



7 Cobble Lane
Sophistication, Charm, Style!

Welcome to
7 Cobble Lane
www.7CobbleLane.com
Basking Ridge, NJ 07920



7 Cobble Lane

- × Price Upon Request
One Year AHS Home Warranty
- × 4BR, 4.1 Baths, Colonial, .30 Acres
Finished Basement
Two Units Multizone Central Air, Two Units Forced Hot Air
- × Public Water and Sewer
- × **Location:** 7 Cobble Lane is located in the highly desirable Gatehouse Section of the Hills, with access to multiple amenities including beautiful pools, tennis courts, walking paths and recreation facilities. Gatehouse is a lovely community of single family homes, with mature trees, sweeping lawns and specimen plantings, all within minutes from shopping and transportation.
- × The interior boasts both a spacious first floor guest suite and a sumptuous second floor master suite.
- × Brimming with curb appeal, this home is situated on .30 acres of level, park-like land.



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- ✦ **Foyer:** The elegant, gently flared oak staircase, gleaming hardwood floors, abundant natural light and open floor plan is a hallmark of the warmth and beauty that is found throughout this exceptionally designed, gracious home.



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- ✦ **Living Room: 16 X 13:** The two-story living room features a cathedral ceiling, while abundant windows flood the room with sunlight. The gleaming oak floors, recessed lighting, and architectural framing highlight the on-trend, thoughtfully designed, open-concept floor plan, perfect for entertaining, and gatherings both large and small.
- ✦ **Formal Dining Room: 16 X 11:** The formal dining room is perfectly situated for seamless flow into the kitchen and other public rooms.



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- ✘ **Kitchen 17 X 14:** The well-appointed gourmet eat-in kitchen is truly the heart of this home. Tall white cabinetry, granite countertops, tile backsplash, large windows and a skylight grace this beautiful room with light. It is the perfect place for casual meals and entertaining. It features recently updated stainless steel, GE Profile appliances, including a double oven, gas cooktop, French door refrigerator and a Bosch dishwasher, making meal preparations a pleasure. The view makes morning coffee or tea a feast for the eyes.
- ✘ The kitchen flows into the Family Room, with French doors that open to the deck – perfect for outdoor entertaining.



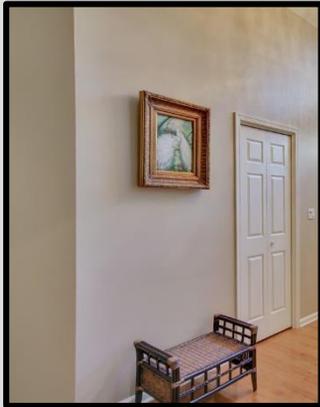
7 Cobble Lane

- ✦ **Family Room 18 X 18::** The family room is wonderfully bright and spacious, anchored by a marble surround gas fireplace, flanked by custom-designed, built-in bookcases and cabinetry, The fireplace is surmounted by a flat screen television, which is included in the home sale. A matching built-in bench/seat is perfectly situated under each of the 20-pane-each triple windows. Further features include the sundrenched view of the property, a ceiling fan and recessed lighting. This is the perfect room for casual entertaining or just curling up by the fire with a good book. Take the party outdoors through the French doors leading to the expansive deck!



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- ✘ **Den/Office 11 X 09:** This room can serve as a private retreat, office or library – you are limited only by your imagination!
- ✘ The Powder Room is perfectly situated off of the foyer.



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- ✦ **First Floor Guest Suite- 12 X 12 with Ensuite Bath:** The first floor guest suite is ideal for overnight or long-term guests! It features an ensuite bath, double closet, hardwood floors and French doors opening to the large deck, with picturesque views. This is a private oasis, set off from, yet easily accessible to, the public rooms.



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- ✦ **Master Suite – Master Bedroom 18 X 17, Sitting Room 13 X 12 and Full Bath, a welcoming respite from a hectic day. The suite features a double sided, gas fireplace, recessed lighting, a ceiling fan/lighting, and an exceptional, custom built walk-in closet. The cathedral ceiling adds to the sense of scale, while the plush carpet and soft, muted tones further the sense of tranquility and calm.**



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- ✘ **Master Suite – the Sitting Room:** The sitting room is ideal as a study or private sanctuary – perfect for relaxing or reading by the beautiful fireplace.
- ✘ **Master Suite – the Bath:** The spa-like bath boasts every amenity, including an oversized shower with glass surround. Take in the tree top views while relaxing in the jetted tub! Other features include a custom, granite topped vanity with a make-up counter, two sinks and plenty of counter space and cabinetry for all your product.



