



5 ABERDEEN PLACE

Basking Ridge, NJ

www.5Aberdeen.com

WELCOME HOME!

*5 Aberdeen Place,
a brick-front town home on a cul-de-sac
in coveted Revere Hill presents the best
of Basking Ridge & The Hills living.
Hardwood floors, light-filled living
spaces, an updated Kitchen open to a
Family Room with a custom, wood
burning fireplace and built-ins combine
to make the ideal floor plan for 21st
century living. A rear deck offers
beautiful vistas of the Somerset Hills.*

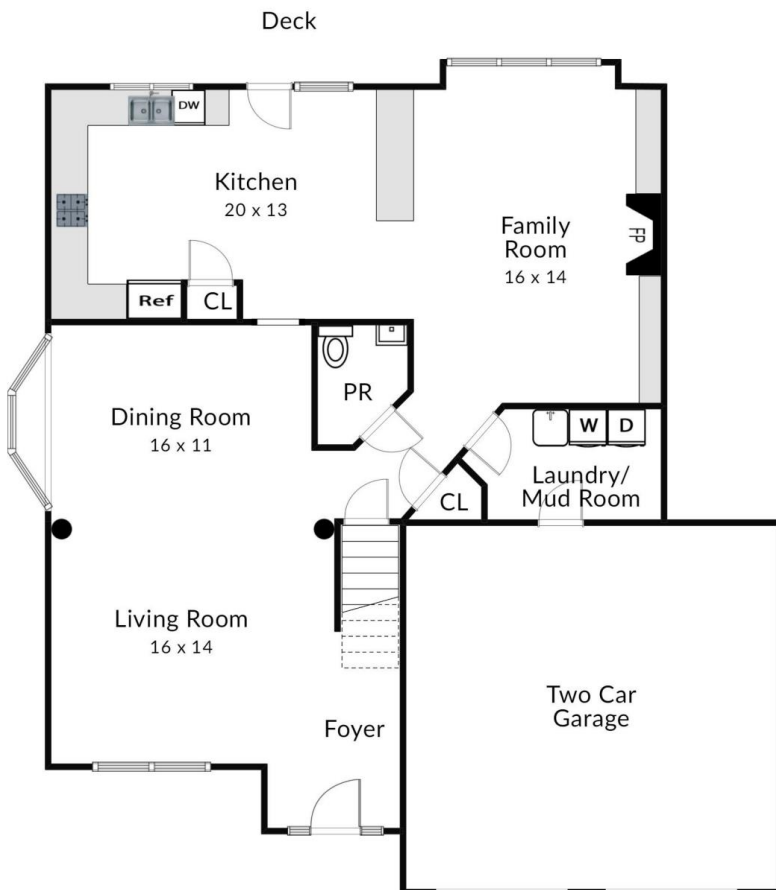
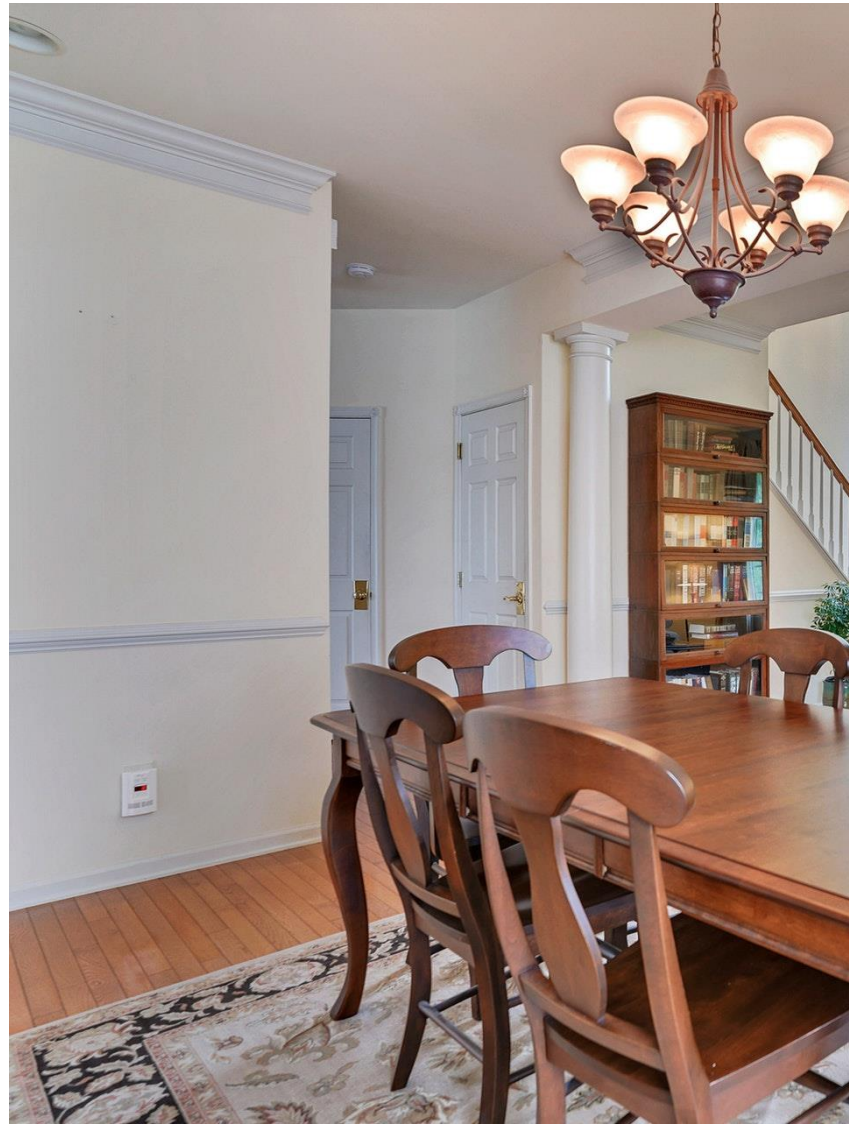
- ❖ One Year AHS Home Warranty
- ❖ Center Hall Colonial with 4 BR, 2. 1 Baths
- ❖ 2 Car Garage
- ❖ .16 acres
- ❖ Hardwood Floors throughout 1st floor public rooms
- ❖ Family room with custom Fireplace and built-ins
- ❖ Finished, Walkout Basement
- ❖ Private lower level Office
- ❖ Public Water, Public Sewer



