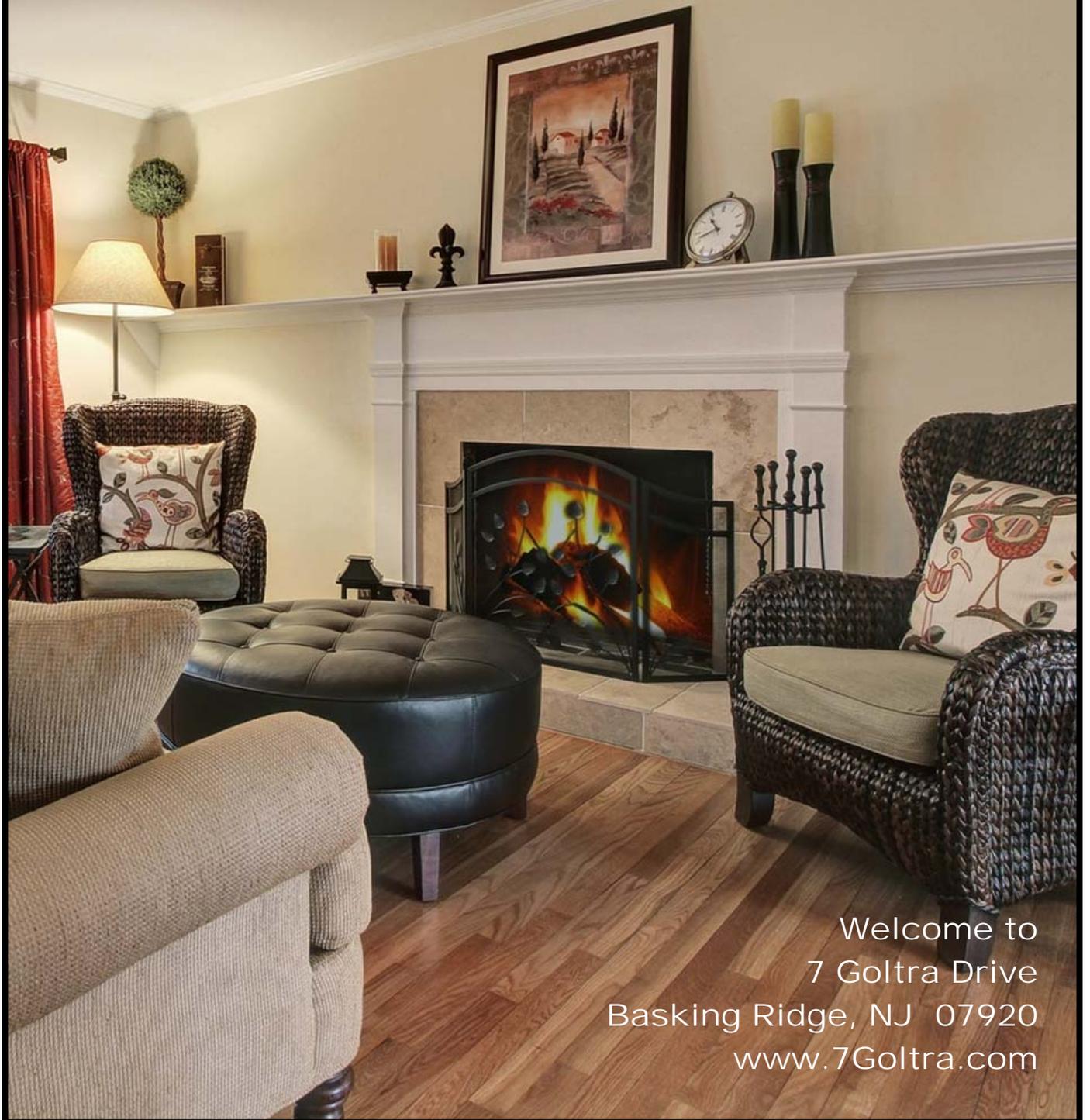


7 Goltra Drive
Style, Warmth, Sophistication



Welcome to
7 Goltra Drive
Basking Ridge, NJ 07920
www.7Goltra.com

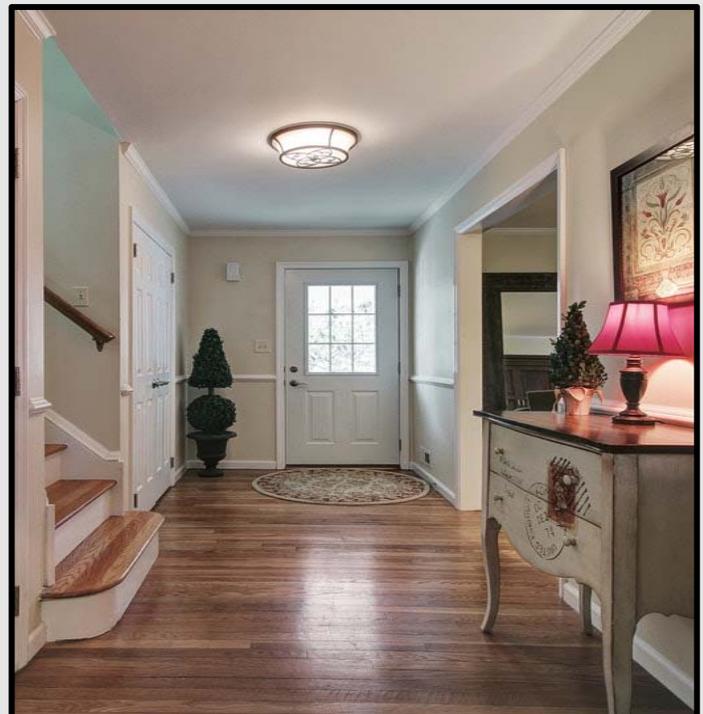
7 Goltra Drive

- × 7 Goltra Drive is beautifully situated among mature trees in a sought-after area of Basking Ridge. The home is brimming with curb appeal, from the wonderful front porch to the private rear garden. The location provides easy access to the town's renowned, nationally ranked schools, shopping, golf courses, parks, pools, hiking trails, transportation and highways.
- × 4 BRs, 2. Full Baths, 1 Half Bath
- × 2 Car Attached Garage
- × Natural Gas and Central Air
- × Wood Burning Fireplace
- × Public Water, Public Sewer
- × One Year AHS Shield Essential Home Warranty
- × Price Upon Request



7 Goltra Drive

- ✦ **Front Porch: 30 x 7 and Foyer: 17 x 6 :** The Front Porch offers a wonderful welcome to family and friends. It's ideal for reading the Sunday Times over morning coffee or just taking in the lovely views offered by Goltra Drive. When you step into the Foyer, you will immediately note the style and gracious flow of this beautifully appointed home. Gleaming oak and cherry floors, found throughout the first and second floors lead to the Living/Dining Room, Great Room and Kitchen and Powder Room.



7 Goltra Drive