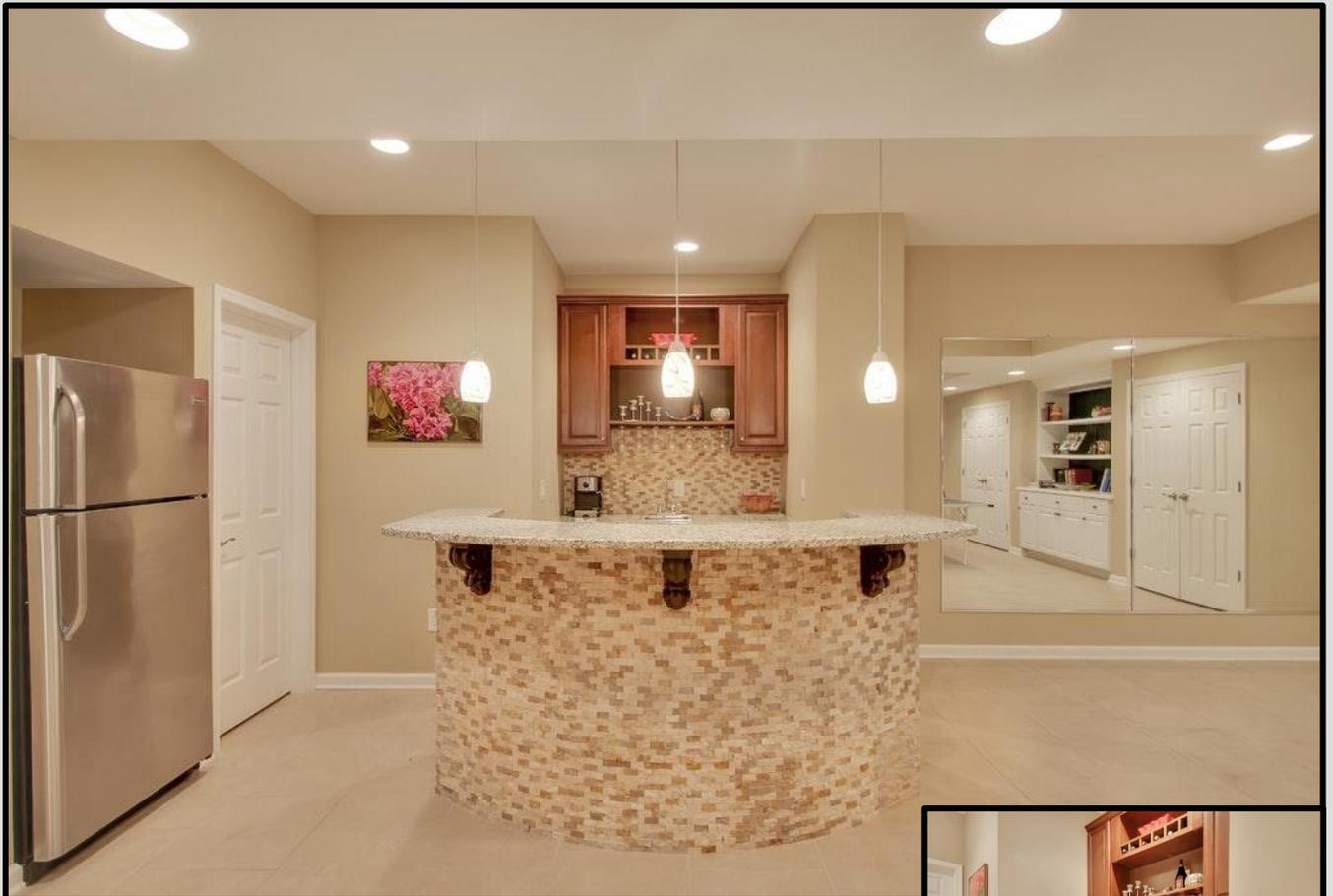
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- × **Two Guest Bedrooms on the second floor 16 X 14, 14 X 11:** Two additional, generously-sized guest bedrooms with walk-in closets, one featuring a cathedral ceiling, offer wonderful light and generous closet space. The soft palette of paint colors and neutral carpets add to the sense of serenity and calm.
- × **Guest Bath:** The guest bath has a room-length vanity with two sinks and storage space.
- × The home boasts a second floor laundry room.