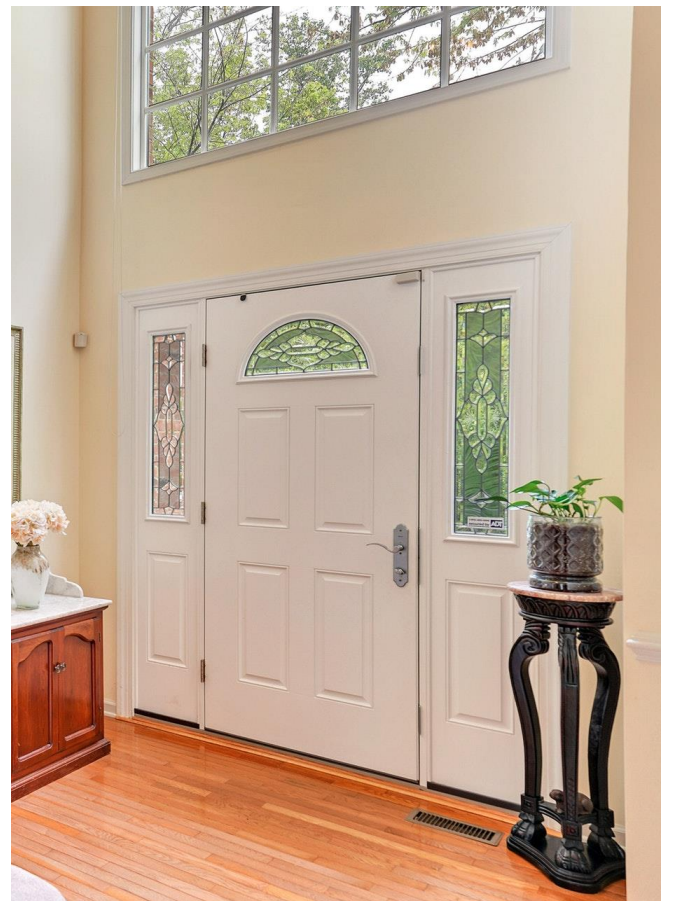


FIRST IMPRESSIONS

A soaring, sun-lit two story Foyer sets the tone for the bright & open style found throughout the home. Hardwood floors add warmth and create great flow from the Foyer to the Living, Dining and Family Rooms.