- × **Living Room Dining Room Combination 23 x 14:** The spacious Living/Dining Room is an impressive entertainment space anchored by a fireplace featuring a custom wood mantle, marble surround and raised hearth. Crown molding, hard wood oak floor and two 16-pane windows add warmth, light and elegance.



7 Goltra Drive

- × **Living Room with formal Dining Area 23 x 14:** The Dining Area is the perfect setting for more formal gatherings as it is an integrated feature of this spacious and welcoming room. The thoughtful design of the Foyer, Living/Dining, Kitchen and Family Rooms provides perfect flow for guests at gatherings large and small.



7 Goltra Drive

- ✦ **Kitchen 17 x 10:** The impressive custom Kitchen with center island/breakfast bar and dining area is the heart of the home. The kitchen features cherry wood cabinetry by Wellborn which provides plenty of above and below counter storage. The beveled granite countertops offer abundant space for food prep and serving. The designer's use of the colors in the granite and the coordinating subway tile backsplash seamlessly tie together the warm hues of the floor and cabinetry. The gas range, double door refrigerator, dishwasher and microwave are GE Profile stainless steel. The kitchen flows into the breakfast room, which is the size of most large formal dining rooms. It leads to both the Family and Living Rooms. Sliding French doors open to the two-tiered deck and patio.