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Finished Basement – Wet Bar/Kitchenette: The basement was custom finished to the highest standards in 2013 and presents a third level of living and entertainment options. Its design plan maximizes the space, providing an open concept floor plan, with dedicated media, sitting and game areas, a beautifully designed wet bar, and an on-trend, full bath with walk in shower. The wet bar features granite countertops and custom tilework, stainless steel refrigerator, Bosch dishwasher, cherry cabinetry, and storage area.



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Finished Basement – Recreation Room: Enclosed columns define the media and games spaces. The architect designed this as a “great room,” enabling you to use the defined areas to suit your lifestyle – sitting room, workout or play areas!



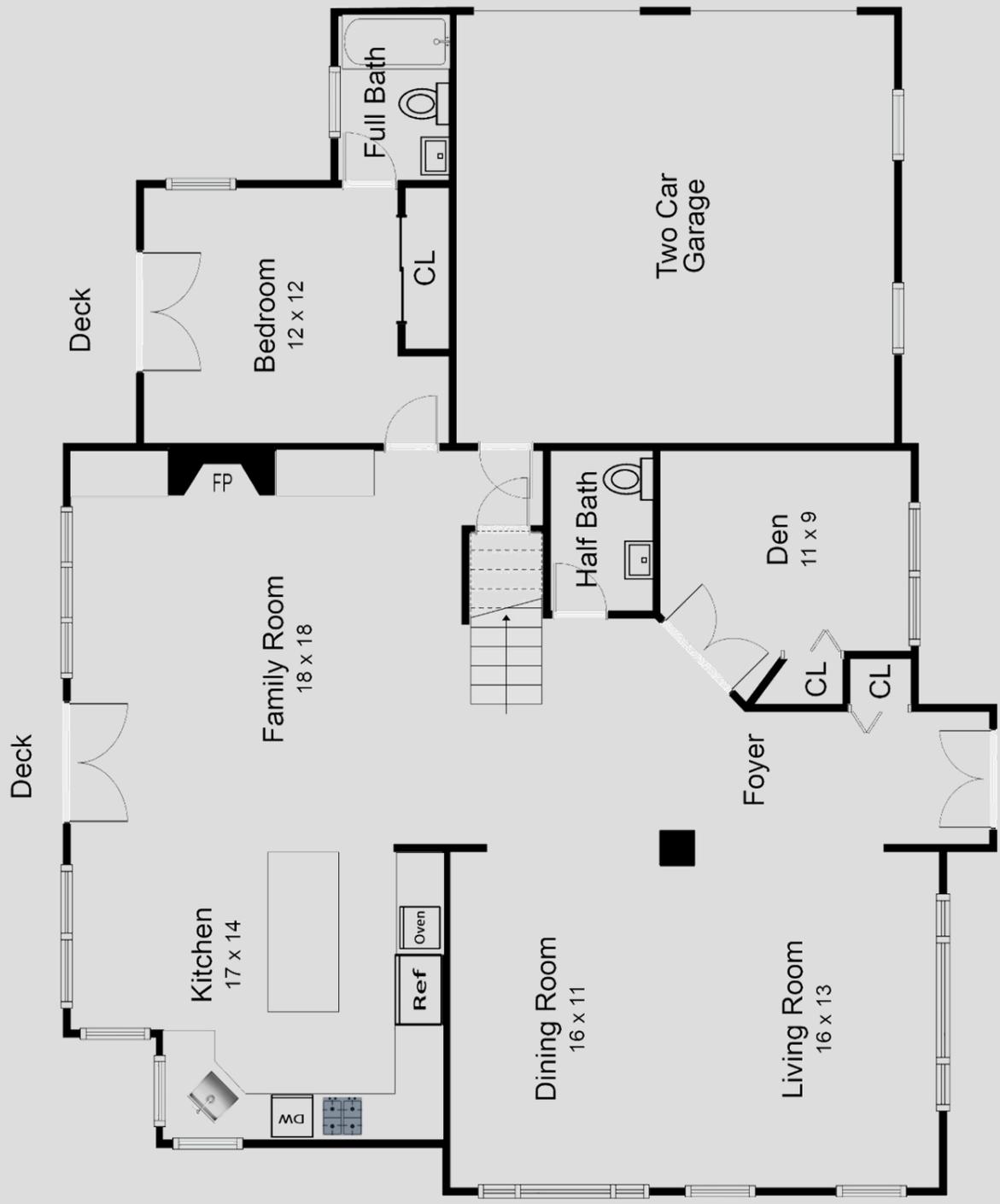
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Finished Basement – Media Room: The current media room is perfectly suited for flat screen entertainment – great for game or movie nights! For your enjoyment, this home sale includes the 120 inch screen, built-in Surround & Multimedia speakers, 3-D Epson Projector, with 3-D glasses, AV Receiver, Blu-Ray Player, surge protector and Universal Remote.

