

8 Harrison Brook Drive

Location, Style, Warmth



Welcome to:
8 Harrison Brook Drive
Basking Ridge, NJ 07920
www.8HarrisonBrook.com

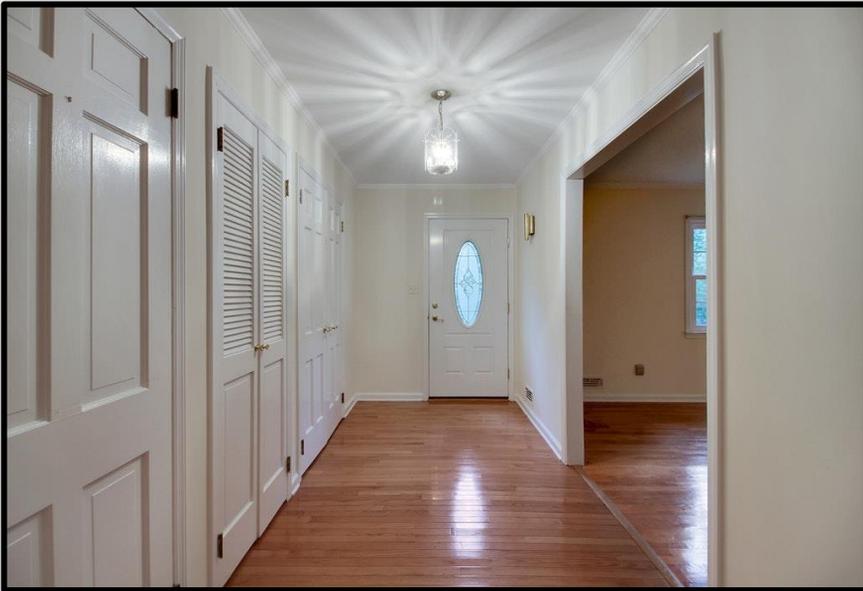
8 Harrison Brook Drive

- × 8 Harrison Brook Drive is delightfully situated in one of the most sought-after areas of Basking Ridge. 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 Stove in Living Room
- × Public Water, Public Sewer
- × One Year AHS Shield Essential Home Warranty
- × Price Upon Request



8 Harrison Brook Drive

- ✦ **Foyer: 17 x 6 :** Brick pavers lead to quality crafted brick steps. When you step into the Foyer, you will immediately note the style and gracious flow. Gleaming hardwood floors are found throughout the first floor. The foyer opens to the Living Room and leads to the Kitchen. Louvered doors open to the Family Room and there is a perfectly situated Powder Room and double guest closet.



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- × **Living Room 23 x 14 and formal Dining Room 13 x 12:** The Living Room is large and spacious with a beautiful fireplace with a wood mantel featuring raised crown & dentil molding and a wood burning stove. The crown molding and hardwood floors found in the Living room continue in the bright and elegant Dining Room. The thoughtful layout of the Foyer, Living & Dining Rooms, and Kitchen provides perfect flow for guests at gatherings large and small.



Photos above Virtually Staged

8 Harrison Brook Drive

- ✦ **Kitchen 23 x 17:** The beautifully appointed custom Kitchen, with a stunning center island /breakfast bar is the heart of the home. A large triple window, which is almost the width of the room floods the kitchen with light. A custom built-in bench provides seating and storage and is the ideal spot to take in the views of the wooded property. Furniture quality cherry wood cabinets are finished with crown and dentil moldings and provide abundant above and below counter storage. The granite countertops are perfect for food prep and serving. The designer's use of the colors in the granite and the coordinating custom backsplash tiles seamlessly ties together the warm hues of the floor and cabinetry. The high-end appliances include a Jenn-Air double oven, 5 burner stainless gas cooktop, powerful Broan exhaust hood, GE Profile double door refrigerator with built-in-door ice and water feature, dishwasher, microwave and Blanco stainless steel sink. The kitchen door opens to the deck.



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- ✘ **Family Room 18 x 15:** The Family Room can be accessed from the Foyer and/or the Master Suite. It is a spacious and bright retreat for entertaining or just relaxing and watching Netflix, sports, listening to music or playing games. Custom built shelves and storage cabinets are both beautiful and practical and lend themselves to alternately using the room as an exceptionally spacious private study. Hardwood floors, recessed lighting and a wooden ceiling fan add to the warm and inviting style.
- ✘ **Powder Room**



Photo above Virtually Staged



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- ✕ **Master Bedroom with Ensuite Bath - 15 x 13:** The private master suite is spacious and the design maximizes wall space. There are two double closets, two large windows and an ensuite Bath. A discrete, private stairway leads to the Family Room.