7 Goltra Drive

- × **Family Room 24 x 16:** French doors open from the Kitchen to the spacious, sunlit Family Room with cathedral ceiling. A second set of French doors opens onto the deck, making this an ideal, informal gathering space. Three large multi-paned windows and two skylights ensure that this room is always filled with light and warmth.



7 Goltra Drive

- ✦ **The Great Room:** An ideal retreat for watching TV, sports, Netflix or playing video (or board) games, the Great Room continues this home's Wow Factor. Three sky lights and two large windows provide wonderful light throughout the day. A cathedral and beamed ceiling, recessed lights and ceiling fan add character and volume and a neutral carpet lends a casual feel to this space. The room is accessed from the Foyer, providing both privacy and easy flow to and from the public rooms. There is a pass-through staircase which makes converting to a fifth bedroom effortless.



7 Goltra Drive

- ✕ **Master Bedroom with Ensuite Bath - 16 x 13** The master suite is a tranquil oasis of calm after a hectic day. This spacious room is artfully designed to maximize wall space. There are two large double closets, a walk-in shelf closet, and two large windows. The room has recently been painted an on-trend color and has a gleaming oak floor. The ensuite bath features brushed nickel fixtures and a generously sized shower accented by subway tiles and a band of glass Listello tiles.



7 Goltra Drive

- ✦ **Three additional bedrooms, plus guest bath: 14 x 12, 12 x 11; and 10 x 10:** The three Guest Bedrooms offer large double closets, eight-over-eight paned windows, and oak floors. The guest bath is highlighted by a marble floor and white-tiled bath, with a glass Listello mosaic tile band, and plenty of under counter storage space.



7 Goltra Drive

- × **Unfinished Basement - Recreation Room 21 x 13** This is an ideal space for an entertainment or play room.



7 Goltra Drive

- ✦ A beautiful two-tiered deck, easily accessed from the Kitchen and Family Room overlooks the rear garden. In fine weather, the deck is perfect for enjoying morning coffee/tea, a barbecue with friends, or large-scale entertaining! (Lawn is virtually staged.)



7 Goltra Drive

The two-level deck leads to an enclosed stone paver patio, which is also accessible directly from the kitchen. This home is minutes from all major highways and all that Basking Ridge offers – top ranked schools, the historic downtown, township parks, walking trails, public transportation to NYC and shopping.



Upgrades

- × **Some of this home's more recent upgrades include the following**
- × HOME WARRANTY!
- × Chimney Liner 2011
- × New Sump pit and pump 2010
- × Water Heater Replaced 2010
- × Hardwired Smoke Detectors/CO Detectors 2009
- × 200 AMP Service/30 AMP Subpanel added 2007
- × Kitchen Remodel 2007
- × Roof Replaced 2005

