



76 Shannon Hill Road

Sophistication, Style, Warmth



Welcome to:
www.76ShannonHill.com
Basking Ridge, NJ 07920

76 Shannon Hill Road

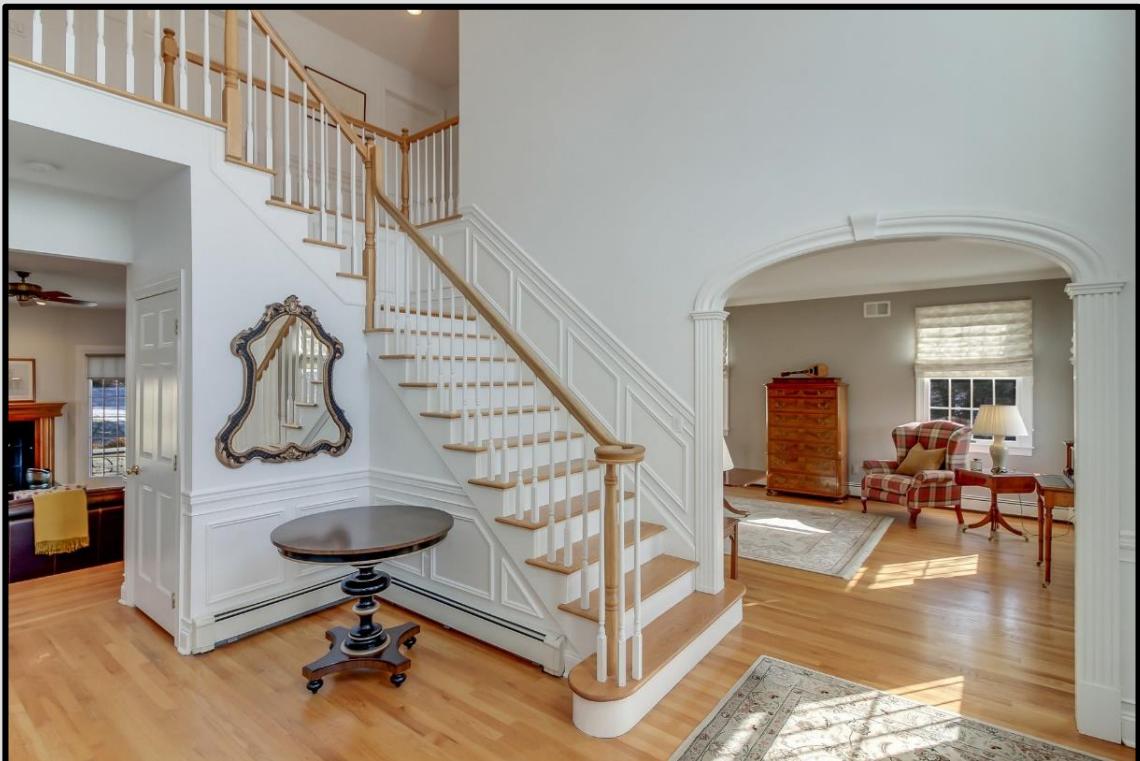
- **Location:** This stunning center hall colonial exemplifies Basking Ridge living – a gracious home, cul de sac neighborhood, near all, yet situated on a level lot with surrounding farm and woodlands. As you enter Shannon Hill, you are welcomed home by the expansive vistas and sweeping lawns, sunrises and sunsets so unobstructed that they feel 360° and wonderful proximity to parks, restaurants, transportation, award winning schools and all that Basking Ridge offers. Once inside, the home itself continues the dream. Beautiful moldings, updates, and wainscoting contrast beautifully against an on trend palette. Sun drenched rooms, hardwood flooring, an amazing floor plan with the kitchen opening to the family room with fireplace, a separate office, all create a great sense of luxury, flow, and warmth. The master suite is an oasis of understated elegance - hardwood floors, a wood burning fireplace, two walk in closets, and a recently renovated, luxurious master bath. The views are spectacular from the master suite. The home has a separate suite with its own interior entrance, and ample space to create a sitting area. There's a full bath and dormers create an architecturally beautiful setting. The basement is finished, with additional storage space and sunshine windows. A bluestone patio creates the perfect outdoor space. Whatever your ideal living arrangement, enjoy four second level bedrooms plus bonus suite with separate entrance, or three bedrooms plus bonus room, and a separate guest suite -- this home has it all! With newer roof, it is truly turn key!
- One Year AHS Home Warranty!
- 4 Bedrooms, 3.1 Baths – two ensuite
- Bonus room on second floor – ideal as an additional home office/study
- Two Wood-burning Fireplaces – in Family Room and Master Suite
- A separate and private Office/Study off the Living Room
- Finished Basement
- 1.34 acres
- Natural Gas and Central Air
- Public Water, Septic
- Price Upon Request



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The gracious style of this home is evident from the moment you step onto the landscaped, paver path that leads to the soaring brick entryway. The centerpiece double height Palladian-style window anticipates the sophistication found throughout the residence.

