

30 Clairvaux CT | Basking Ridge

Special Features, Exclusions, & Inclusions

- Per Tax Assessor Property Record Card: Level 1:2082sf Level 2: 1694sf Walk-out Lower level: 2027sf
- 3.14-acre lot in R-4 Zone
- Exclusive cul-de-sac location with seven unique custom-built homes
- Bucks County Colonial, built by Bocina Homes in 2007, is known for high-quality building standards and fine craftsmanship.
- Four bedrooms, four full bathrooms, a modern floorplan with exceptional flow, many multi-purpose, generous rooms.
- The walk-out sunny lower level offers access to a private stone patio and outside entrance, an 8-foot ceiling, a sought-after den-bonus room with a closet, a full bathroom with a step-in shower, storage, an in-home gym area, and recessed lighting.
- Elegant formal dining, living room, 4-season sunroom, and library | office with custom-built-in shelving, wainscoting, and trim
- Custom-designed crown molding and baseboards are used throughout the home.
- Modern kitchen with premium wood cabinetry, granite countertops, center island with counter, and high-quality appliances with a stand-alone pantry.
- Expansive open-concept family room with adjacent dining area and large focal gas fireplace with custom-made cast limestone-like mantel and surround. Vaulted ceiling, picturesque views through a wall of windows, and direct access to the maintenance-free composite deck.
- Butler's pantry is adjacent to the dining room and kitchen, featuring built-in cabinetry and an under-counter beverage refrigerator.
- The expansive primary ensuite bedroom with a sitting area, two walk-in closets, a linen closet, a vaulted ceiling, and a spa-like bathroom with a double vanity, soaking tub, and a shower with a glass surround.
- Second-floor laundry room with sink and ample cabinets
- Side entrance and mud room off the garage and kitchen
- 9-foot ceiling on level one with a dramatic 2-story entrance with two coat closets
- Recessed lighting package throughout. Foyer chandelier on hydraulic lift
- White oak hardwood floors on levels 1 and 2, the lower level has engineered flooring
- Andersen windows, interior and exterior doors, and insulated garage doors with remotes
- High-efficiency tankless water heater
- Three-zone heating and cooling, and a tankless water heater
- Oversized three-car garage with insulated doors and three transmitters with a customizable garage organizing system
- Driveway parking for ample cars
- Easy-care James Hardie fiber cement siding
- Paver's driveway and pathways
- Public utilities, including water and sewer (buyer must apply for the Bernards Township sewer before closing)
- A short distance to NJ Transit Lyons Station with ample parking, downtown Basking Ridge, local schools, major highways and much more.
- Self-managed HOA maintains the retention basin

Included: The items are all in As-Is Condition and transferred with zero monetary value.

Fireplace, chimneys, flues, and all HVAC-related components

Hardwood and engineered floors

Washer and dryer

Window treatments and light fixtures

Sheer curtains and rods in the sunroom

Decorative lighting

All mounted TV brackets remain

Irrigation system (serviced May 2025)

Garage organizing system

Snowblower, propane gas grill, free-standing generator, and gasoline cans

Home security system

Fitness equipment: Swedish Stall Bar and various mounted racks (items are tagged)

Excluded Items:

Fitness equipment

All TVs are excluded except for the lower-level TV

Sellers Attorney

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This data must be acknowledged in Section #43 of the NJ Realtors contract

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