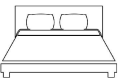




# 31 Branko Road

## Berkeley Heights

[www.31brankoroad.com](http://www.31brankoroad.com)

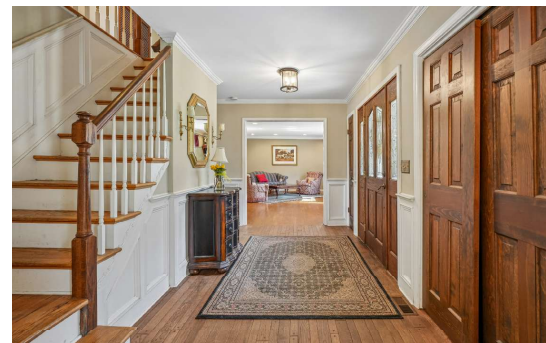
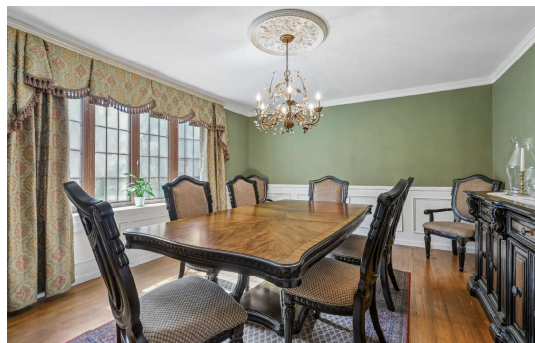
4 

3.1 

4,579 Sq. Ft.



VICTORIA  
CARTER  
GROUP



# Timeless Charm

A center foyer with tile floor, paneled wainscoting, dentil crown moulding, overhead lighting and two coat closets, welcomes visitors to this exceptional home. Broad archways open to the living and dining rooms, a doorway leads to the kitchen and hardwood stairs run to the second level.

The formal living room features a hardwood floor, crown moulding, recessed lighting, and a wide bay window overlooking the front lawn.

The formal dining room has a hardwood floor, paneled wainscoting, crown moulding overhead lighting and a bay window balancing the one in the dining room.



Surrounded by a brick accent wall, a wood-burning fireplace with raised stone hearth serves as the focal point for the spacious family room. A natural gathering spot, this room also includes crown moulding and overhead lighting. An archway from the kitchen combines with a double French door leading to the sunroom to establish an open, multi-room flow ideal for entertaining on a grand scale.

The sunroom (sold strictly as is with great potential) offers neutral wall-to-wall carpeting, a vaulted ceiling, twin lighted ceiling fans, four skylights and seven floor-to-ceiling casement windows spanning two entire walls. Set in a third wall, three sliding doors open to the sweeping rear deck, making indoor/outdoor living a pleasure.





## Inviting Warmth

Warm and welcoming, the gourmet eat-in kitchen features raised panel cabinets with Corian counter tops and a ceramic tile backsplash. A matching center island affords loads of additional space for storage and preparation. Stainless steel appliances include a Frigidaire five-burner gas range, General Electric wall oven, Maytag microwave/convection oven, Maytag dishwasher and General Electric refrigerator with cafe doors and ice dispenser. The kitchen is open to the breakfast area where a broad archway leads to the family room. Doorways access the dining room, center foyer and rear deck. A tile floor, double sink with disposal, herb garden window, two pendant light fixtures above the island, recessed lighting and a chandelier in the breakfast area complete the room.

Situated off the kitchen, the powder room is equipped with a wood-grain laminate floor, picture frame wainscoting, vanity with granite counter top, undermounted sink, crown moulding and overhead lighting.

The adjacent laundry/mud room has a tile floor, LG washer and dryer, utility sink and large pantry closet. Doorways provide egress to the deck and garage.





## A Private Escape

The primary suite is composed of a spacious bedroom and luxurious private bath.

The front-to-back bedroom features a hardwood floor, crown moulding, lighted ceiling fan and spacious walk-in closet that will accommodate even the most extensive wardrobe. A pair of windows overlooking the front lawn combine with a third window on the side wall to provide comfortable cross breezes.

Thoughtfully appointed, the en suite bath is equipped with a tile floor, glass-enclosed shower with tile surround, shower-over-tub with tile surround, vanity, light bar and skylight.

