

# Special Features



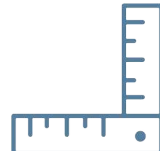
## Property Highlights



5 Bedrooms



4.1 Baths



????SF



3 Car Garage

Approx. \$200,000 in Renovations Inside & Out

### Property / Community Highlights:

- Largest 'Matisse' Colonial at Beacon Crest II
- .97 secluded acres and wooded land buffer to the rear
- Two homes from cul-de-sac – very quiet, with no road traffic or thoroughfare
- Public water & sewer
- Top ranked renowned Basking Ridge schools
  - Mt. Prospect Elementary
  - William Annin Middle
  - Ridge High (US News NJ and Nationally High Ranked School)
- Access to The Hills community:
  - TWO beautiful inground pools
  - Tennis and Pickle Ball courts
  - Fitness center
  - Picturesque golf course
  - Clubhouse
  - Playgrounds
  - Walking paths

### Exterior Highlights:

- Beautiful Brick front
- Elegant and beautiful cedar plank exterior throughout the side and back of home. All vinyl removed.
- New roof – Spring 2024
- Paver front entry steps and front walkway
- Paver stone driveway with angled Belgium block
- Three car garage with transom windows and door openers
- Newer spacious maintenance free Trex deck, with upgraded Azek siding
- Expansive paver patio
- Professionally landscaped
- Outdoor house lighting
- Irrigation System with 8 zones available 'as is.'
- Drought and storm tolerant extensive and immaculate landscaping – no need for irrigation through dry periods
- Optimal position of the home for sunlight on windows and deck and patio
- Lifelong guaranteed "Leaf Filter" original brand gutter guards with full house surround drains and slope engineering upgrade to avoid any water or leaf accumulation



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## Interior Highlights:

- Grand two-story foyer layered with molding & 3 coat closets.
- Palladium windows in Foyer brings in plenty of natural light
- UV filter screens on foyer top windows to block only harmful sunrays.
- Motor chandelier lift for ease of cleaning & bulb replacement
- Hardwood flooring on the 1<sup>st</sup> and 2<sup>nd</sup> levels
- Tastefully painted interiors matched with modern Italian tiles and cherry wood floors
- Elegant expansive Dining room with tray ceiling and bay window.
- Dining room chandelier matched to foyer
- High efficiency heating and cooling HVAC system for comfort - rated as an efficient home by gas, electricity and water utilities for the size of home.
- 2 HVAC units and 2 zones for heating / air-conditioning.
- Noiseless attic fan with auto - on/off thermostat helps with relatively cooler home during summers
- Recently updated Kitchen:
  - Updated cabinets
  - Granite countertops
  - Walk-in pantry
  - Stainless appliances
  - 5-Burner gas range
  - Commercial grade exhaust vent - vents efficiently to exterior
  - Expansive center island with ample seating
  - Sunny & spacious breakfast room adjacent to the family room
  - Sliding doors giving access to the deck - great for morning coffee and for social gatherings alike. Great for parties - secluded environment around deck
  - Easy flow social gathering structure of floors, deck and patio and basement allows great parties scaling effortlessly from 2 to 200+ guests
  - Garbage disposal and ergonomic kitchen design for convenient food processing and preparation



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- Family Room:
  - Stunning two-story
  - Newer upgraded gas fireplace insert & tile surround. Remote pad for multiple heat & air settings
  - Beautiful molding installed area fireplace and surrounding the room
  - Knee walls and artificial archaic pillars removed to maximize the modern and versatile openness. Amazing environment for social gatherings – small and very large.
  - In-wall high quality earthquake speakers for living room surround sound experience.
- Spacious & private 1<sup>st</sup> floor office or 5<sup>th</sup> bedroom with walk-in closet
- Cozy Living room with French doors to study/ 1<sup>st</sup> floor suite
- 1<sup>st</sup> floor Laundry/ Mud room with garage and exterior access
- Renovated Powder off the Office / Bedroom. Provision to extend the Powder Room to full bath in future if main level bedroom-bathroom suite is needed.
- Four bedrooms & 3 full baths (two dedicated, and one jack and jill) on the second level
- Renovated baths with granite vanities and new faucets and modernized sinks
- Primary Bedroom Suite:
  - Luxurious Primary bedroom with plenty of natural light
  - Separate sitting area
  - Vaulted Ceilings in bedroom area & sitting room
  - His / Her Walk-in Primary closets
  - Privacy and pleasant woods and valley views from bedroom and bathroom windows
- Primary Bathroom:
  - Cathedral ceilings
  - Two separate vanities with granite countertops
  - Jetted tub
  - Glass enclosed shower
  - Linen closet
- Other Bathrooms: All bathrooms have upgraded showers and stain repellent filter glass sliding panels with upgraded granite/vanity units and new sink fittings and faucets.



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- Fully Finished WALKOUT Lower Level
  - Ground level walk out to expansive patio
  - Bedroom
  - Full bath with walk-in shower
  - Media room w/ Da-Lite high quality installed screen with control to lower/ raise the screen, and ambient light ceiling. 9+1 surround sound in-wall labeled wiring with Earthquake brand speakers in wall and ceiling.
  - Recreation area
  - Bar with additional seating
  - Oversized windows for plenty of natural light
  - Never had any water issues, even in the most severe rainstorms
  - Radon-free certification included
  - Ideal for pool, table tennis, indoor games

## **Mechanical Highlights:**

- 2 heating and AC zones – 2 new AC units 2 zone – New Lennox unit installed Fall 2023
- Two newer 50 gallon hot water heaters with expansion tanks for code recommendations for safety against leakage, and for stable hot and cold supply throughout home
- Newly installed soundproofing to cancel noise to bedroom
- Security system w/motion sensors & keypad – fully wired for security of all accessible windows and doors throughout home
- Radon mitigation system installed to ensure safety
- LED lights for efficiency throughout home – all incandescent lighting removed
- Central vacuum available but not used – available as is
- Sump pump installed however it is never needed to activate

## **No Exclusions:**

- All attached lighting, and all appliances (refrigerators, washer & dryer) stay with the home