Floor plan for illustration purposes only. All sizes are rounded up, 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.



LIVING ROOM

The Living Room is spacious and bright and flows seamlessly to the Dining Room. Crown molding, a chair rail and architectural columns add elegance and design interest.





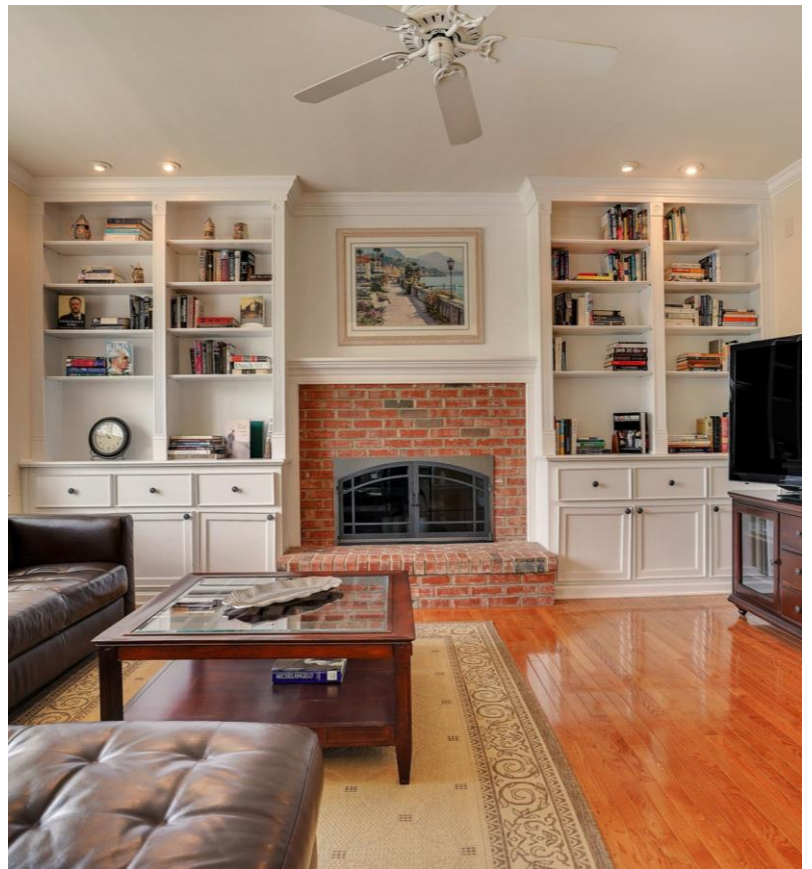
DINING ROOM

A triple bay window and on-trend chandelier keep things light & bright in the Dining Room, which leads to both the Kitchen and Family Room.



FAMILY ROOM

A spacious and bright Family Room, open to the Kitchen is anchored by a beautiful, brick surround fireplace. Custom-crafted book shelves and storage units are both beautiful and practical.