The designers' choice of neutral colors, paired with white trim and ceilings create a relaxing and welcoming environment.

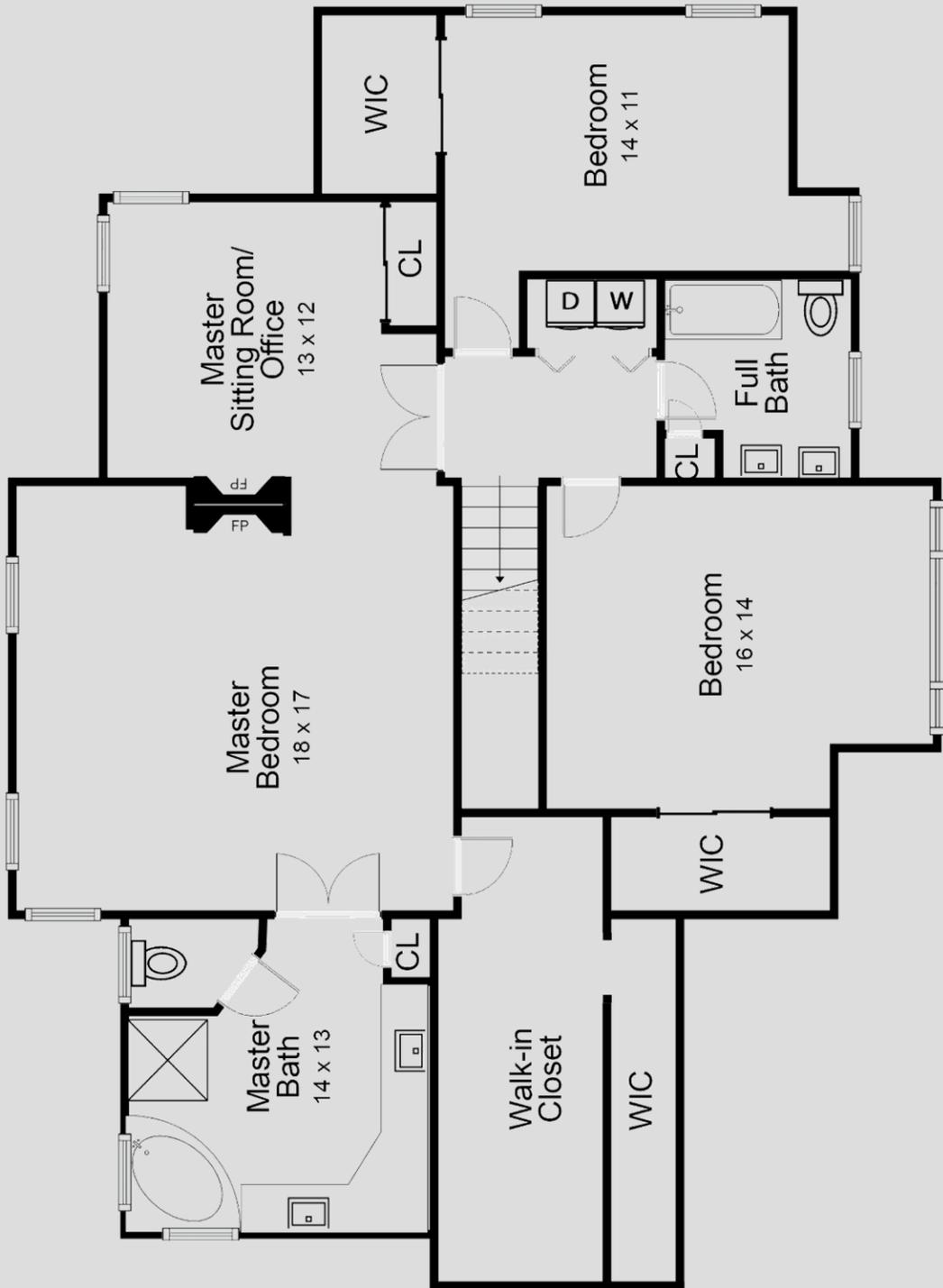


Floor Plans Level 1