Photo above Virtually Staged



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- ✦ **Three additional bedrooms, plus guest bath: 14 x 12, 12 x 11; and 10 x 10:** The three bright and airy Guest Bedrooms each offer large double closets, six-over-six paned windows, and hardwood floors. There is guest bath off of the Hall.



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- × **Unfinished Basement - Recreation Room 21 x 13** The basement has great potential – it is an ideal space for an entertainment or play room, and/or gym or home office. You are only limited by your imagination!



8 Harrison Brook Drive Upgrades

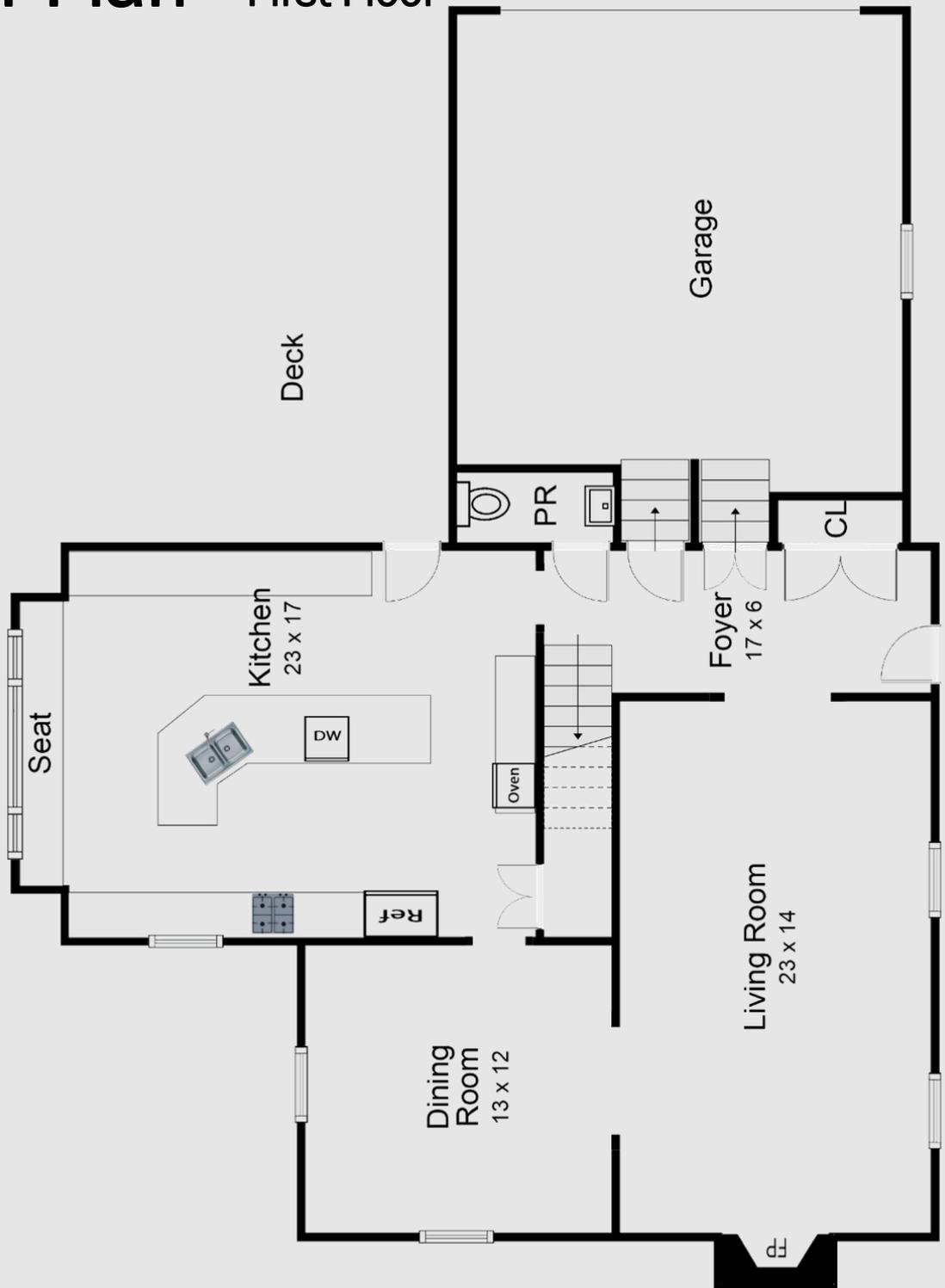
- × Woodburning fireplace insert and chimney liner in 2006
- × Lawn Sprinkler 2015
- × Addition, new kitchen, deck, and electrical work 2005
- × Shed 2001



