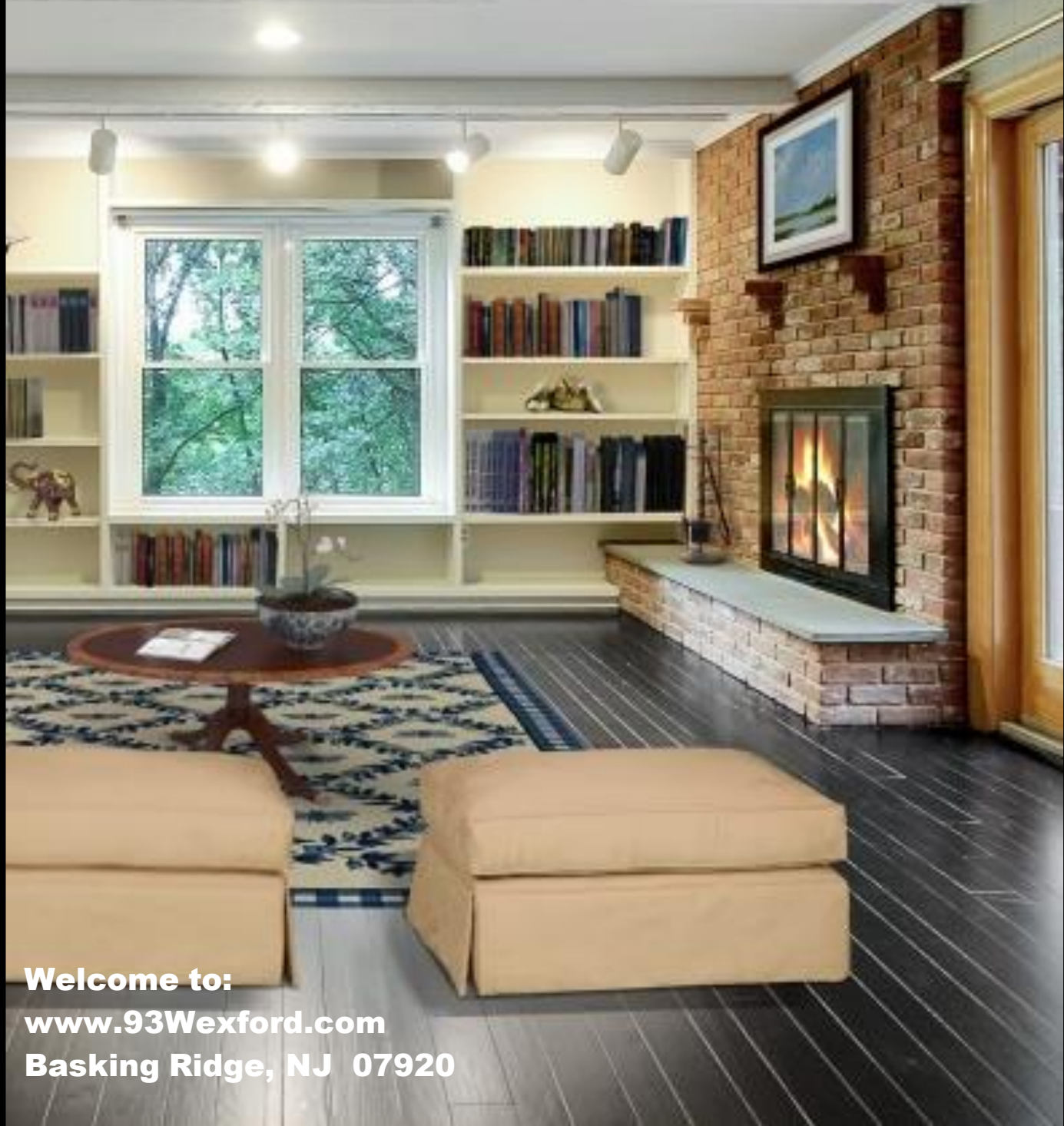


93 Wexford Way
Warmth, Location, Charm



Welcome to:
www.93Wexford.com
Basking Ridge, NJ 07920

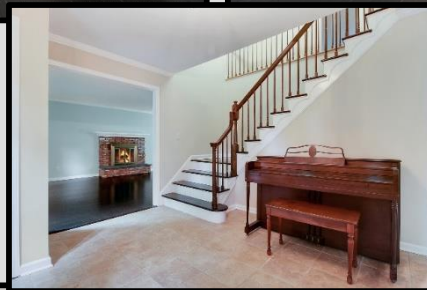
93 Wexford Way

- **Location:** 93 Wexford Way is a spacious center hall colonial situated in one of the most sought-after neighborhoods in Basking Ridge. The home features large public rooms, a beautifully updated kitchen with new stainless steel appliances and a two-tiered deck, perfect for outdoor entertaining. The first floor layout and design plus six bedrooms on the second floor make this an exciting opportunity to move into a wonderful home situated within minutes to nationally ranked schools, shopping, parks, hiking trails, equestrian facilities, golf courses, highways and transportation to NYC.
- **One Year AHS Home Warranty**
- **6 Bedrooms, 3 Full Baths; 2 Half Baths**
- **Wood burning fireplaces in the in Living and Family rooms**
- **Finished Basement with Recreation Rooms, Storage & Utility Rooms, a Craft area plus a Powder Room.**
- **Natural Gas and Central Air**
- **Public Water, Public Sewer**
- **Price Upon Request**



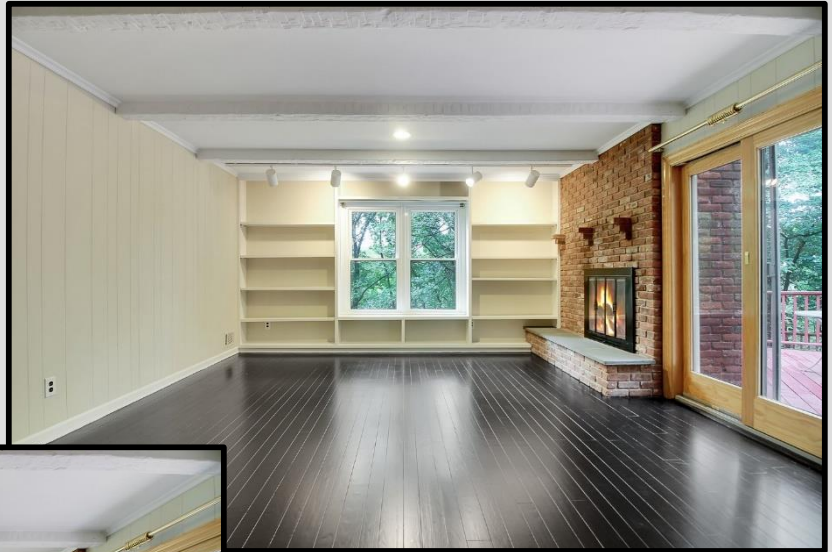