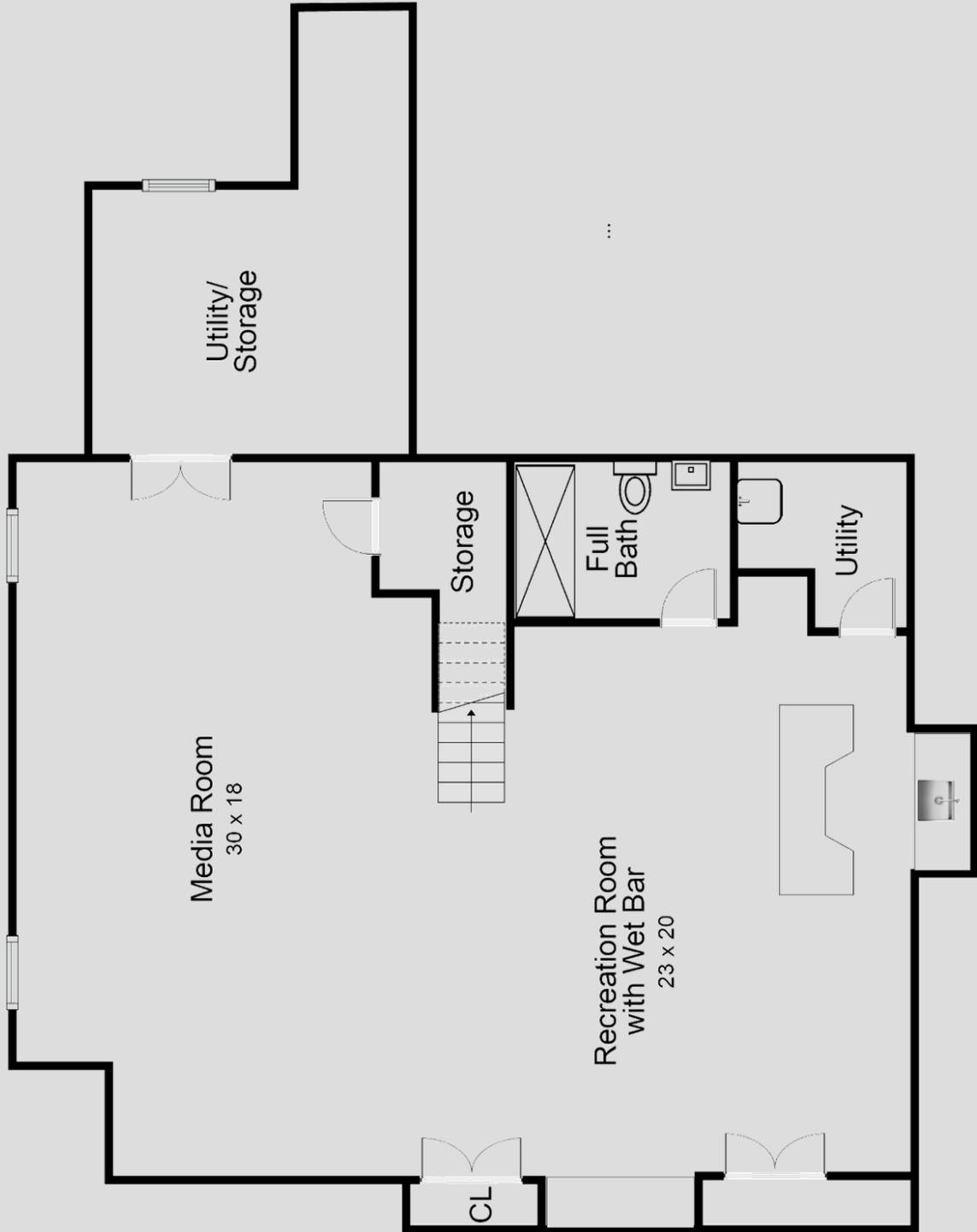
Information reliable but not guaranteed. Not all renderings on floor plan may be available and actual sizes/measurements may vary.

