

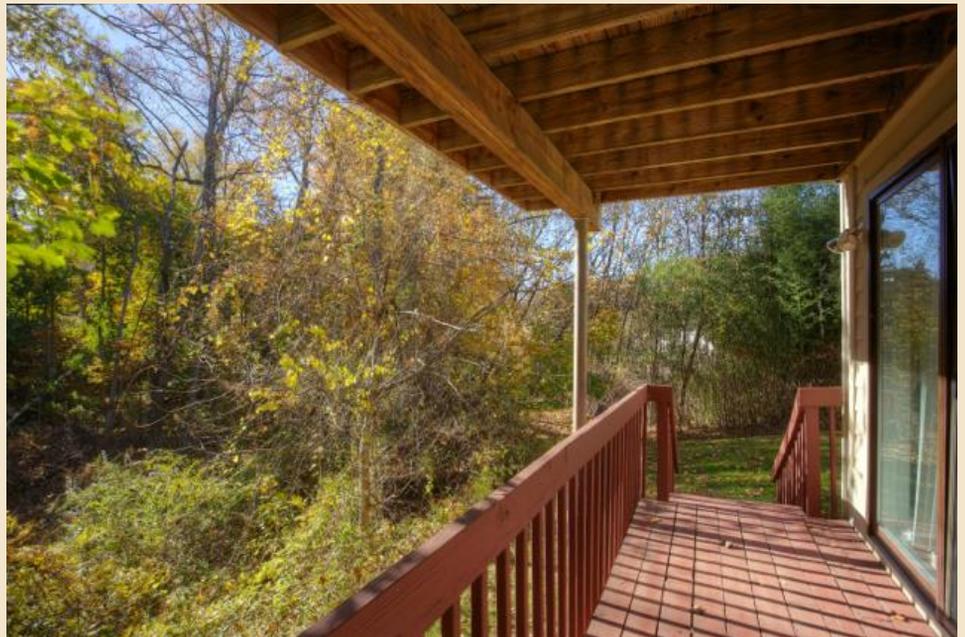
6 Franklin Court Style, Beauty, Vistas!



**Welcome to
6 Franklin Court
Bernardsville, NJ 07924
www.6FranklinCourt.com**

6 Franklin Court

Enjoy breathtaking views from almost every vantage point in this wonderful 3BR 2.1 Bath Town Home with finished, walkout basement. As an added benefit, this home boasts a driveway that easily accommodates two cars in tandem in addition to the garage. Enjoy your morning coffee or entertain a crowd from the deck with private woods views.



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From the moment you enter this stunning home, the sun-drenched rooms, first level hardwood flooring, and spacious living room with fireplace signal an air of friendly sophistication that continues throughout.



The open yet defined floor plan creates an incredible flow and spacious feeling of luxury and thoughtfulness into this home's design.

The two story living room window plus fireplace is perfect for entertaining a crowd, or curling up by the fireplace with a good book.

Recessed lighting over the fireplace plus a nook to display objects d'art or extra storage is just perfect. A gallery/hall invites you to experience the kitchen and formal dining room, which has sliders to the deck.



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The cherry eat-in kitchen, with floor to ceiling cabinetry boasts stainless steel appliances, granite countertops, and subway tile backsplash and tile flooring. The formal dining room has hard wood flooring and has a separate entrance to the deck. Because this is an end unit, an abundance of sunlight against a wooded backdrop from two sides, is truly beautiful. For ease of serving outdoors, the kitchen also has its own set of sliders.



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The master suite is a wonderful respite from a hectic day. It boasts a ceiling fan, separate dressing area with three closets, and bath en suite with double vanity..

Two additional bedrooms plus guest bath and second story landing add to this home's spacious and turnkey condition.



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The finished walk out basement offers generous ceiling height, glass sliders and windows to the lower deck, plus storage area. This brings a third level of enjoyment to this fantastic home.



