinguisher, Shades, Smoke Detector, Stall Shower, Tub Shower, Walk-In Closet, Window Treatments
Bsmnt: Yes / Finished, Walkout	Kitch: Center Island, Eat-In Kitchen, Separate Dining Area
Dine: Living/Dining Combo	MstBr: Full Bath, 1st Floor, Walk-In Closet
Exclu: On File	MstBath: Stall Shower
FirePl: 1 / Family Room, Gas Fireplace	
Floor: Carpeting, Tile, Wood	

EXTERIOR / OTHER FEATURES

Amnt: Club House, Exercise Room, Jogging/Biking Path, Playground, Pool-Outdoor	Garage: 2 / Attached Garage, Inside Entrance
Drive: 1/2 Car Width, Blacktop, Driveway-Exclusive	LotDesc: Open Lot
Exterior: Vinyl Siding	Pool: Yes/Association Pool
ExtFeat: Curbs, Deck, Underground Lawn Sprinkler	Roof: Asphalt Shingle

ROOM DIMENSIONS

LivRm: 16x14 / First	DinRm: 16x11 / First	Kitch: 24x16 / First	FamRm: 22x15 / First
Mstr: 16x15 / First	Bed2: 13x11 / Second		
Office: 12x11/First	Loft: 23x13/Second	Rec Room: 29x23/Basement	Game Room: 24x18/Basement
LevelB: Bath(s) Other, Game Room, Rec Room, Storage Room, Utility Room, Walkout			
Level1: 1 Bedroom, Bath(s) Other, Breakfast Room, Dining Room, Family Room, Foyer, Garage Entrance, Kitchen, Laundry Room, Living Room, Office, Powder Room			
Level2: 1 Bedroom, Bath Main, Loft, Outside Entrance, Storage Room			

UTILITIES

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

FINANCIAL INFORMATION / TAX INFORMATION

Taxes: \$14,666 / 2017	TaxRt: 2.868 / 2017	BldAsmt: \$393,200	LndAsmt: \$118,200	TotAsmt: \$511,400
Fee: \$227 / Monthly	AppFee: \$681	FarmAsm:	HmWrnty: Yes	OTP: Fee Simple
Other: \$ / One Time	Easement: Unknown /			
FeeIncl: Maintenance-Common Area, Snow Removal, Trash Collection				

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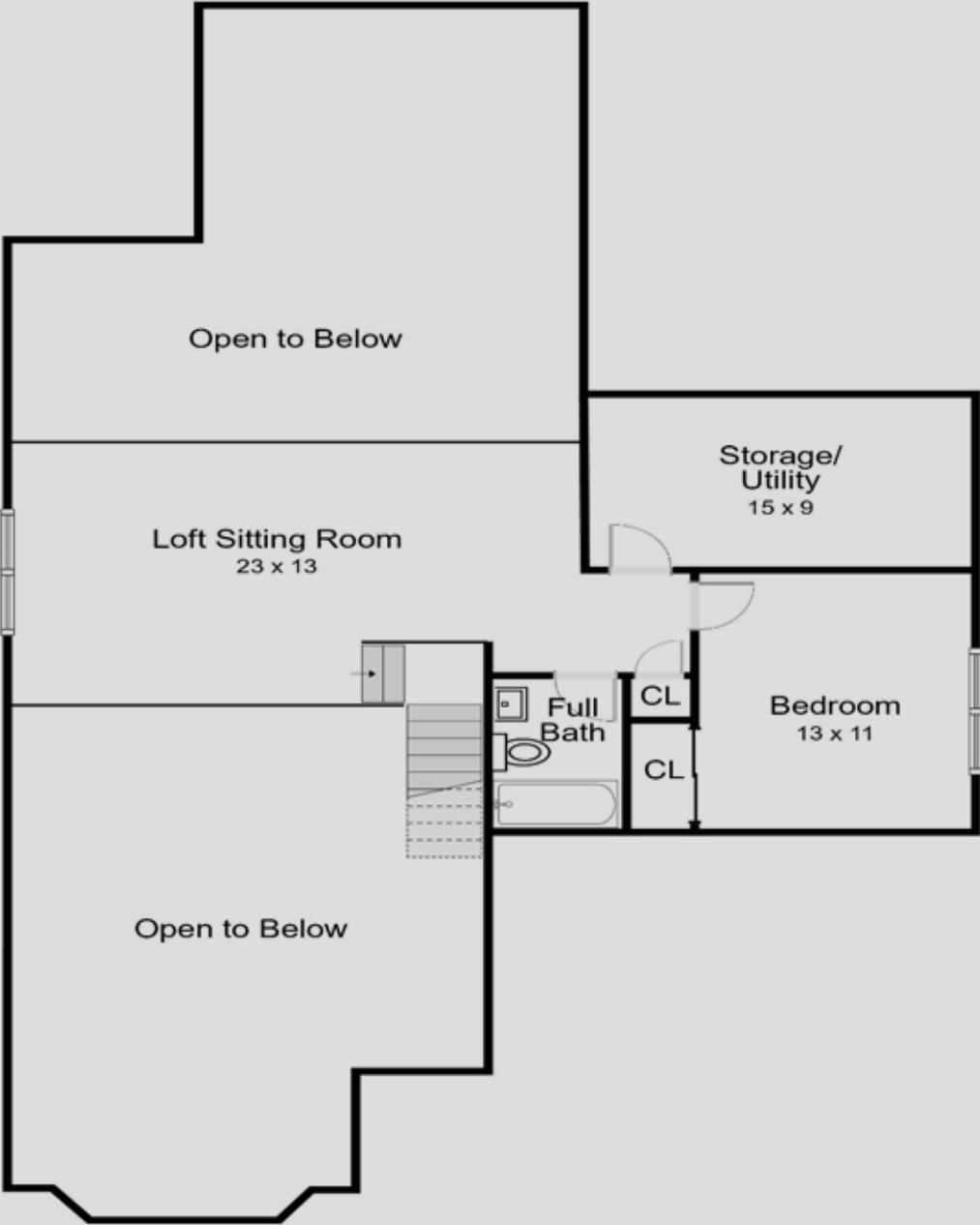
Info. deemed RELIABLE but not GUARANTEED - ALL Room Sizes are Approx.