93 Wexford Way

- **Foyer 15 X 11:** The Foyer has crown molding, a staircase with contrasting handrail & spindles that climbs to the second floor and a porcelain tile floor that leads to the Living, Dining and Family Rooms.
- **Living Room 26 X 14; Dining Room 14 X 14:** The formal Living and Dining Rooms flank the center hall and are bright and spacious. Light streams through large windows and both rooms feature crown molding and just refinished hardwood floors. The focal point of the Living Room is a wood burning brick fireplace with raised brick and slate hearth and custom mantle. The dining room leads directly to the kitchen.



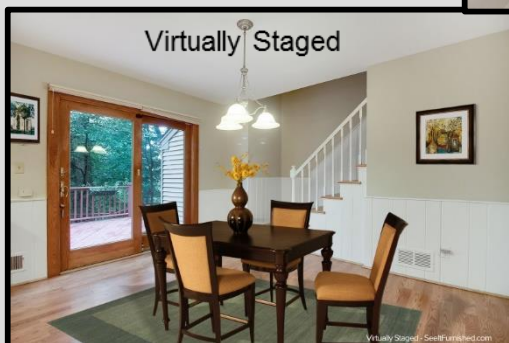
93 Wexford Way

- **Family Room: 20 X 15:** The spacious Family Room is anchored by a custom crafted brick, wood burning fireplace with a raised slate and brick hearth. Antique ceiling beams add depth and architectural interest, while sliders provide great light and open to the two tiered deck and wonderful views of the wooded landscape. Built-in shelving, track lighting, a refinished hardwood floor and fresh paint complete what will surely be a favorite room! A Powder Room adjoins the Family Room.