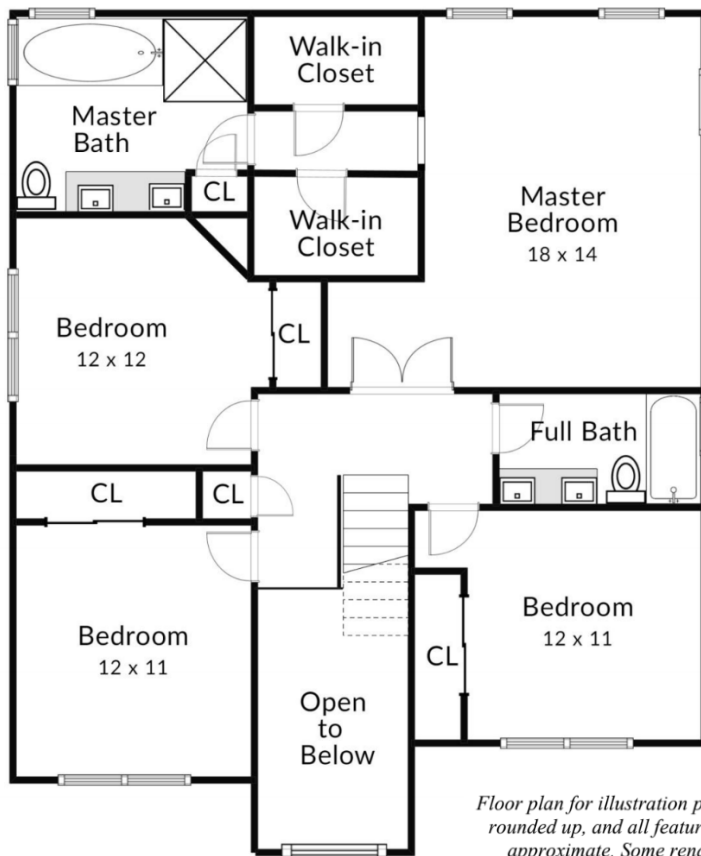
KITCHEN

Stainless steel appliances, 42 inch white cabinets, Corian counter tops, a breakfast bar and a spacious dining area combine to make this Kitchen the heart of the home and a great place to linger. Glass doors invite you to step out onto the deck and provide amazing views.

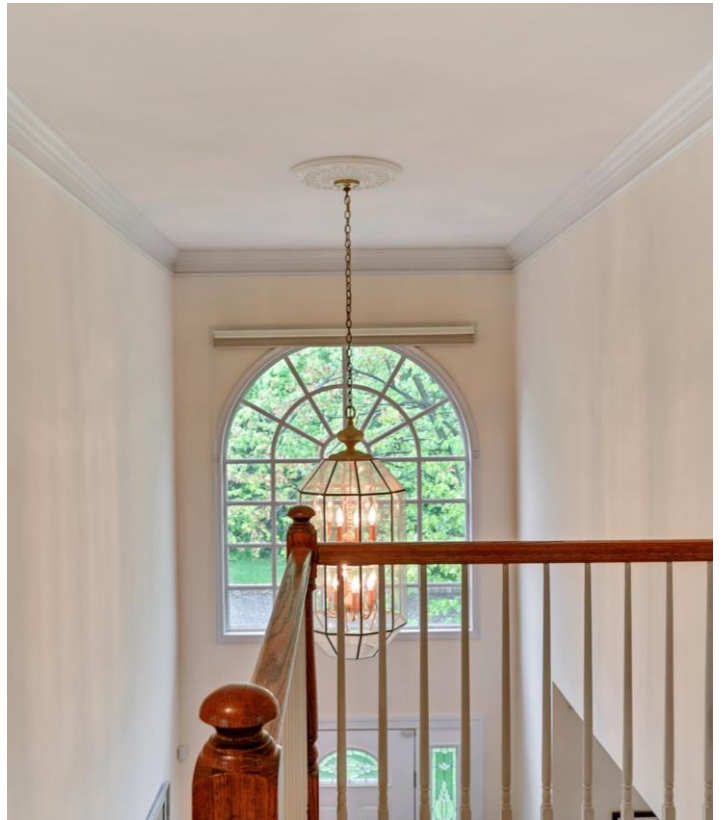


LET'S GO UPSTAIRS

The home's hallmark light and bright style continues on the second level. There are four bedrooms, including an ensuite Master and three generously sized guest bedrooms. A full bath and linen closet complete this floor.



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MASTER SUITE

The Ensuite Master offers privacy and calm after a long day. For the current owners, the vistas and tree-top views are a favorite feature. There are two walk-in closets & an updated ensuite bath.





GUEST BEDROOMS

Three generously sized guest bedrooms all feature double closets and large windows.





AND BATH

A full bath with double vanity provides plenty of counter and storage space.