Floor Plans Level 2



Information reliable but not guaranteed. Not all renderings on floor plan may be available and actual sizes/measurements may vary.

Floor Plans Basement



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MLS Form

Somerset* Bernards Twp.* (2702)

7 Cobble Lane

List Price: \$999,999

Residential Client Full Report



MLS#: 3416259	Section: GateHouse	LP: \$999,999
Status: A	ZN: Residential	OLP: \$999,999
Rms: 10	GRS: MTPROSPECT	SP:
Bdrm: 4	MSJR: W ANNIN	LD: 09/07/2017
FB: 4	HS: RIDGE	UCD:
HB: 1	Acres: 0.30*	CD:
ZIP: 07920-3728*	LtSz: 0.30AC*	ADM: 5
RZIP: 07920	SqFt:	DOM: 5
Block: 9705*	CLR: Taupe	SDA: Yes
Lot: 15*	CL: Yes	
Unit #:	GSMLS.com: Yes	
Floor #:	YB/Desc/Ren: 1995 / Approximate, Renovated / 2013	
Bldg #:	PSubType: Single Family	
FHA55+:	Style: Colonial	
Pets: Yes		

Directions: Allen Road to Hamilton to Rt. on Cobble Lane

Remarks: Don't miss this exceptional 4 BR 4.1 Bath colonial in the sought after Gatehouse Community. This home exudes both style and charm as exhibited by the open yet defined floor plan, with a TWO-STORY sun-drenched living room and an architectural design that will wow the most discerning eye. The Wellington model is among the most popular, offering a first floor guest suite, second level master suite w/custom double closet system, plus two additional bedrooms and bath. The recently finished basement includes a media room, artisan mosaic tile bar/kitchenette, rec rm. & 4th full bath. Additionally, this is one of the few homes that has the garage entrance on the side, adding to the already stunning curb appeal. The private rear yard boasts an expansive deck and tranquility with a lush lawn & surrounding trees.

INTERIOR

Applncs: **Carbon Monoxide Detector, Cooktop - Gas, Dishwasher, Dryer, Microwave Oven, Wall Oven(s) - Electric, Refrigerator, Washer**
 Bsmnt: **Yes / Finished, Full**
 Dine: **Formal Dining Room**
 Exclu: **On File. INCLUDED ARE MOST OF MEDIA ROOM PLUS F/R MOUNTED TV!!!**
 FirePl: **2 / Bedroom 1, Family Room, Gas Fireplace**
 Floor: **Carpeting, Tile, Wood**

Handicap Modified: **No**
 IntFeat: **Bar-Wet, Carbon Monoxide Detector, High Ceilings, Fire Extinguisher, Jetted Tub, Smoke Detector, Stall Shower And Tub, Tub Shower, Walk-In Closet**
 Kitch: **Center Island, Eat-In Kitchen, Separate Dining Area**
 MastBr: **Full Bath, Fireplace, Sitting Room, Walk-In Closet**
 MstBath: **Jetted Tub, Stall Shower**
 In-law Suite: **Yes/Bedroom 1, Full Bath**

EXTERIOR / OTHER FEATURES

Amnt: **Club House, Jogging/Biking Path, Playground, Pool-Outdoor, Tennis Courts**
 Drive: **/ 2 Car Width, Blacktop, Driveway-Exclusive**
 Exterior: **Clapboard, Wood**
 ExtFeat: **Deck, Underground Lawn Sprinkler**

Garage: **2 / Attached Garage, Finished Garage**
 LotDesc: **Open Lot, Wooded Lot**
 Pool: **Yes/Association Pool**
 Roof: **Composition Shingle**

ROOM DIMENSIONS

LivRm: 16x13 / First	DinRm: 16x11 / First	Kitch: 17x14 / First	Den: 11x09 / First	FamRm: 18x18 / First
Mstr: 18x17 / Second	Bed2: 16x14 / Second	Bed3: 14x11 / Second	Bed4: 12x12 / First	
Sitting Room: 13x12/Second	Rec Room: 23x20/Basement	Media Room: 30x18/Basement	Utility Room: /Basement	