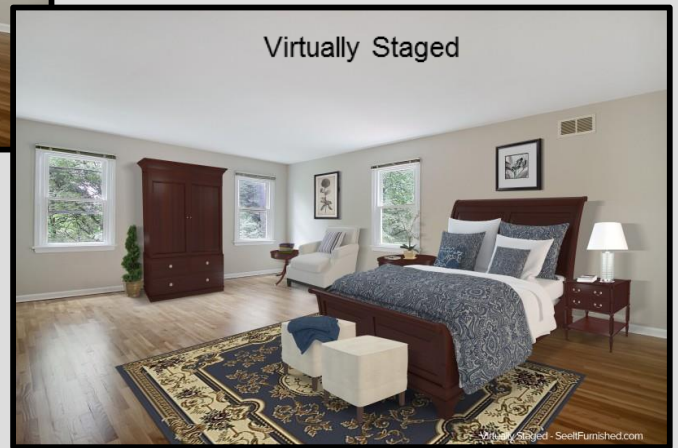
93 Wexford Way

- **Kitchen 24 x 13:** The beautifully designed, custom Kitchen is sure to bring out your inner chef. Sleek 42" glass-front and Cherrywood cabinets provide abundant storage space. The spacious granite countertops, with coordinating custom-crafted tile backsplash are ideal for food prep and serving. The breakfast bar is perfect for those meals on the go. Stainless steel appliances include a double door *GE Profile* refrigerator with freezer drawer, double oven, built-in microwave, Jenn Air five-burner electric cooktop, powerful stainless exhaust hood and a custom-wood paneled dishwasher.
- The bright and light style continues into the **Breakfast Room** with large sliding doors leading to the deck.
- A well designed **Laundry/Mud Room** is directly off the Kitchen and opens to the large three car garage.



93 Wexford Way

- **Master Bedroom 22 X 15 with Ensuite Bath:** The Master Suite features hardwood floors and three large windows offer tree-top views. There is a two room Ensuite Bath with a dressing room with double vanity, wood floors and a large, custom system walk-in closet. The shower/tub and commode are enclosed in a separate room.



93 Wexford Way

- **Five Large Additional Bedrooms on the 2nd Floor: 20 x 11; 19 x 11; 19 x 11; 14 x 11; 14 x 13; Two Additional Full Baths plus a Study Area 10 x 17:** Five guest bedrooms have double closets, hardwood floors, and windows that ensure all the bedrooms are bright and airy.
- Two guest baths and a Study Area complete the second floor.
- *Three bedrooms, the two Hall Baths and the Study Area are shown below.*



93 Wexford Way

- **Finished Basement – Recreation Rooms 35 x 25; 14 x 13; Powder Room; Storage and Utility Rooms; Craft Area:** The Basement offers an amazing additional level of living space – you will have many options to customize it when you have settled in. Let your imagination and interests be your guide to putting your personal stamp on this wonderful space – media/entertainment/fitness/games!
- The freshly painted outdoor deck will beckon you and your guests outdoors in fine weather – it is the perfect spot for entertaining or morning coffee.