- **Foyer 14 X 11:** The impressive double height Foyer presents a sweeping view of all the public rooms, with hardwood floors leading to the Living, Dining and Family Rooms. Arched doorways with keystone and fluted column moldings, wainscoting, deep crown ceiling molding and gently turned stairs, with oak tread and handrail add an air of sophistication that continues throughout.



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- **Living Room 15X17; Dining Room 13X15 :** The formal Living and Dining Rooms flank the center hall and are bright and spacious. Light streams through the large 16-paned windows. Crown molding and hardwood floors are found in both rooms. The box bay window and wainscoting in the Dining Room add light and elegance.
- The floor plan lends itself to entertaining on both a large and small scale. The Dining Room leads to the kitchen through a well-appointed Butler's Pantry.



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- Family Room: 17X 25:** The spacious Family Room is anchored by a custom designed, wood burning fireplace with raised granite hearth and carved mantle. Two sets of French doors frame the fireplace and open to the bluestone paver patio. They provide great light and views of the beautiful property. The family room is perfect for entertaining, Netflix or simply enjoying a fire on a cool evening. Opening directly from the kitchen, the floor plan is a crowd pleaser.



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- **Study/Office 14X15:** French doors open from the Living Room to the beautifully appointed Study/Office. Hardwood floors, wainscoting, crown molding, a chandelier and three large, 16-pane windows combine to create the ideal work/read/study retreat. It is one of two rooms that are perfect work-from-home offices.
- There is also a Powder Room and guest coat closet immediately off of the Foyer vestibule.



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- **Kitchen 20X16:** The beautifully designed, custom Kitchen is sure to bring out your inner chef. Raised panel and glass display maple cabinets provide abundant storage space. The spacious quartz countertops, with coordinating custom-crafted Listello trimmed tile backsplash are ideal for food prep and serving. The breakfast bar is perfect for meals on the go. Stainless steel appliances include a professional grade **Viking** ® 4-burner gas range, **Jenn-Air** ® double door refrigerator, with freezer drawer, **Sharp** stainless microwave and **Jenn-Air** ® dishwasher.
- **Breakfast Room:** French doors open to the blue stone paver patio and provide pastoral views.



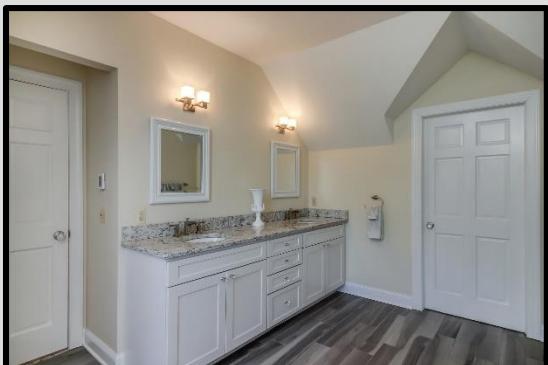
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- **Master Bedroom 17 X 21 with Ensuite Bath:** The stunning, private Master Suite, freshly painted with a soft and stylish palette, features a volume ceiling, gleaming hardwood floors, and a bay of four windows framing a beautiful, wood burning fireplace with custom carved mantle and a marble surround. This room opens at its furthest end to approximately 25 feet! The suite includes two large walk-in closets. The architect's masterful vision can be seen in the design of the room, as it can accommodate any style and size of furniture. The bucolic and serene views from the Master Suite's windows make it hard to believe you are only one hour from mid-town Manhattan!



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- Ensuite Master Bath:** The Ensuite Bath was completely remodeled to the highest standards of luxury. The custom craftsmanship is evident in every aspect of the design. Enter from the Master Bedroom through the dressing area/closets which provides privacy. Enjoy the warmth of radiant heat flooring whether on chilly mornings or days when the air conditioning is set just a bit low. All fixtures are brushed nickel by Kohler. A double granite-topped vanity provides counterspace and storage. There are two linen closets and a water closet. A frameless shower has walls clad in custom marble tile work. A deep soaking tub situated in its own nook under two skylights complete the sense of spa-like luxury.



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- **Fourth Bedroom or Bonus Room:** 12x23; The fourth bedroom is a spacious suite with full bath, separate entrance, and room for a sitting area. It has its own staircase and entrance, and situated perfectly adjacent to the kitchen for a midnight snack.
- For those who prefer their bedrooms contiguous, this suite can be repurposed to serve as an additional public bonus room or play room, and the bonus room in the main part of the home can serve as the fourth bedroom. Your ideal configuration is bound only by your imagination.



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- **Contiguous Bedrooms and Bonus Room plus third full bath:** 13x16; 15x12; 14X12; The bonus room is currently used as an office/study, which also can alternatively be used as the fourth bedroom, leaving the suite as a bonus area or additional public room. This versatile floor plan offers unlimited possibilities and living arrangements.
- The remodeled guest baths, finished to a high standard, offer spacious vanities with quartz countertops and plenty of under counter storage.
- With so many options and turnkey condition, this home is just terrific!



