

103 POTOMAC DRIVE | BASKING RIDGE

SPECIAL FEATURES, INCLUSIONS & EXCLUSIONS

November 2025

Square Feet from Tax Assessors' Records: Living space: 1000sf | Deck: 32sf | Garage: 231sf | Private storage room: 160sf
Newer engineered hardwood and porcelain tile flooring
Newer renovated modern eat-in kitchen and full bathroom
Deck replaced by HOA in 2015 with Trex-like composite decking material
Newer HVAC and water heater (located in deck area utility closet)
Vaulted ceiling with two newer skylights
Bedroom #2 and the laundry closet have upgraded mirrored closet doors
Crown molding was added to the bathroom and bedrooms
Newer sliding glass door to the deck and windows. (Primary window original)
Roof replaced by HOA
Front door storm door with glass and screen options
Oversized detached one-car garage with three openers
Laundry hall closet with built-in shelving, with a full-sized, newer washer and dryer
Newer LED high hats, some with adjustable color temperature settings
Basement storage room, freshly painted, with wall-mounted shelving. (Located in the next building)
Hardwired surround sound speakers in the living room (subwoofer included)
Freshly painted
Listing Documents available: www.103PotomacDR.com

Inclusions:

All included items are being transferred in As-Is Condition and carry no value
Washer, dryer, and refrigerator
All window treatments (Primary blinds are blackout)
Ceiling-mounted, hard-wired surround sound speakers with a subwoofer

Exclusions:

Garage shelving
Dining area mirror, wall will be repaired and painted

Homeowners Association Information:

Monthly HOA Fee Includes: maintenance of communal areas and exteriors, snow removal, and trash collection.
Monthly Fee: \$399. Buyer to confirm all HOA fees and capital fund contributions.
Current or upcoming assessment: the homeowner has not been notified
Spring Ridge Community Representative: Lupe Patino | Phone: #908-647-6070
Reserve Fund Contribution: \$1995 one-time, contact HOA management for confirmation & details
Buyers must conduct their due diligence to confirm all HOA fees, secure the Bylaws, Rules, and Regulations, and arrange all necessary closing & lender activities with the HOA.
Bylaws do not permit dogs.
On-Site Manager: available at the Spring Valley Blvd community clubhouse. 908-647-6070

Fees & Utilities:

The buyer is responsible for arranging all utility transfers at least 10 days before closing to ensure services are in place for the final walkthrough.
#1. Jersey Central Power & Light (JCP&L) provides electrical service to Bernards Township. For more information and to apply for service: www.firstenergycorp.com
#2. Public Service Electric & Gas (PSE&G) provides natural gas to the Bernard Township area. For more information, please visit their website: <https://pseg.com>
#3. NJ American Water provides water; however, it is bulk metered and billed through Bernards Township at a rate of \$500 per year, billed twice. Buyer to arrange before closing.
#4. Sewer: bulk meters & billed through the Bernards Township Sewer Authority; included in the annual water bill; see above.
#5. Internet: Optimum - provides cable television, internet, and phone service to properties. Please visit their website for more information: www.optimum.com/.

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