MARIE YOUNG

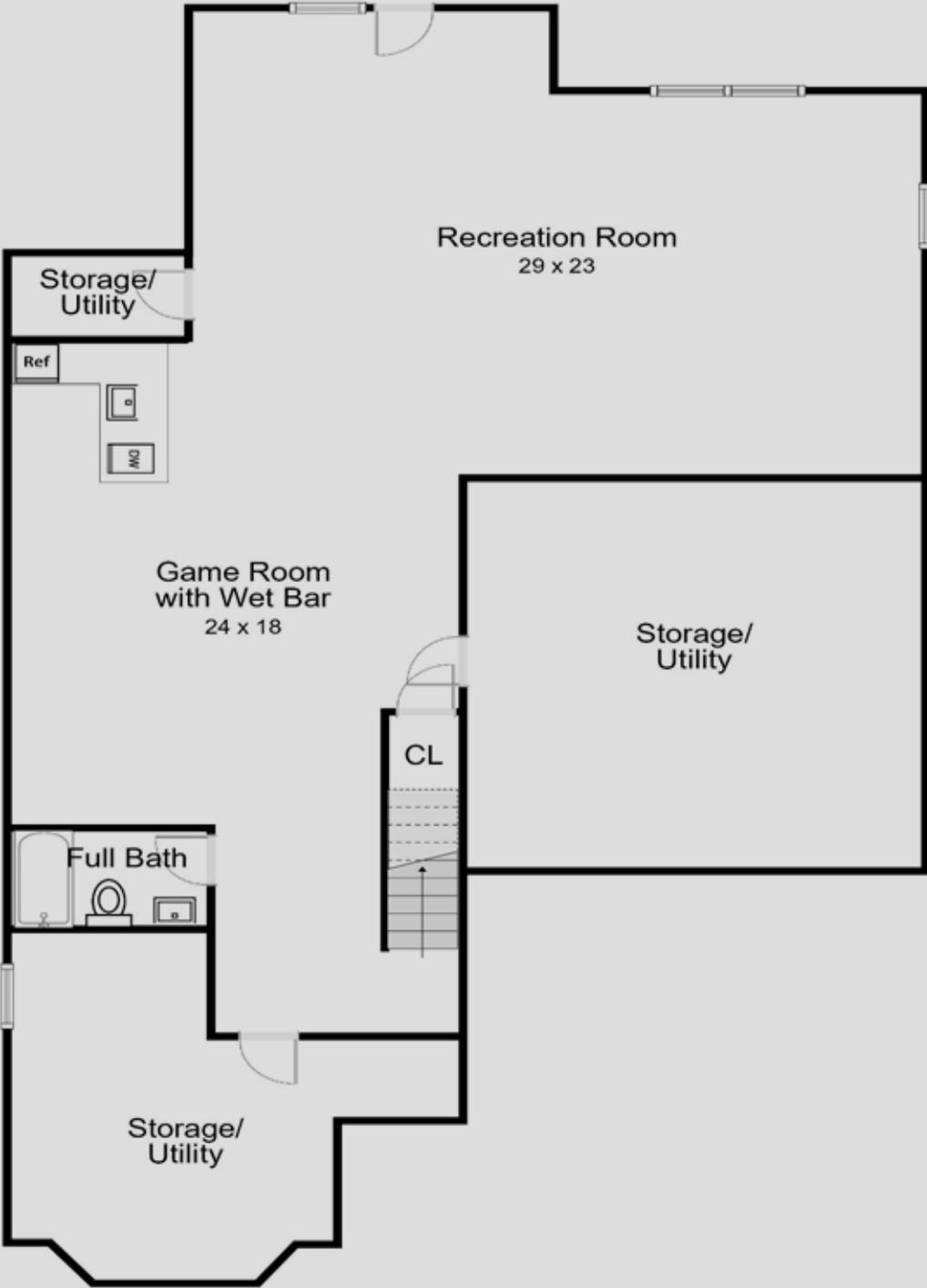
Floor Plans - Level 1



Floor Plans - Level 2



Floor Plans – Lower Level



Regency at Readington

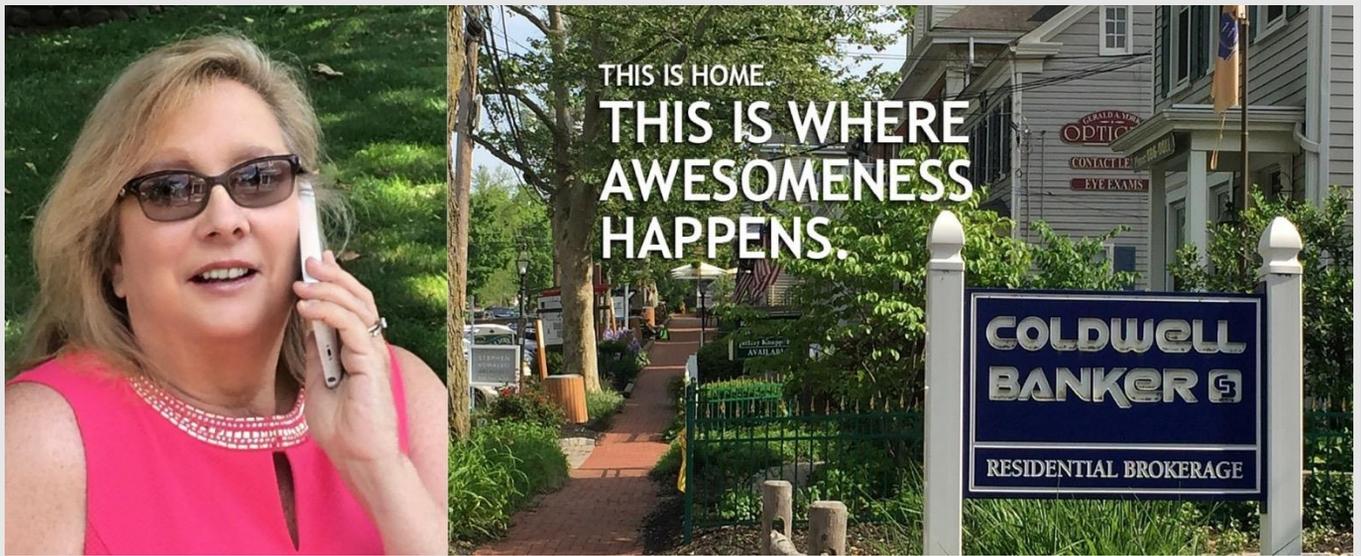
- Experience resort living at Regency at Readington which offers a 4,300 square foot community club house, an outdoor pool, putting green, bocce court and many other great amenities to enjoy!



Notes

Notes

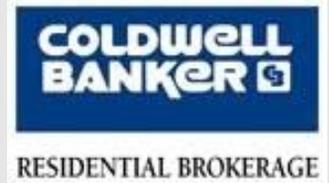
Notes



THIS IS HOME.
**THIS IS WHERE
 AWESOMENESS
 HAPPENS.**

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 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



in partnership with
 Zillow Trulia

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