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- **Finished Basement: Recreation Room 13 x 31; Storage/Utility Rooms:** The Basement offers a true sun filled third level of living space. With newer carpeting, sun drenched windows, a soft palette of color, and higher ceilings, it is perfect for any purpose, including relaxation and entertainment.



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- **Rear Garden:** One of the many things that sets this home apart is the unparalleled views from both the front and rear of the property. The front of the house overlooks pastures and the rear of the property adjoins neighboring fields. This is Basking Ridge at its finest, offering the best of both worlds – pastoral and exurban. Beautifully designed bluestone patios, defined by a hand-crafted stone-stack “seat” wall offer dining and sitting areas, creating a private setting for just relaxing or entertaining. This is definitely the prime spot for morning coffee/tea, soaking up the sun or fine weather gatherings.



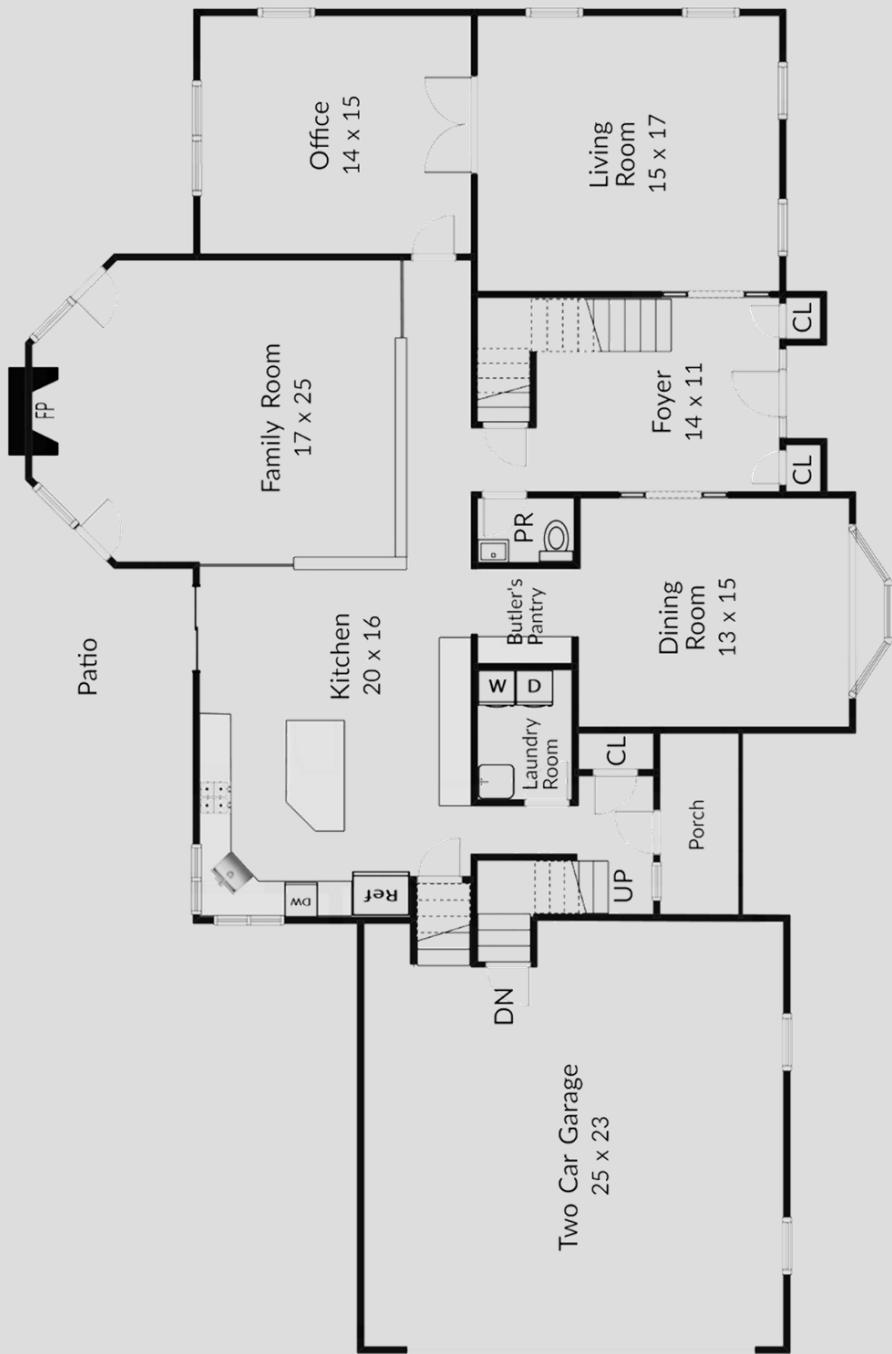
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Upgrades/Features – Just Move Right In!