Floor Plans Level 1



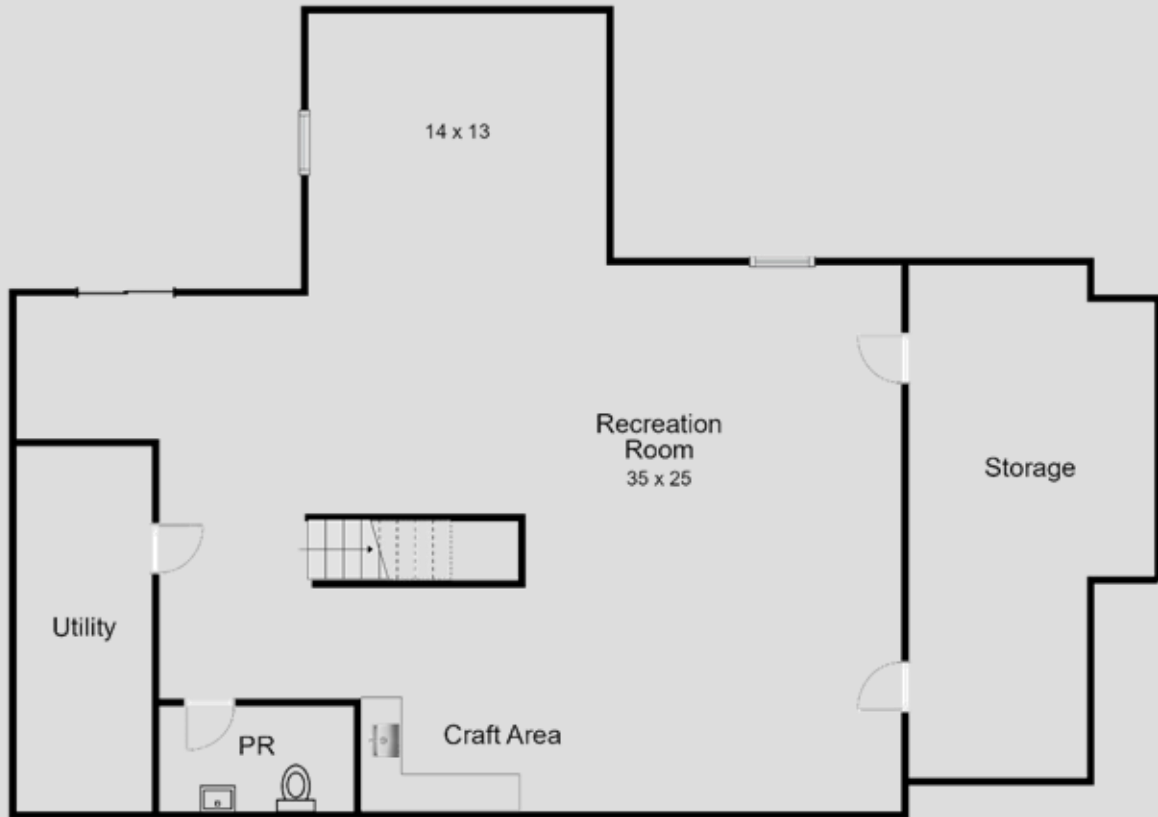
Actual may vary. Subject to errors and omissions.
All sizes and dimensions are approximate and not warranted, expressly or implied.

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)

93 WEXFORD WAY*

List I

Residential Client Full Report



MLS#: 3490237 Section:
 Status: A ZN: res
 Rms: 11 GRS: LIBERTY C
 Bdrm: 6 MSJR: W ANNIN
 FB: 3 HS: RIDGE
 HB: 2 Acres: 0.96*
 ZIP: 07920-2432* LLSz: .96AC*
 RZIP: 07920 SqFl:
 Block: 7002* CLR: cream
 Lot: 9* CL: No
 Unit #: GSMLS.com: Yes
 Floor #: YB/Dest/Ren: 1974 / Approximate, Renovated / 2009
 Bldg #: PSubType: Single Family
 FHA55+: No Style: Colonial
 Pels: Yes

LP:
 OLP:
 SP:
 LD: 07/26/2018
 UCD:
 CD:
 ADM: 1
 DOM: 1
 SDA: Yes

Directions: Mt. Airy Road to Grist Mill to Wexford Way

Remarks: Don't miss this gracious colonial on almost an acre in the heart of Basking Ridge in a tranquil residential neighborhood of mature trees and specimen plantings. This home boasts six bedrooms, a finished walkout basement, three full and two half baths, a THREE CAR GARAGE, and a beautifully remodeled kitchen by Superior Kitchens Warren. Enjoy tranquility and privacy from your multi level deck and surrounding woods. With an amazing flow that lets the public rooms transition into the next, you'll enjoy entertaining a crowd or relaxing by one of two fireplaces with a good book. The kitchen boasts furniture quality cabinetry, granite countertops, and stainless steel appliances. Upstairs, enjoy six bedrooms with hardwood flooring and three baths, two en suite. The front setback creates a second yard space.