LevelB: **Bath(s) Other, Media Room, Rec Room, See Remarks, Storage Room, Utility Room**
 Level1: **1 Bedroom, Bath(s) Other, Breakfast Room, Dining Room, Family Room, Foyer, Garage Entrance, Kitchen, Living Room, Office, Powder Room**
 Level2: **3 Bedrooms, Bath Main, Bath(s) Other, Sitting Room**

UTILITIES

Heat: **2 Units, Forced Hot Air, Multi-Zone**
 Cool: **2 Units, Ceiling Fan, Central Air, Multi-Zone Cooling**
 Fuel: **Gas-Natural**
 Service: **Cable TV Available, Garbage Extra Charge**

Sewer: **Public Sewer**
 Utilities: **Electric, Gas-Natural**
 Water: **Public Water**
 WtrHt: **Gas**

FINANCIAL INFORMATION / TAX INFORMATION

Taxes: \$18,503 / 2016	TaxRt: 1.951 / 2016	BldAsmt: \$614,500	LndAsmt: \$302,000	TotAsmt: \$916,500
Fee: \$37 / Monthly	AppFee: \$450	FarmAsmt: No	HmWrnty: Yes	OTP: Fee Simple
Other: \$ /	Easement: Unknown /			

FeelIncl: **Maintenance-Common Area**

Upgrades / Amenities:

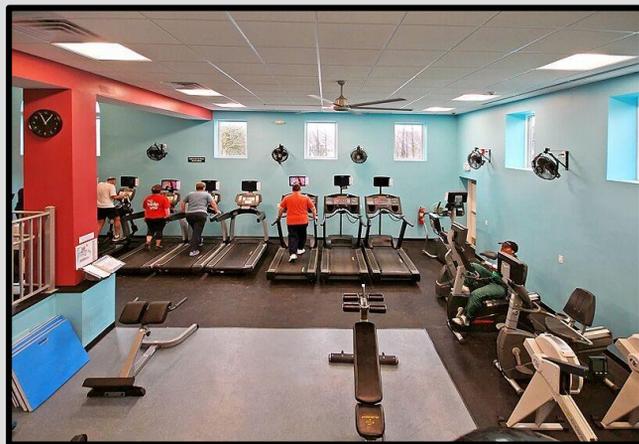
Some of the more recent upgrades include

- ❖ Finished Basement with media room (ask for details as to inclusions / exclusion), rec room, full bath, bar / kitchenette with stainless steel finishes, dishwasher, and refrigerator. There is ample storage space.
- ❖ 75 Gallon hot water heater
- ❖ Stainless steel appliances in kitchen include refrigerator, ovens, microwave, dishwasher, and four-burner cook top.
- ❖ Granite countertops in kitchen and bathrooms
- ❖ Two fireplaces, both gas, one in family room, and a double sided in master suite
- ❖ Attic has solar fan
- ❖ Interior and exterior has been recently painted
- ❖ Azek trim used as older trim replaced as necessary.



Hills Amenities

As you drive through “The Hills”, you can really appreciate the beauty this home affords. Add to this the proximity of Hills amenities, shopping, elementary school, walking trails, community pool, clubhouse and gym, tennis court, basketball courts, and more, and you will feel as if you are on an endless vacation.



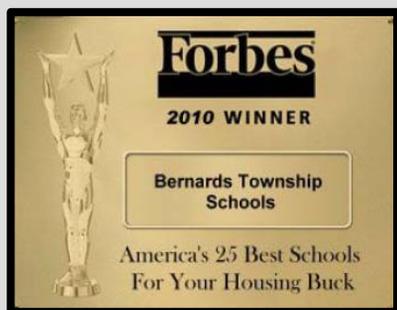
Just a few of the resort-like amenities you will enjoy as a Hills resident!



Thanks to Access Property Management for the Signal Point Fitness Center Photos!