- ❖ Roof replaced in 2018!
- ❖ Custom eat-in Kitchen with wood and glass display cabinets, new quartz countertops and high-end stainless steel appliances
- ❖ Hardwood floors
- ❖ 2 fireplaces – in Master Suite and Family Room
- ❖ Master Bath renovated with new vanity, tub, shower, and radiant heat flooring
- ❖ Guest bath and Powder Room Renovated
- ❖ Two full baths and one half bath upgraded
- ❖ Newer hot water heater
- ❖ Newer A/C unit
- ❖ Finished basement
- ❖ Newer paver pathway
- ❖ Slate patios with stone-stack seat wall
- ❖ Professional landscaping with mature trees lining the perimeter
- ❖ Exterior and interiors freshly painted
- ❖ Driveway recently resurfaced, and then resealed!
- ❖ And of course, our listings all come with one year AHS Home Warranties

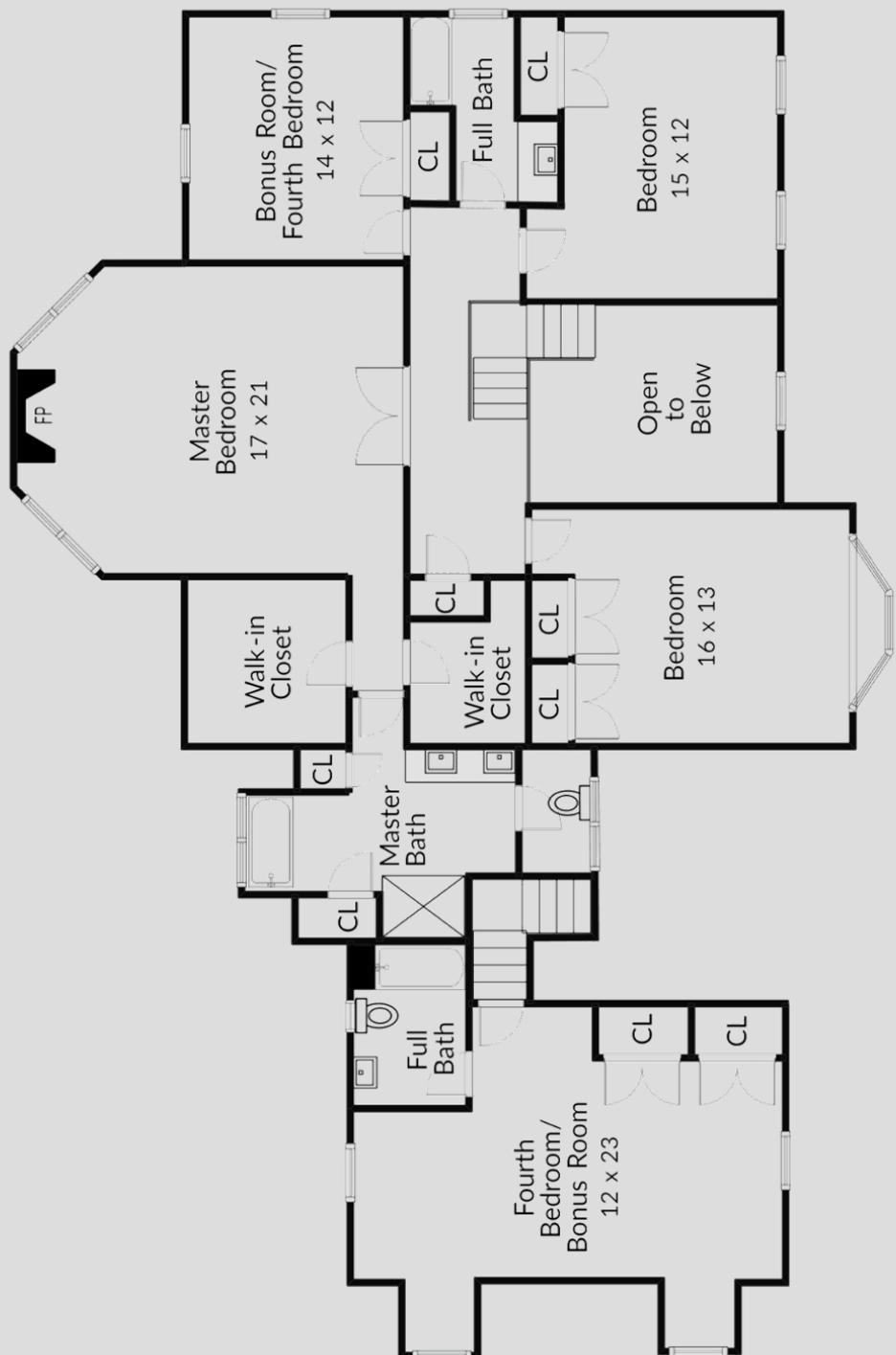


Floor Plans - Level 1



Actual may vary. Subject to errors and omissions.
All sizes and dimensions are approximate and not warranted, expressly or implied.