Survey

Floor Plan - First Floor



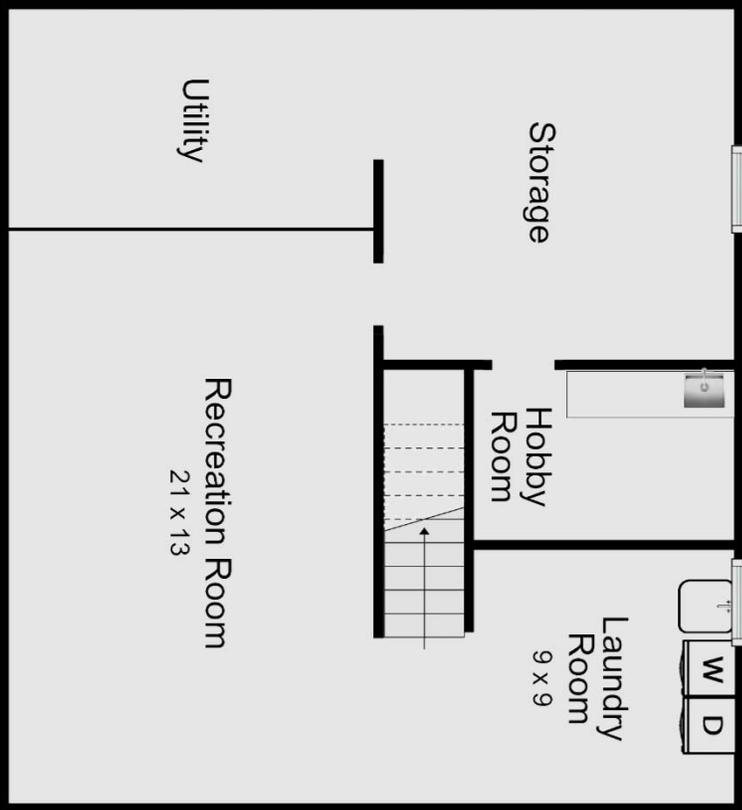
Floor plan for illustration purposes only. All sizes are rounded off, and all features and details shown are approximate. Some rendered items may not be included in sale. Information deemed reliable but not guaranteed. Subject to errors and/or omissions.

Floor Plan - Second Floor



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 - Basement



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.

Multiple Listing Spec Sheet

Somerset* Bernard's Twp.* (2702) 7 Galtra Dr* List Price: \$758,900

Residential Client Full Report



MLS#: **3455491** Section: Residential
 Status: **A** ZN: **LIBERTY C**
 Rms: **9** GRS: **W ANNIN**
 Bdrm: **4** MSJR: **RIDGE**
 FB: **2** HS: **0.89***
 HB: **1** Acres: **.89AC***
 ZIP: **07920-2409*** LISz: **1960 / Approximate, Renovated / 2007**
 RZIP: **07920** SqFl: **Single Family**
 Block: **7903*** CLR: **Colonial**
 Lot: **1*** CL: **No**
 Unit #: **Yes**
 Floor #: **YB/Desc/Ren: 1960 / Approximate, Renovated / 2007**
 Bldg #: **PSubType: Single Family**
 FHAS5*: **No** Style: **Colonial**
 Pels:

LP: **\$758,900**
 OLP: **\$758,900**
 SP:
 LD: **03/22/2018**
 UCD:
 CD:
 ADM: **1**
 DOM: **1**
 SDA: **Yes**

Directions: S. Finley to Lyons Rd, left Galtra or Mt. Airy Rd. to Lyons, to Galtra

Remarks: Truly turnkey stunning center hall colonial on .89 of an acre in the heart of one of Basking Ridge's most sought after neighborhoods. From the lovely front porch to the private rear garden, this home is brimming with curb appeal. This home boasts an air of warmth and sophistication that continues throughout, from the gleaming hardwood flooring to the on trend, renovated kitchen and baths. Soaring ceiling height, furniture quality cabinetry, hardwood flooring, Palladian-style windows and an open yet defined floor plan all combine to add style and elegance to this beautiful home. Enjoy gourmet meals from the chef's kitchen, or curl up by the fire in the living room with a good book. Entertaining – TWO great rooms provide the perfect backdrop! With two sets of french doors, bring the party outdoors!

INTERIOR

Applchs: Carbon Monoxide Detector, Dishwasher, Dryer, Kitchen Exhaust Fan, Microwave Oven, Refrigerator, Range/Oven-Gas, Washer
 Bsmnt: Yes / Full
 Dine: Living/Dining Combo
 Exclu: On File
 FirePl: 1 / Family Room, Wood Burning
 Floor: Carpeting, Tile, Wood
 Handicap Modified:
 IntFeat: Carbon Monoxide Detector, High Ceilings, Fire Extinguisher, Skylight, Smoke Detector, Stall Shower, Tub Shower
 Kitch: Breakfast Bar, Eat-In Kitchen, Pantry, Separate Dining Area
 MstBr: Full Bath
 MstBath: Stall Shower
 P-Use:
 In-law Suite: /