Multiple Listing Spec Sheet

Somerset* Bernardsville Boro* (2703)

6 FRANKLIN CT*

List Price: \$449,000

Residential Client Full Report



MLS#: **3303551** Section: **The Park**
 Status: **A** ZN: **Residential**
 Rms: **6** GRS: **Bedwell**
 Bdrm: **3** MSJR: **BernardsvilleMS**
 FB: **2** HS: **Bernards HS**
 HB: **1** Acres: **0.07***
 ZIP: **07924-2447*** LtSz: **.07AC***
 RZIP: **07924** SqFt:
 Block: **106*** CLR: **Beige**
 Lot: **29.6*** CL: **Yes**
 Unit #: GSMLS.com: **Yes**
 Floor #: YB/Desc/Ren: **1986 / Approximate /**
 Bldg #: PSubType: **Condo/Coop/Townhouse**
 FHA55+: **No** Style: **Multi Floor Unit, Townhouse-End Unit**
 Pets: **Restrictions**

LP: **\$449,000**
 OLP: **\$459,000**
 SP:
 LD: **05/04/2016**
 UCD:
 CD:
 ADM: **51**
 DOM: **51**
 SDA: **Yes**

Directions: **202 to Mt. Airy - right on Prospect, left on West to right on Franklin**

Remarks: **Stunning and sun drenched 3 BR, 2.1 Bath end unit townhome with deck and finished walk out basement backing up to woods. Kitchen has been remodeled with cherry cabinetry, granite backsplash, SS appliances, and stone tiled back splash. New A/C unit and new water heater. Terrific flow, attached garage plus driveway boasts two car length. The Park at Bernardsville provides a tranquil setting, yet just minutes from everything.**

INTERIOR

Applncs: **Dishwasher, Disposal, Dryer, Kitchen Exhaust Fan, Microwave Oven, Self Cleaning Oven, Refrigerator, Range/Oven-Gas, Washer**
 Bsmnt: **Yes / Finished-Partially, Walkout**
 Exclu: **Chandeliers in Dining room and daughter's room, mounted TVs.**
 FirePl: **1 / Living Room, Wood Burning**
 Floor: **Carpeting, Ceramic Tile, Wood**
 IntFeat: **Carbon Monoxide Detector**
 Kitch: **Separate Dining Area**
 MastBr: **Full Bath, Walk-In Closet**
 MstBath: **Tub Shower**

EXTERIOR / OTHER FEATURES

Drive: **/ Additional Parking, Blacktop**
 Exterior: **Clapboard**
 ExtFeat: **Curbs, Deck, Sidewalk**
 Garage: **1 / Built-In Garage**
 LotDesc: **Cul-De-Sac, Wooded Lot**
 Pool: **No/**
 Roof: **Composition Shingle**

ROOM DIMENSIONS

LivRm: **21x17 / First** DinRm: **13x11 / First** Kitch: **16x9 / First**
 Mstr: **16x15 / Second** Bed2: **13x12 / Second** Bed3: **12x12 / Second**
 Level1: **Dining Room, Kitchen, Laundry Room, Living Room, Powder Room**
 Level2: **3 Bedrooms, Bath Main, Bath(s) Other**

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**
 Service: **Cable TV Available, Garbage Included** WtrHt: **Gas**

FINANCIAL INFORMATION / TAX INFORMATION

Taxes: **\$7,278 / 2015** TaxRt: **1.837 / 2015** BldAsmt: **\$256,200** LndAsmt: **\$140,000** TotAsmt: **\$396,200**
 Fee: **\$340 / Monthly** AppFee: **\$00** FarmAsmt: HmWrnty: **Condominium**
 Other: **\$/** Easement: **Unknown /**
 FeIncl: **Maintenance-Common Area, Maintenance-Exterior, Snow Removal, Trash Collection**

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

MARIE YOUNG

6 Franklin Court

I am proud to be the listing agent for this home. It is a truly beautiful home . Please visit this home's website for more details and an ecopy of this brochure.



For an appointment, call:
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Basking Ridge, NJ 07920
908.766.8368 Office
908.938.2525 Cell



“Coldwell Banker congratulates Marie for her 2015 achievements as the top producer in the Basking Ridge office, with over 30 closed transactions and over \$23MM 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 90 in all of NJ for sales volume from thousands of agents. Marie has once again ranked in the Top 25 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



Marie Young
(908) 521-4849



20 total reviews (14 local)

Most Sales



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