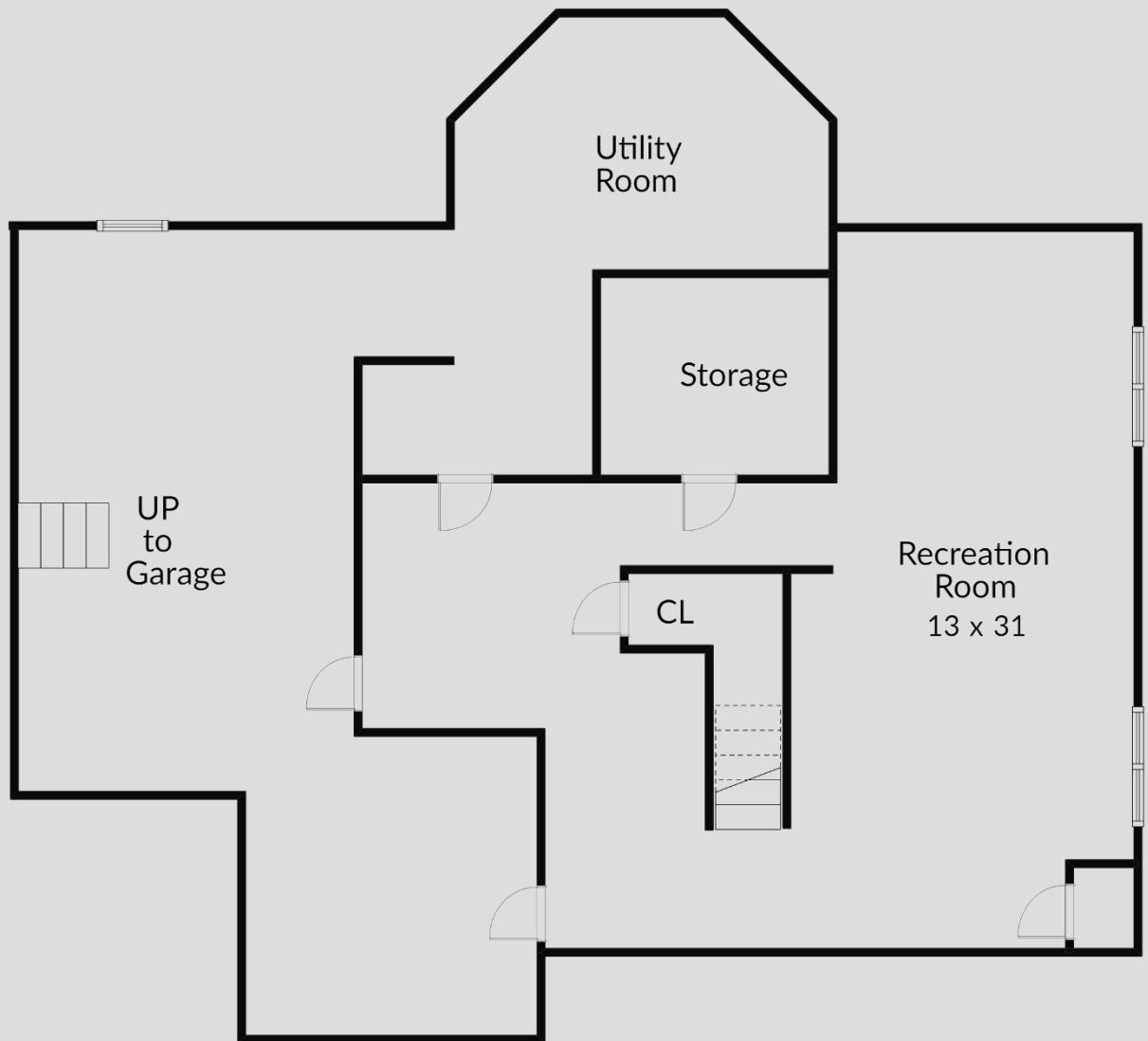
Floor Plans Level 2



Actual may vary. Subject to errors and omissions.

All sizes and dimensions are approximate and not warranted, expressly or implied.

Floor Plans Basement



Actual may vary. Subject to errors and omissions.
All sizes and dimensions are approximate and not warranted, expressly or implied.

MLS Form

Somerset* Bernards Twp.* (2702)

76 SHANNON HILL RD*

Residential Client Full Report



MLS#:	3533674	Section:	Shannon Hill Farms	LP:
Status:	A	ZN:	Res	OLP:
Rms:	10	GRS:	LIBERTY C	SP:
Bdrm:	4	MSJR:	W ANNIN	LD:
FB:	3	HS:	RIDGE	UCD:
HB:	1	Acres:	1.34*	CD:
ZIP:	07920*	LtSz:	1.34AC*	ADM:
RZIP:	07920	SqFt:		DOM:
Block:	9301*	CLR:	Gray	SDA:
Lot:	39*	CL:	No	
Unit #:		GSMLS.com:	Yes	
Floor #:		YB/Desc/Ren:	1995 / Approximate,	
Bldg #:			Renovated / 2014	
FHA55+:	No	PSubType:	Single Family	
Pets:	Yes	Style:	Colonial	

Directions: Somerville Road to Shannon Hill

Remarks: This stunning center hall colonial exemplifies Basking Ridge living – wonderful home, cul de sac neighborhood, near all, yet situated on a level lot with surrounding farm and woodland. As you enter Shannon Hill Farms, the expansive vistas and sweeping lawns, sunrises / sunsets so unobstructed that they feel 360 as they reflect off the clouds, and proximity to parks, restaurants, transportation, & award winning schools, welcome you home. Once inside, the home itself continues the dream. Beautiful molding, updates, and wainscoting against an on trend palette, sun drenched rooms, hardwood flooring, an amazing floor plan where the kitchen opens to the family room with fireplace, a separate office, all create a great sense of luxury, flow, and warmth. The master suite is an oasis. There's an additional suite.