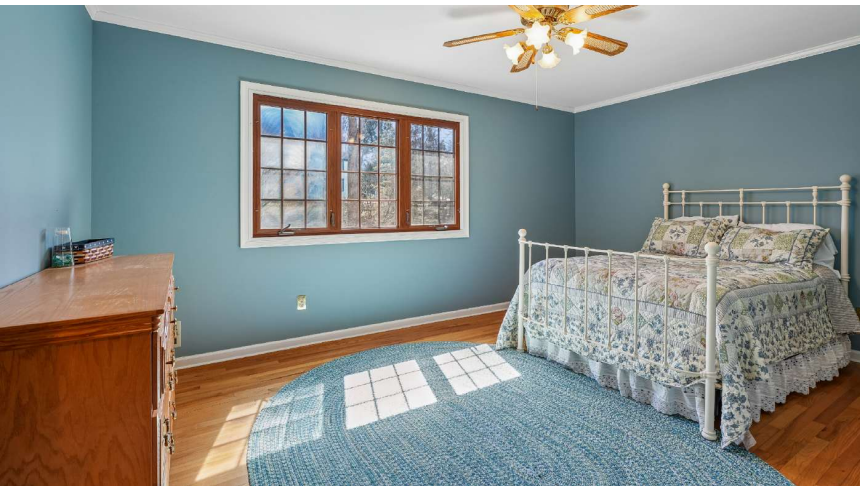


# Individual Comfort

Each of the three additional bedrooms includes a hardwood floor, walk-in closet, overhead lighting and multiple windows.

The full hall bath offers a tile floor, shower-over-tub with tile surround, double vanity with integrated sinks, wall mirror, light bar, linen closet and overhead mirror.

A center foyer with hardwood floor, linen closet, and overhead lighting completes the second level. Bessler stairs provide access to attic storage.



# Entertain or Relax

Situated on the lower level and sufficiently spacious to allow for multiple activity areas, the recreation room features neutral wall-to-wall carpeting, paneled walls and recessed lighting. A walk-in closet joins with two additional closets to provide abundant space for storage.

The adjacent exercise room has a rubberized tile floor, paneled walls and recessed fluorescent lighting.

The music room/studio offers neutral wall-to-wall carpeting, paneled walls, a double-closet, overhead track lighting and

recessed fluorescent lighting.

At a time when it has become ever more common for work to be completed from home, the office – also with neutral wall-to-wall carpeting, paneled walls and recessed fluorescent lighting – is a particularly welcome feature of this fine home.

Centrally located, a full bath includes a tile floor, glass-enclosed shower, vanity with integrated sink, lighted wall mirror and overhead lighting

A storage/utility room completes the lower level.



# Highlights

## GENERAL

- Bright and fresh, 13 room, center hall Colonial in a thriving residential community
- Four bedrooms (including a master suite), all with walk-in closets
- Three full baths, one half-bath
- Gourmet eat-in kitchen
- Finished lower levels
- Wood-burning fireplace
- Neutral palette throughout
- Attached two-car garage
- Two -tiered rear deck
- 0.81 acre property
- Fully fenced back yard
- Only minutes from town, parks, schools, restaurants, shopping and commuter train service to Manhattan

## FIRST LEVEL

- Entry foyer: tile floor; formal entry with leaded glass side-lights; paneled wainscoting; two coat closets; dentil crown moulding; overhead lighting; archways to living room and dining room; doorway to kitchen; hardwood stairs to second level
- Living room: hardwood floor; crown moulding; recessed lighting; bay window (four casement windows), front; archway to foyer
- Dining room: hardwood floor; paneled wainscoting; crown moulding; overhead lighting; bay window (four casement windows), front; swinging door to kitchen; archway to foyer
- Eat-in kitchen: ceramic tile floor; raised panel cabinets with crown moulding; Corian counter tops; ceramic tile backsplash; matching center island; stainless steel appliances – Frigidaire five-burner gas range, General Electric wall oven, Maytag microwave/convection oven, Maytag dishwasher and General Electric refrigerator with cafe doors and ice dispenser; double sink with disposal; two pendant lighting fixtures; recessed lighting; herb garden window, rear; open to breakfast area; swinging door to dining room; door to rear deck
- Breakfast area: tile floor; chair rail; chandelier; open to kitchen; archway to family room; doorway to foyer
- Family room: hardwood floor; wood-burning fireplace with raised stone hearth;

- brick accent wall; crown moulding; overhead lighting; double French door to sun-room; archway to kitchen
- Sunroom (sold strictly as is): neutral wall-to-wall carpeting; vaulted ceiling; two lighted ceiling fans; four skylights; three floor-to-ceiling casement windows, side; four floor-to-ceiling casement windows, rear; three sliding doors to rear deck; double French door to family room
- Powder room: wood-grain laminate floor; picture frame wainscoting; vanity with granite counter top and undermounted sink; crown moulding; overhead lighting; double-hung window, rear
- Laundry/mud room: tile floor; LG washer and dryer; utility sink; walk-in pantry closet; doors to deck and garage
- Two-car garage: power door openers

## SECOND LEVEL

- Center foyer: hardwood floor; linen closet; overhead lighting; Bessler stairs to attic storage
- Bedroom one (primary suite): hardwood floor; walk-in closet; linen closet; crown moulding; lighted ceiling fan; two double-hung windows, front double-hung window,