EXTERIOR / OTHER FEATURES

Amnl:
 Drive: 4 / 2 Car Width, Blacktop, Driveway-Exclusive
 Exterior: Vinyl Siding
 ExtFeat: Deck, Open Porch(es), Patio
 Garage: 2 / Attached Garage, Garage Door Opener, Finished Garage
 LotDesc: Level Lot, Open Lot, Wooded Lot
 Pool: No/
 Roof: Composition Shingle

ROOM DIMENSIONS

LivRm: 23x14 / First DinRm: / First Kitch: 30x10 / First Den: / FamRm: 24x16 / First
 MstR: 16x13 / Second Bed2: 14x12 / Second Bed3: 12x11 / Second Bed4: 10x10 / Second
 Great Room: 18x15/Second Rec Room: 21x13/Basement : / : /
 LevelB: Laundry Room, Rec Room, Storage Room, Utility Room
 LevelG:
 Level1: Dining Room, Family Room, Foyer, Garage Entrance, Kitchen, Living Room, Outside Entrance, Pantry, Porch, Powder Room
 Level2: 4 Or More Bedrooms, Bath Main, Bath(s) Other, Great Room
 LevelB:
 OthLev:
 Allie:

UTILITIES

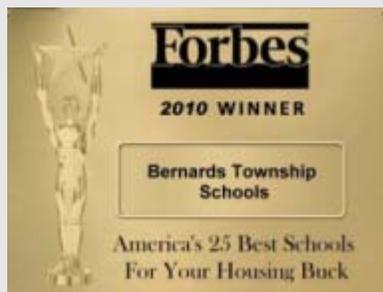
Heat: 1 Unit, Forced Hot Air Sewer: Public Sewer
 Cool: 1 Unit, Ceiling Fan, Central Air Utilities: Electric, Gas-Natural
 Fuel: Gas-Natural Water: Public Water
 Service: Cable TV Available, Garbage Extra Charge WtrH: Gas

FINANCIAL INFORMATION / TAX INFORMATION

Taxes: \$13,326 / 2017 TaxRt: 1.989 / 2017 BldAsmt: **\$344,500** LndAsmt: **\$325,500** TolAsmt: **\$670,000**
 Fee: \$ / AppFee: \$ FarmAsmt: HmWrnly: **Yes** OTP: Fee Simple
 Othr: \$ / Easement: Unknown /
 FeIncl:

Education in The News

CEDAR HILL 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 includes the sections of Basking Ridge, Liberty Corner, Lyons and West Millington. The median household income of



Mid-Town Direct Train Service from the Basking Ridge Station

\$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.

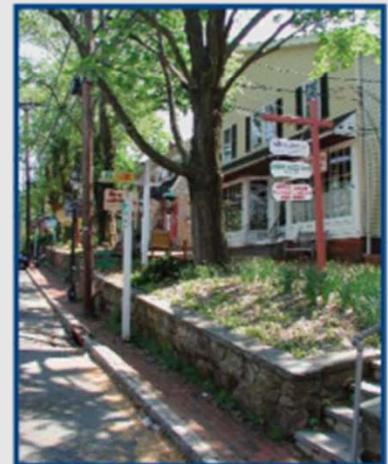
Bernards Township play an important role in the American Revolution with troops coming from Bound Brook through Basking Ridge en route to Morristown. During this time a liberty pole was placed on the village green with Annin's Corner renamed Liberty Corner. A local street, Old Army Road, was so

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.



Postcard Perfect Downtown Basking Ridge



Basking Ridge's Quaint Downtown

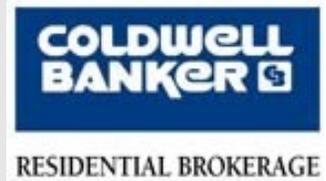
Notes

Notes



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)
 Most Sales



AMERICA'S BEST REAL ESTATE AGENTS
 REALTRENDS
 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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