INTERIOR

Appnxs: Carbon Monoxide Detector, Central Vacuum, Dishwasher, Dryer, Kitchen Exhaust Fan, Microwave Oven, Refrigerator, Range/Oven-Gas, Washer	Handicap Modified: No
Bsmnt: Yes / Finished	IntFeat: Carbon Monoxide Detector, High Ceilings, Fire Extinguisher, Skylight, Smoke Detector, Soaking Tub, Stall Shower, Stall Shower And Tub, Tub Shower, Walk-In Closet
Dine: Formal Dining Room	Kitch: Breakfast Bar, Center Island
Exclu: On file	MastBr: Full Bath, Walk-In Closet
FirePl: 2 / Bedroom 1, Family Room	MstBath: Soaking Tub, Stall Shower
Floor: Carpeting, Tile, Wood	In-Law Suite: Yes/Bedroom 1, Full Bath, Separate Entrance

EXTERIOR / OTHER FEATURES

Drive: 8 / 1 Car Width, Additional Parking, Blacktop, Driveway-Exclusive	Garage: 2 / Attached Garage, Garage Door Opener, Finished Garage, Inside Entrance
Exterior: Brick, Clapboard, Wood	LotDesc: Cul-De-Sac
ExtFeat: Curbs, Patio, Underground Lawn Sprinkler, Thermal	Pool: No/
Windows/Doors	Roof: Asphalt Shingle

ROOM DIMENSIONS

LivRm: 15x17 / First	DinRm: 13x15 / First	Kitch: 20x16 / First	FamRm: 17x25 / First
Mstr: 17x21 / Second	Bed2: 13x16 / Second	Bed3: 15x12 / Second	Bed4: 12x23 / Second
See Remarks: 14x12/Second	Office: 14x15/First	Rec Room: 13x31/Basement	

LevelB: Rec Room, Storage Room, Utility Room

Level1: Dining Room, Family Room, Foyer, Kitchen, Laundry Room, Living Room, Office, Powder Room