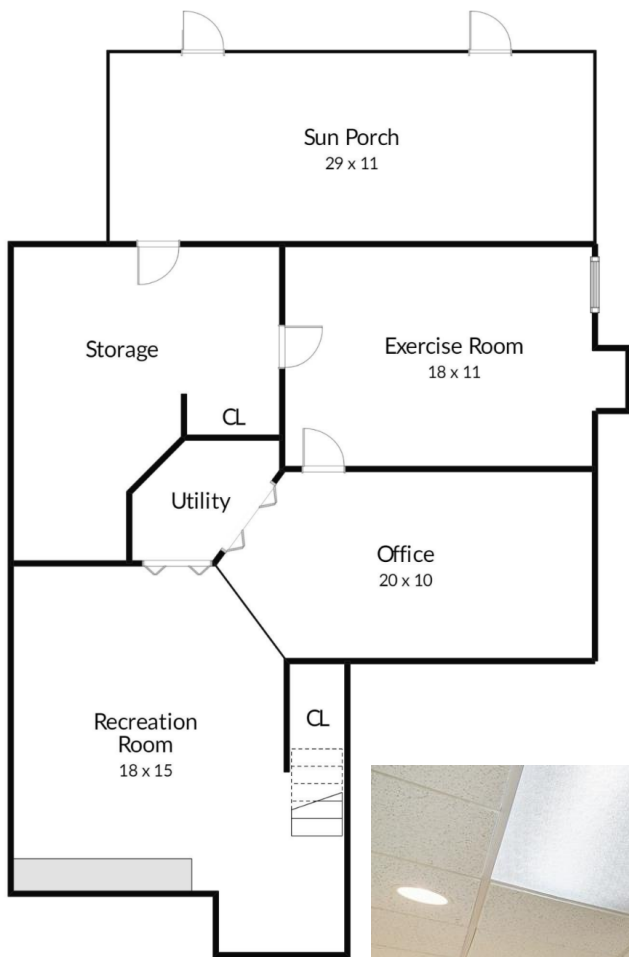


OUTDOOR LIVING

The rear deck is accessed from the Kitchen and offers wonderful views of the Somerset Hills.







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BASEMENT

The finished walk-out basement opens to the screened-in porch.



EDUCATION



Ridge High School

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

#432 in [National Rankings](#) | Overall Score 97.5/100

[Overview](#)

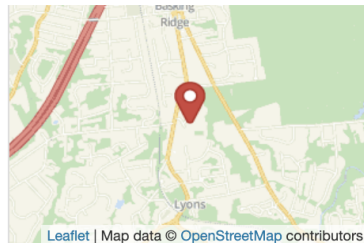
[Student Body](#)

[Test Scores](#)

[Map](#)

Overview

Ridge High School is ranked 19th within New Jersey. Students have the opportunity to take Advanced Placement® coursework and exams. The AP® participation rate at Ridge High School is 63%. The total minority enrollment is 31%, and 2% of students are economically disadvantaged. Ridge High School is the only high school in the [Bernards Township Public Schools](#).



[Explore Map](#)

US News and World Report rates Ridge High School among the Best, and gives it a Gold Rating! Summary courtesy of US News and World Report Site

2019 Rankings

Ridge High School is ranked #432 in the [National Rankings](#). Schools are ranked on their performance on state-required tests, graduation and how well they prepare students for college. Read more about [how we rank the Best High Schools](#).

All rankings:

🏆 #432 in [National Rankings](#)

🏆 #19 in [New Jersey High Schools](#)

🏆 #85 in [STEM High Schools](#)

HILLS LIFE

These are just a few of the resort-like amenities you will enjoy as a Hills resident



Photos Courtesy of Access Property Management

MLS

Somerset* Bernards Twp.* (2702)

5 ABERDEEN PL*

Residential Client Full Report



MLS#: 3557628	Section: Revere Hill	LP:
Status: A	ZN: Residential	OLP:
Rms: 8	GRS: MTPROSPECT	SP:
Bdrm: 4	MSJR: W ANNIN	LD: 05/16/2019
FB: 2	HS: RIDGE	UCD:
HB: 1	Acres: 0.16*	CD:
ZIP: 07920-3739*	LtSz: 0.16AC*	ADM: 1
RZIP: 07920	SqFt:	DOM: 1
Block: 9701*	CLR: Brck&Beige	SDA: Yes
Lot: 5*	CL: Yes	
Unit #:	GSMLS.com: Yes	
Floor #:	YB/Desc/Ren: 1997 / Approximate /	
Bldg #:	PSubType: Single Family	
FHA55+: No	Style: Colonial	
Pets: Yes		

Directions: **Allen Road to Vanderveer to Aberdeen**

Remarks: **Enjoy Hills living and beautiful vistas in this stylish brick front colonial on a sought after cul de sac in coveted Revere Hill. This home features a wonderful floor plan, first level hardwood flooring, and tall ceilings. The kitchen has 42 inch white cabinetry, stainless steel appliances, and breakfast room with French doors to the expanded deck. It opens directly to the family room, which boasts a stunning fireplace surrounded by built-ins. The spacious master suite has ceiling fan and cathedral ceiling, with two closets and bath ensuite. The finished walkout basement opens to a screened in porch. The yard has magnificent woodland views, mature trees, and privacy. Enjoy gatherings from the deck or greenery below. With award winning schools, Hills pool and clubhouse, this home has it all!**