INTERIOR

Applcs: Carbon Monoxide Detector, Cooktop - Electric, Dishwasher, Dryer, Handicap Modified:
 Kitchen Exhaust Fan, Wall Oven(s) - Electric, Refrigerator, Washer IntFeat: Carbon Monoxide Detector, High Ceilings, Fire Extinguisher, Tub
 Bsmnt: Yes / Finished, Walkout Shower, Walk-In Closet
 Dine: Formal Dining Room Kitch: Breakfast Bar, Center Island, Eat-In Kitchen, Pantry, Separate Dining Area
 Exclu: MaslB: Full Bath, Walk-In Closet
 FirePl: 2 / Family Room, Living Room, Wood Burning MslBath: Tub Shower
 Floor: Laminate, Tile, Wood P-Use:
 In-law Suite: No/

EXTERIOR / OTHER FEATURES

Amnl:
 Drive: 6 / 2 Car Width, Blacktop, Driveway-Exclusive Garage: 3 / Attached Garage, Garage Door Opener, Finished Garage
 Exterior: Vinyl Siding LotDesc: Wooded Lot
 ExtFeat: Deck, Thermal Windows/Doors Pool: No/
 Roof: Composition Shingle

ROOM DIMENSIONS

LivRm: 26x14 / First DinRm: 14x14 / First Kitch: 24x13 / First Den: / FamRm: 20x15 / First
 Mslr: 22x15 / Second Bed2: 14x13 / Second Bed3: 14x11 / Second Bed4: 19x11 / Second
 Bedroom: 19x11/Second Bedroom: 20x11/Second Rec Room: 35x25/Basement : /
 LevelB: Office, Powder Room, Rec Room, Storage Room, Utility Room
 LevelG:
 LevelI: Dining Room, Family Room, Foyer, Garage Entrance, Kitchen, Laundry Room, Living Room, Mud Room, Powder Room
 LevelJ: 4 Or More Bedrooms, Bath Main, Bath(s) Other
 LevelD:
 OthLev:
 Allie: Pull Down Stairs

UTILITIES

Heat: 2 Units, Forced Hot Air Sewer: Public Sewer
 Cool: 2 Units, Central Air Utilities: All Underground, Electric, Gas-Natural
 Fuel: Gas-Natural Water: Public Water, Water Charge Extra
 Service: Cable TV Available, Garbage Extra Charge WtrH: Gas

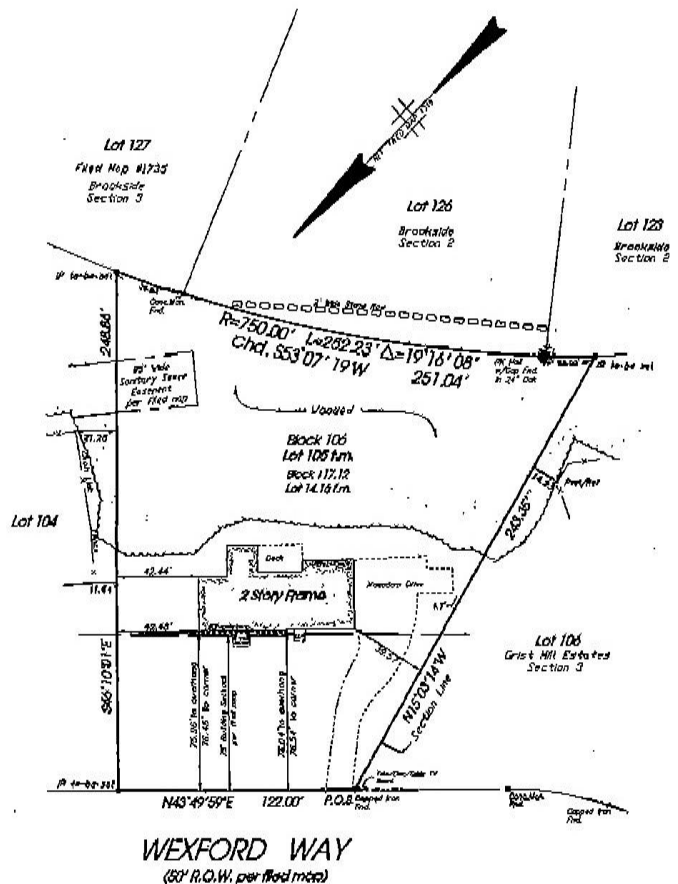
FINANCIAL INFORMATION / TAX INFORMATION

Taxes: \$17,638 / 2017 TaxRt: 1.989 / 2017 Bld Asmt: \$552,600 LndAsmt: \$306,300 TolAsmt: \$858,900
 Fee: \$ / AppFee: \$ FarmAsm: HmWrnty: Yes OTP: Fee Simple
 Other: \$ / Easement: Unknown /
 FeeInd:

Survey

— checking for latest. Survey below for illustrative purposes only and not guaranteed. Subject to errors and omissions.