Level2: 4 Or More Bedrooms, Bath Main, Bath(s) Other, See Remarks

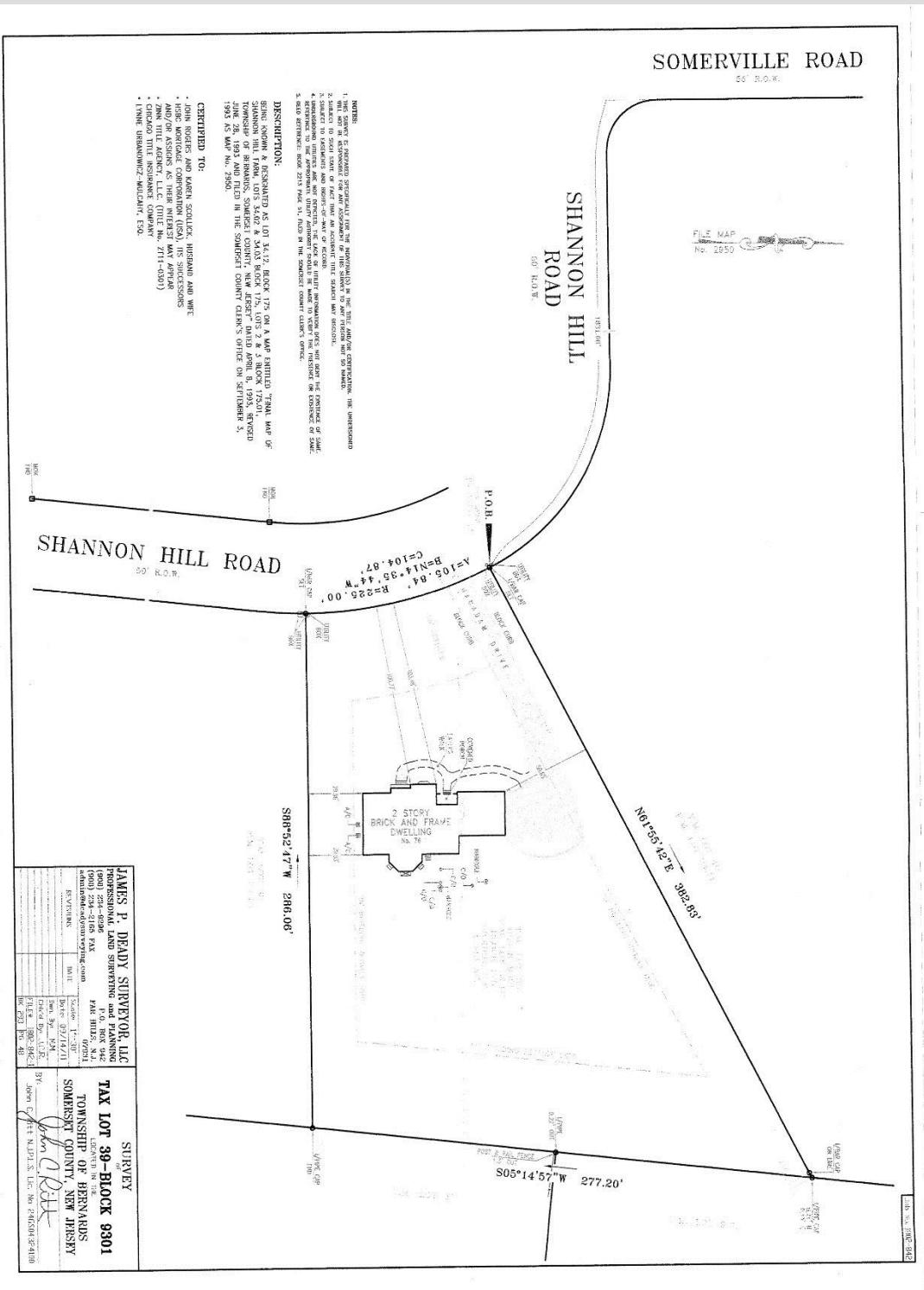
UTILITIES

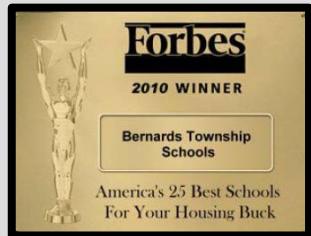
Heat: 1 Unit, Baseboard - Hotwater, Multi-Zone	Sewer: Septic, Septic 4 Bedroom Town Verified
Cool: 2 Units, Ceiling Fan, Central Air, Multi-Zone Cooling	Utilities: All Underground, Electric, Gas-Natural
Fuel: Gas-Natural	Water: Public Water
Service: Cable TV Available, Fiber Optic Available, Garbage Extra Charge	WtrHt: Gas

FINANCIAL INFORMATION / TAX INFORMATION

Taxes: \$22,351 / 2018	TaxRt: 2.005 / 2018	BldAsmt: \$684,600	LndAsmt: \$430,200	TotAsmt: \$1,114,800
Fee: \$ /	AppFee: \$	FarmAsmt: No	HmWrnty: Yes	OTP: Fee Simple
Other: \$ /	Easement: Unknown /			

Survey





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 65.4/100.0

Overview

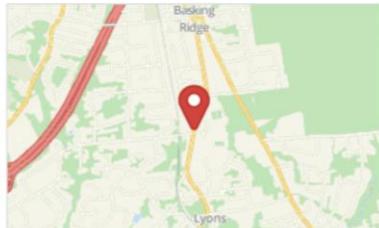
Student Body

Test Scores

Map

Overview

Ridge High School is ranked 12th within New Jersey. Students have the opportunity to take Advanced Placement® course work and exams. The AP® participation rate at Ridge High School is 67 percent. The student body makeup is 50 percent male and 50 percent female, and the total minority enrollment is 29 percent. Ridge High School is the only high school in the [Bernards Township Public Schools](#).



Try the My Fit custom ranking

Want to find the perfect school for you? [Try the My Fit custom ranking now.](#)

Enter your preferences and profile information, and we'll show you a personalized ranking of which schools are the best fit for you.

Quick Stats

9-12
GRADES

1,897
TOTAL ENROLLMENT

13:1
STUDENT-TEACHER RATIO

2018 Rankings

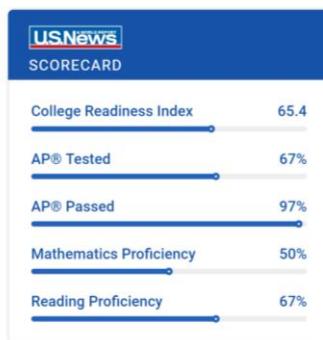
Ridge High School is ranked #318 in the [National Rankings](#) and earned a gold medal. Schools are ranked based on their performance on state-required tests and how well they prepare students for college. Read more about [how we rank the Best High Schools](#).