Education in The News



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

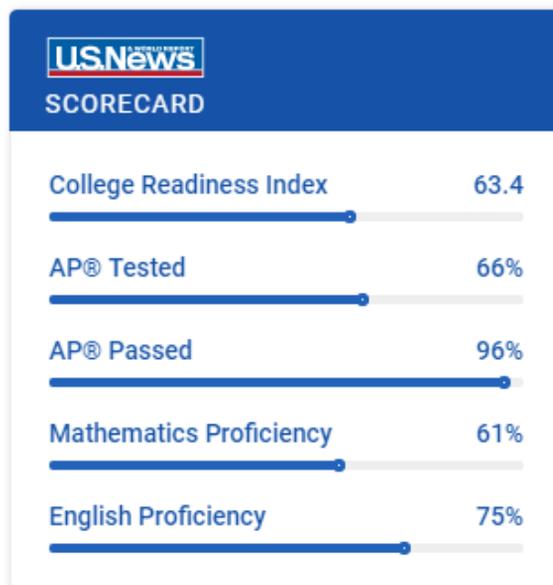
Below summary courtesy of US News and World Report Site

2017 Rankings

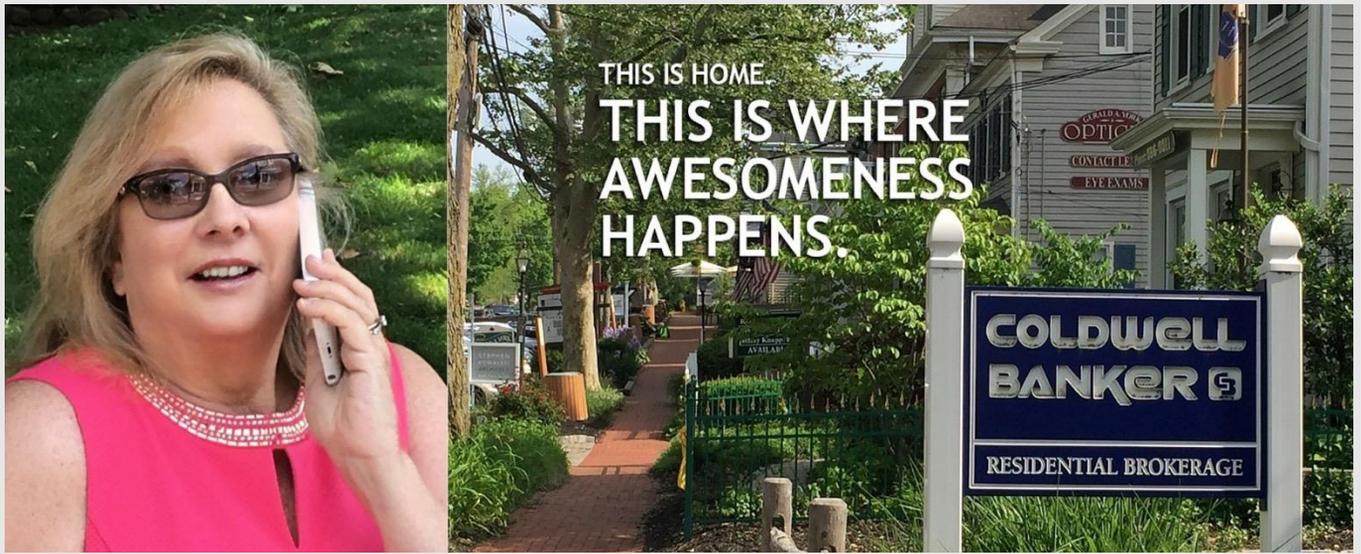
Ridge High School is ranked #318 in the [National Rankings](#) and earned a **gold** medal. Schools are ranked based on their performance on state-required tests and how well they prepare students for college. Read more about [how we rank the Best High Schools](#).

All rankings:

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



NOTES:

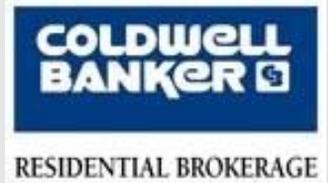


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 HAPPENS.**

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Marie Young, Sales Associate
 Coldwell Banker Residential Brokerage
 One South Finley Avenue
 Basking Ridge, NJ 07920
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 908.938.2525 Cell



“Coldwell Banker congratulates Marie for her 2016 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, 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, and 2016.



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



THE WEST OAK
 Team



in partnership with
Zillow **trulia**

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If your property is currently listed with a real estate broker, please disregard. It is not our intention to solicit the offerings of other real estate brokers. We are happy to work with them and cooperate fully.

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