Map of Survey
 FILED MAP NO. 108 DATE 4/9/98
 BLOCK 141-16 LOT 14-16
 DATE OF FIELD SURVEY: 4/9/98



4-9-98
DATE

John Cilo
 JOHN CILO Jr., N.J.P.E. & L.S. LIC. No. 12942
 JOHN M. HALE N.J.L.S. LIC. No. 39525

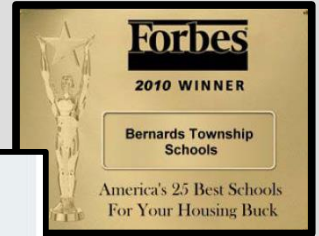


JOHN CILO Jr. ASSOCIATES
 PROFESSIONAL ENGINEER LAND SURVEYOR PLANNER
 198 West High Street Somerville New Jersey 08876
 PHONE 908.626.2121 FAX 908.707.1850

THIS SURVEY IS CERTIFIED TO:

OWNER: CHRISTER G. CARLSSON & SUSAN M. CAULDWELL
 MORTGAGEE: ADVANTAGE FINANCIAL MORTGAGE BANKERS, ITS SUCCESSORS AND/OR ASSIGNS
 ATTORNEY: FADEN & HOLYNEUX, Esquires
 TITLE COMPANY: OLD REPUBLIC NATIONAL INSURANCE COMPANY
 AGENCY: N/A
 LOCATION: STREET: 83 WEXFORD WAY MUNICIPALITY: TOWNSHIP OF BERNAARDS
 COUNTY: SOMERSET STATE: NJ FILE NO.: 1411B BOOK: 358 PAGE: 53
 DATE: 4/11/98

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](#)

USNews

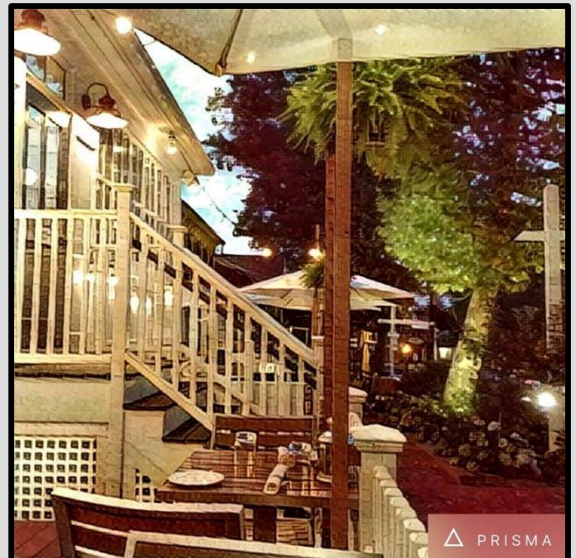
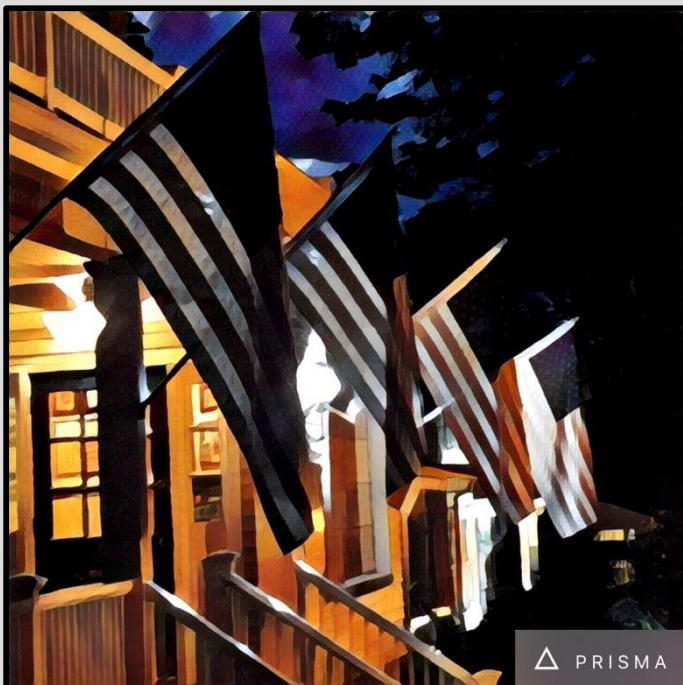
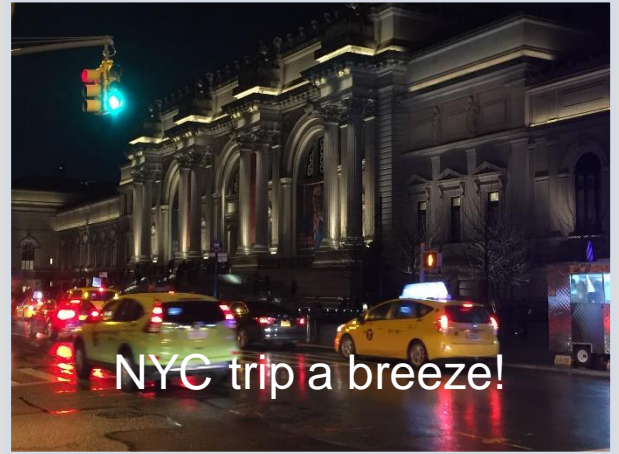
SCORECARD