All rankings:

#318 in [National Rankings](#)

#12 in [New Jersey High Schools](#)

#69 in [STEM High Schools](#)



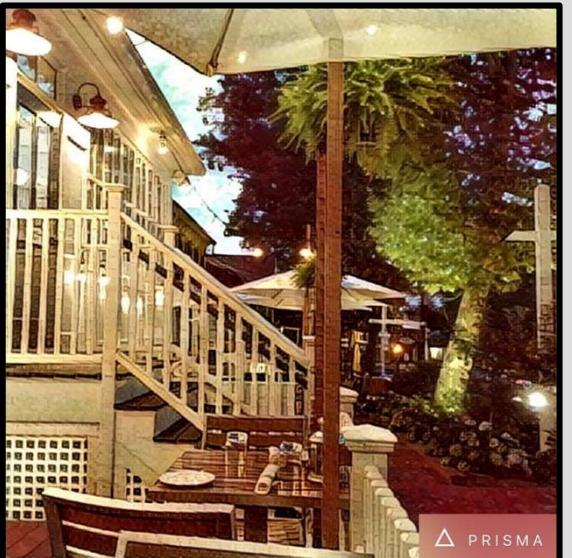
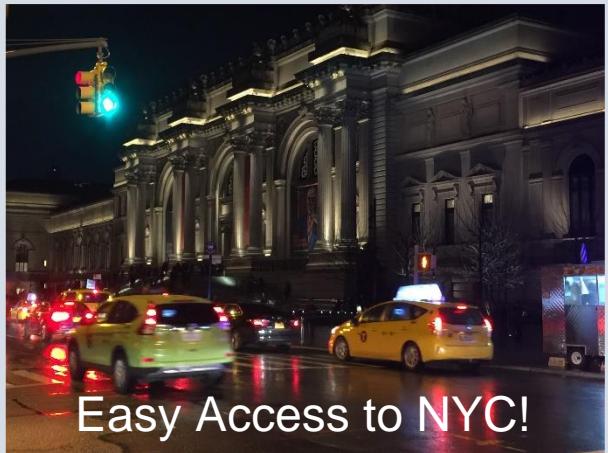
US News and World Report rates Ridge High School among the Best, and gives it a gold rating!

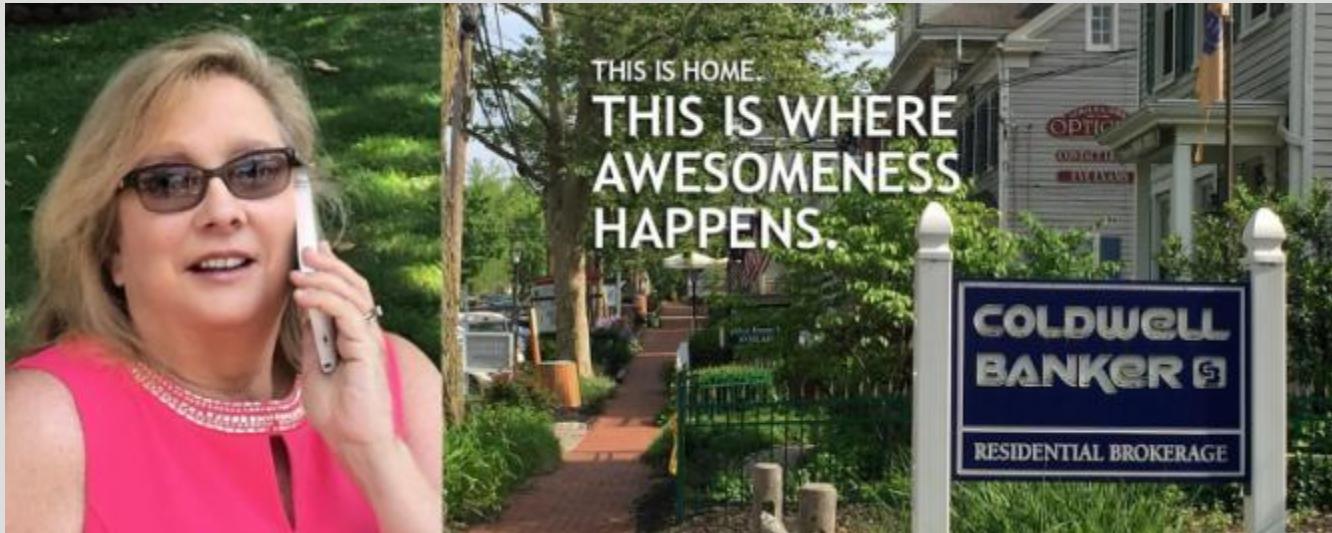
Above summary is courtesy of US News and World Report Site

Notes

Notes

Basking Ridge



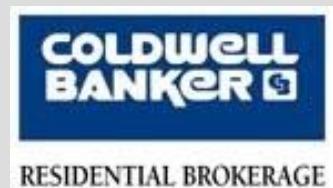


I am proud to be the listing agent for this home. It is truly beautiful. Please visit this home's website for more details and an e-copy of this brochure.

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 and 2018 achievements as the top producer in the Basking Ridge office, with over 40 closed transactions and \$31MM 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 2018, production, Top 20 team in 2018 with over 50MM 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, 2018



Marie Young
(908) 521-4849
 20 total reviews (14 local)
Most Sales



AMERICA'S BEST
REAL ESTATE
AGENTS
REALTRENDS

in partnership with

Zillow trulia

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