- × A deck, easily accessed from the Kitchen overlooks the rear garden. In fine weather, the deck is perfect for enjoying morning coffee/tea or a barbecue with friends.

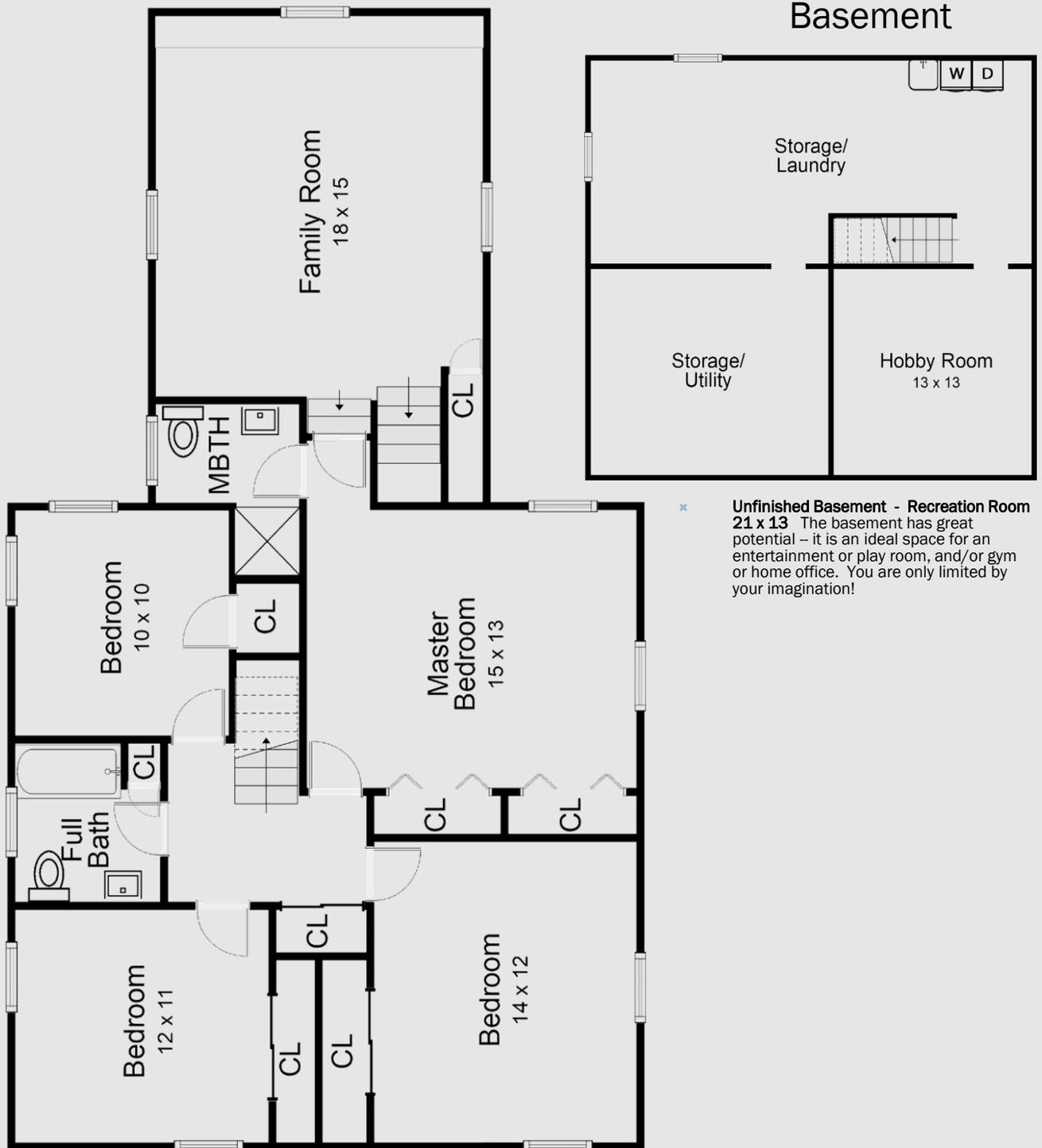


Floor Plan - First Floor

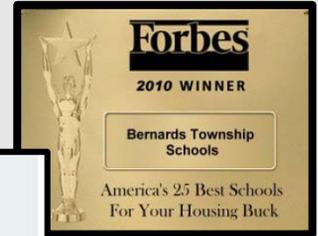


Floor plan for illustration purposes only. All sizes are rounded off, and all features and details shown are approximate. Some rendered items may not be included in sale. Information deemed reliable but not guaranteed. Subject to errors and/or omissions.

Floor Plan – Second Floor



Education in The News



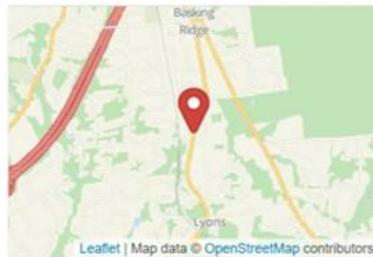
Ridge High School

268 So Finley Ave, Basking Ridge, New Jersey 07920 | (908) 204-2585

#318 in [National Rankings](#) | College Readiness Score 63.4/100.0

Overview

Ridge High School is ranked 15th within New Jersey. Students have the opportunity to take Advanced Placement® course work and exams. The AP® participation rate at Ridge High School is 66 percent. The student body makeup is 49 percent male and 51 percent female, and the total minority enrollment is 26 percent. Ridge High School is the only high school in the [Bernards Township Public Schools](#).



[Explore Map](#)

Quick Stats

9-12
GRADES

1,900
TOTAL ENROLLMENT

14:1
STUDENT-TEACHER RATIO

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](#)

US News

SCORECARD

College Readiness Index	63.4
AP® Tested	66%
AP® Passed	96%
Mathematics Proficiency	61%
English Proficiency	75%

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