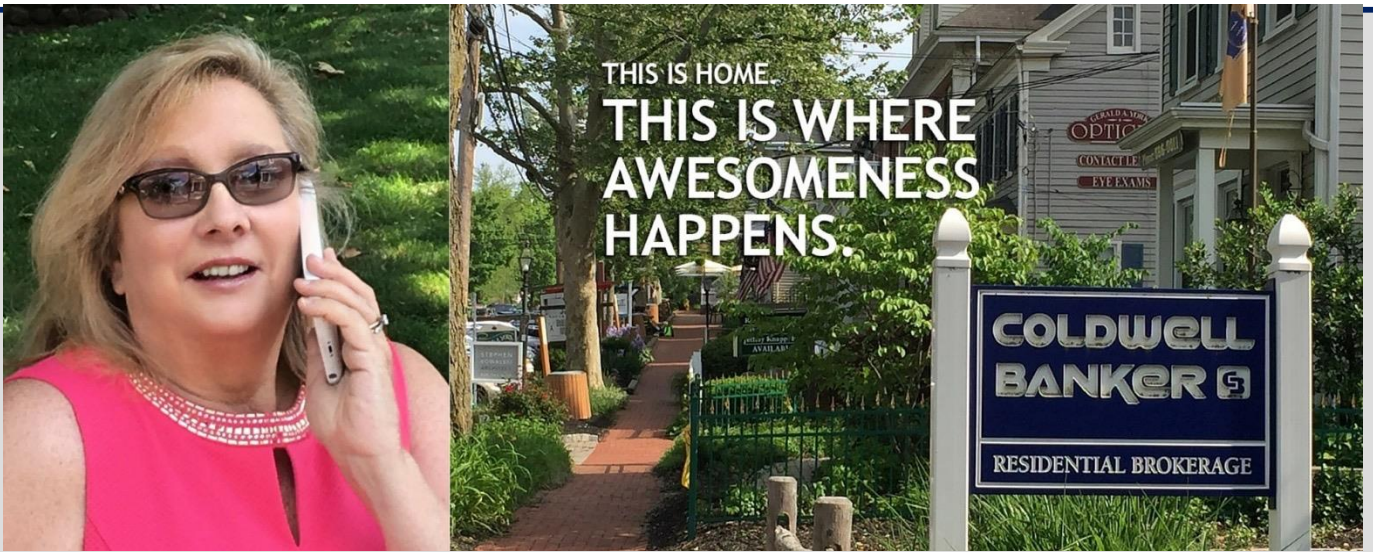
| | |
|-------------------------|------|
| College Readiness Index | 63.4 |
| AP® Tested | 66% |
| AP® Passed | 96% |
| Mathematics Proficiency | 61% |
| English Proficiency | 75% |

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

Basking Ridge

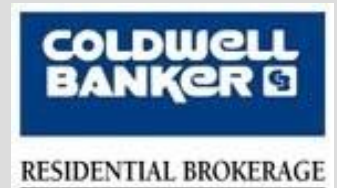




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 Coldwell Banker Residential Brokerage
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 Basking Ridge, NJ 07920
 908.766.8368 Office
 908.938.2525 Cell



“Coldwell Banker congratulates Marie for her 2017 and 2018 achievements as the top producer in the Basking Ridge office, with over 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, Top 20 team in 2017 with over 40MM 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



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

Most Sales



in partnership with
 Zillow Trulia

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