INTERIOR

Applncs: **Dishwasher, Microwave Oven, Refrigerator, Range/Oven-Gas**
 Bsmnt: **Yes / Finished, Full, Walkout**
 Dine: **Formal Dining Room**
 Exclu: **On file**
 FirePl: **1 / Family Room**
 Floor: **Carpeting, Tile, Wood**

Handicap Modified:
 IntFeat: **Carbon Monoxide Detector, Fire Extinguisher, Smoke Detector, Soaking Tub, Stall Shower, Tub Shower, Walk-In Closet**
 Kitch: **Center Island, Eat-In Kitchen, Separate Dining Area**
 MastBr: **Full Bath, Walk-In Closet**
 MstBath: **Soaking Tub, Stall Shower**
 P-Use:
 In-law Suite: **/**

EXTERIOR / OTHER FEATURES

Amnt: **Club House, Exercise Room, Jogging/Biking Path, Playground, Pool-Outdoor, Tennis Courts**
 Drive: **/ 2 Car Width, Blacktop, Driveway-Exclusive**
 Exterior: **Brick, Vinyl Siding**
 ExtFeat: **Curbs, Deck, Enclosed Porch(es)**

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

ROOM DIMENSIONS

LivRm: 16x14 / First	DinRm: 16x11 / First	Kitch: 20x13 / First	Den: /	FamRm: 16x14 / First
Mstr: 18x14 / Second	Bed2: 12x11 / Second	Bed3: 12x11 / Second	Bed4: 12x12 / Second	
Rec Room: 18x15/Basement	Office: 20x10/Basement	Exercise Room: 18x11/Basement	Sunroom: 29x11/Basement	

LevelB: **Office, Rec Room, Walkout**
 LevelG:
 Level1: **Breakfast Room, Dining Room, Family Room, Foyer, Garage Entrance, Kitchen, Laundry Room, Living Room, Powder Room**
 Level2: **4 Or More Bedrooms, Bath Main, Bath(s) Other**
 Level3:
 OthLev:
 Attic:

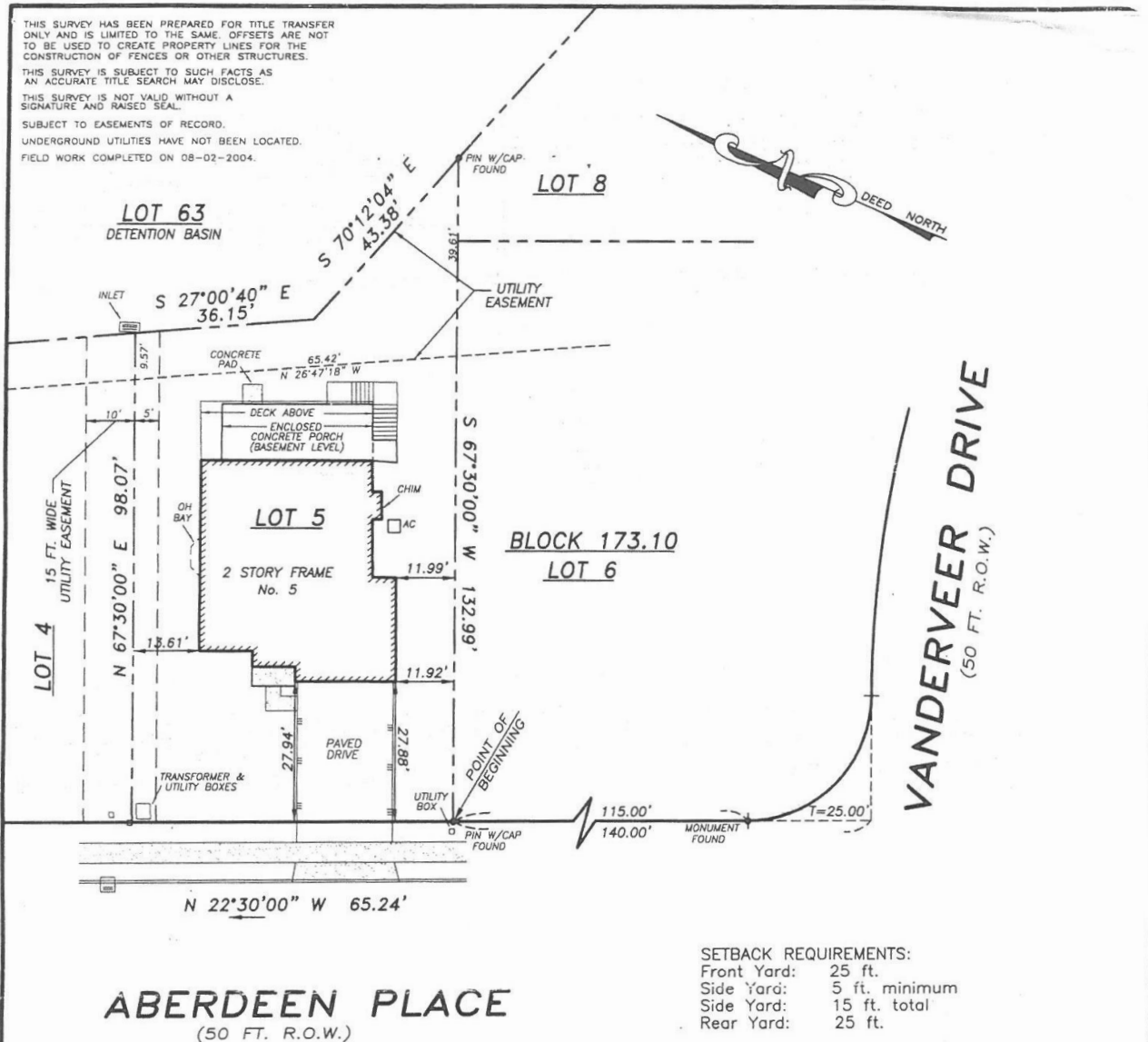
UTILITIES

Heat: 1 Unit, Forced Hot Air	Sewer: Public Sewer, Sewer Charge Extra
Cool: 1 Unit, Ceiling Fan, Central Air	Utilities: All Underground, Electric, Gas-Natural
Fuel: Gas-Natural	Water: Public Water, Water Charge Extra
Service: Garbage Extra Charge	WtrHt: Gas

FINANCIAL INFORMATION / TAX INFORMATION

Taxes: \$15,019 / 2018	TaxRt: 2.005 / 2018	BidAsmt: \$426,300	LndAsmt: \$322,800	TotAsmt: \$749,100
Fee: \$38 / Monthly	AppFee: \$368	FarmAsm:	HmWrnty: Yes	OTP: Fee Simple
Other: \$ / One Time	Easement: Unknown /			
FeelIncl: Maintenance-Common Area				

SURVEY



Property known as Lot 5 in Block 173.10 on the current Tax Map of the Township of Bernards, Sheet No. 40.

Property known as Lot 5 in Block 173.10 on a map entitled, "Preliminary Major Subdivision Plans for Section II at The Hills, Tax Block 173.10, Lot 1, Amended Final Plat, Township of Bernards, Somerset County, New Jersey", and filed in the Somerset County Clerk's Office on April 1, 1996 as Map No. 3167 (Sheet 1 of 3).

Being more commonly known as 5 Aberdeen Place, Township of Bernards, New Jersey.

A written "Waiver and Direction Not to Set Corner Markers" has been obtained from the ultimate user pursuant to N.J.A.C. 13:40-5.1(d).

Property contains 7,000 Square Feet.

This survey is prepared for the benefit of: Mark Webster & Caroline Webster, husband and wife;
Eric S. Wasser, Esquire; First American Title Insurance Company; NRT Title Agency, LLC (NRT15785);
and Cendant Mortgage Corporation, its successors and/or assigns as their interests may appear.

THIS CERTIFICATION IS MADE ONLY TO THE ABOVE NAMED PARTIES FOR PURCHASE AND/OR MORTGAGE OF HEREIN DELINEATED PROPERTY BY THE ABOVE NAMED PURCHASER. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY SURVEYOR FOR USE OF SURVEY FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO, USE OF SURVEY FOR SURVEY ATTORNEY, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY.

MAP OF PROPERTY SURVEYED FOR

NOTES

NOTES



Please 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



#1 in Basking Ridge Home Sales



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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.

The information contained in this newsletter is from sources believed reliable, but not verified nor guaranteed and is subject to change without notice.

Not responsible for typographical errors. You are advised to seek legal, tax, mortgage and other advice from licensed professionals.