Multiple Listing Form

Somerset* Bernards Twp.* (2702)

8 HARRISON BROOK DR*

List Price:

Residential Client Full Report



MLS#: 3504994 Section: Residential LIBERTY C
 Status: A ZN: W ANNIN
 Rms: 8 GRS: RIDGE
 Bdrm: 4 MSJR: 0.94*
 FB: 2 HS: .94AC*
 HB: 1 Acres: SqFt:
 ZIP: 07920-2415* Ltsz: cream
 RZIP: 07920 CL: No
 Block: 7902* YB/Desc/Ren: 1960 / Approximate, Renovated / 2005
 Lot: 1* PSubType: Single Family
 Unit #: Style: Colonial
 Floor #: GSMLS.com: Yes
 Bldg #: YB/Desc/Ren: 1960 / Approximate, Renovated / 2005
 FHA55+: No Style: Colonial
 Pets: Yes

LP:
 OLP:
 SP:
 LD: 09/27/2018
 UCD:
 CD:
 ADM: 8
 DOM: 8
 SDA: Yes

Directions: Lyons Road to Goltra to right on Harrison Brook - first house on left.

Remarks: Don't miss this spacious colonial on .94 of an acre in the heart of one of Basking Ridge's most sought after neighborhoods. Brimming with curb appeal, this home boasts an amazing floor plan. Soaring ceiling height, hardwood flooring, Palladian-style windows all combine to add style and elegance to this beautiful home. The beautifully appointed custom Kitchen, with center island/breakfast bar is the heart of the home. A large triple window, almost the width of the room, floods the kitchen with light. A custom built-in bench provides seating and storage. It's the ideal spot to relax. Furniture quality cherry wood cabinets are finished with crown moldings and provide abundant counter storage. Granite countertops make meal pre a breeze. The family room can easily be made a fifth bedroom. Won't last!

INTERIOR

Applincs: Cooktop - Gas, Dishwasher, Dryer, Kitchen Exhaust Fan, Microwave
 Oven, Wall Oven(s) - Electric, Refrigerator, Washer
 Bsmnt: Yes / Full
 Dine: Formal Dining Room
 Exclu: On file
 FirePl: 1 / Insert, Living Room, Wood Burning
 Floor: Carpeting, Wood
 IntFeat: Cedar Closets, Cathedral Ceiling, Stall Shower, Tub Shower
 Kitch: Breakfast Bar, Center Island, Eat-In Kitchen, Pantry, Separate Dining Area
 MastB: Full Bath
 MstBath: Stall Shower

EXTERIOR / OTHER FEATURES

Drive: 4 / 1 Car Width, Blacktop, Driveway-Exclusive
 Exterior: Wood Shingle
 ExtFeat: Curbs, Deck, Underground Lawn Sprinkler, Storage Shed, Thermal
 Windows/Doors
 Garage: 2 / Attached Garage, Garage Door Opener, Inside Entrance
 LotDesc: Open Lot, Wooded Lot
 Roof: Asphalt Shingle

ROOM DIMENSIONS

LivRm: 23x14 / First DinRm: 13x12 / First Kitch: 23x17 / First FamRm: 18x15 / Second
 Mstr: 15x13 / Second Bed2: 10x10 / Second Bed3: 12x11 / Second Bed4: 14x12 / Second
 LevelB: Laundry Room, Storage Room, Utility Room
 Level1: Dining Room, Foyer, Garage Entrance, Kitchen, Living Room, Powder Room
 Level2: 4 Or More Bedrooms, Bath Main, Bath(s) Other, Family Room

UTILITIES

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

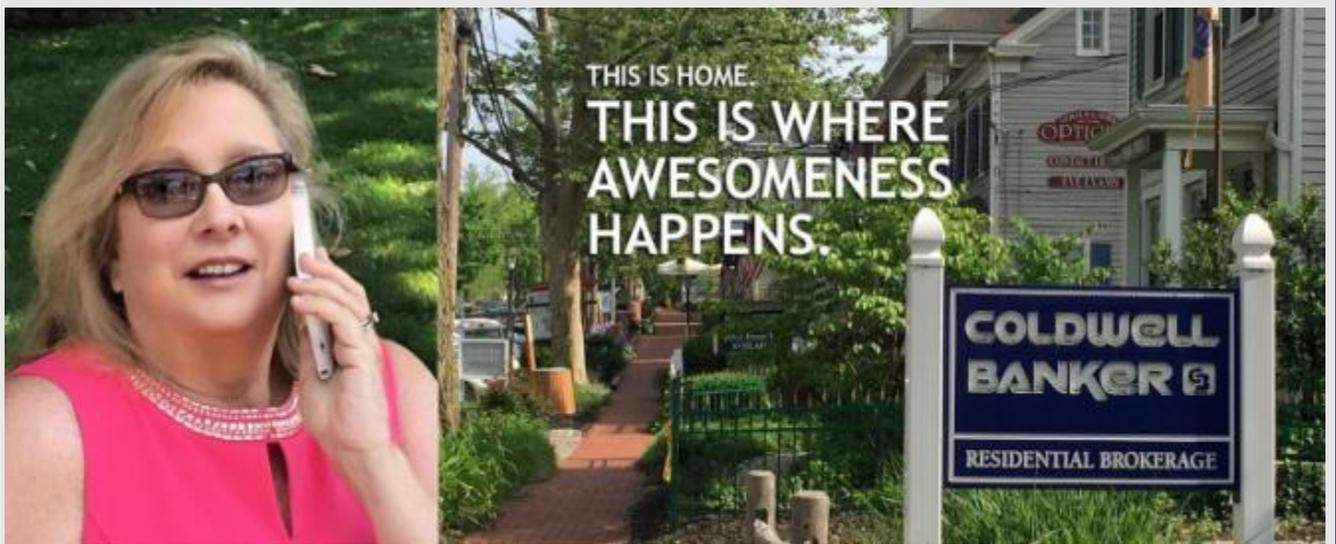
FINANCIAL INFORMATION / TAX INFORMATION

Taxes: \$12,401 / 2017 TaxRt: 1.989 / 2017 BldAsmt: \$305,900 LndAsmt: \$326,900 TotAsmt: \$632,800
 Fee: \$ / AppFee: \$ FamAsmt: No HmWrnty: Yes OTP: Fee Simple
 Other: \$ / Easement: Unknown /

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

MARIE YOUNG



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)



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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