- side; octagonal casement window, rear; access to en suite bath
- Private full bath (primary suite): tile floor; glass-enclosed shower with tile surround; shower-over-tub with tile surround; vanity; light bar; skylight; double-hung window, rear
- Bedroom two: hardwood floor; walk-in closet; overhead lighting; double-hung window, side; double-hung window, rear
- Bedroom three: hardwood floor; walk-in closet; overhead lighting; two double-hung windows, front; double-hung window, side
- Bedroom four: hardwood floor; walk-in closet; crown moulding; overhead lighting; three casement windows, rear
- Full hall bath: tile floor; shower-over-tub with tile surround; double vanity with integrated sinks; wall mirror; linen closet; light bar; overhead lighting; double-hung window, rear

## LOWER LEVEL

- Recreation room: neutral wall-to-wall carpeting; paneled walls; walk-in closet; two additional closets; recessed fluorescent lighting; doorways to office, music studio and full bath; carpeted stairs to level one
- Office: neutral wall-to-wall carpeting; paneled walls;

- recessed fluorescent lighting; doorway to recreation room
- Music room: neutral wall-to-wall carpeting; paneled walls; double-closet; overhead track lighting; recessed fluorescent lighting; doorway to recreation room
- Exercise room: rubberized tile floor; paneled walls; recessed fluorescent lighting; archway to recreation room; doorway to utility room
- Full bath: tile floor; glass-enclosed shower; vanity with integrated sink; lighted wall mirror; overhead lighting
- Storage/utility room

## EXTERIOR

- Bluestone front walkway
- Two-tiered rear deck with built-in benches; access to sunroom, kitchen and mud room
- Paver driveway with Belgian block curbing
- Storage shed
- Professionally landscaped: established lawns, mature shade trees and decorative shrubbery

## IMPROVEMENTS

- Installed new roof – 2026

## ASSESSMENTS

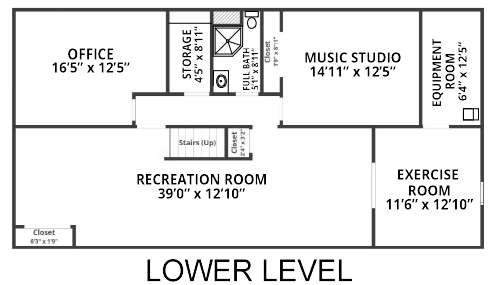
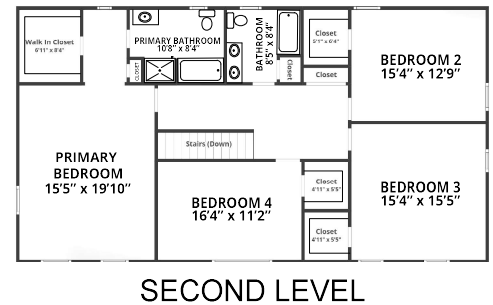
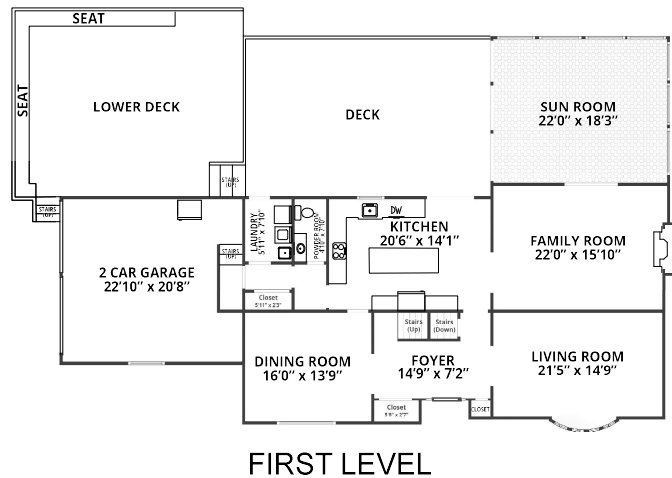
- Land: \$216,700
- Improvements: \$283,800
- Total: \$500,500
- 2025 taxes: \$22,027

## COMMUNITY

- Nestled in the beautiful

Watching Mountains, Berkeley Heights is a vibrant suburban community just 28 miles from New York City. Ranked #6 in “Best Places to Live – America’s Top 50 Small Towns” by CNN/Money Magazine in 2013, Berkeley Heights continues to be counted among the best small towns and safest places to live in all New Jersey. Situated in close proximity to many major highways and airports, Berkeley Heights enjoys direct rail and bus access to Midtown Manhattan, yet is just a quick car-ride away from beautiful hiking trails, mountain views, wineries, farms and the fabulous Jersey Shore. The town is known for its numerous annual celebrations including the Feast of Mt. Carmel in July, Summer Street Fair, concerts in the park and Winter Walk in early December. The public school system is consistently rated among the very best in New Jersey. Berkeley Heights boasts many spacious parks, and sponsors a range of recreational programs for children and adults of all ages and interests. The vibrant downtown counts over 20 fine restaurants and a full array of local shops and services.

# Floor Plans



NOT TO SCALE: Floor plans are for illustration purposes only. Room positions and dimensions are approximate and should be independently measured for accuracy.

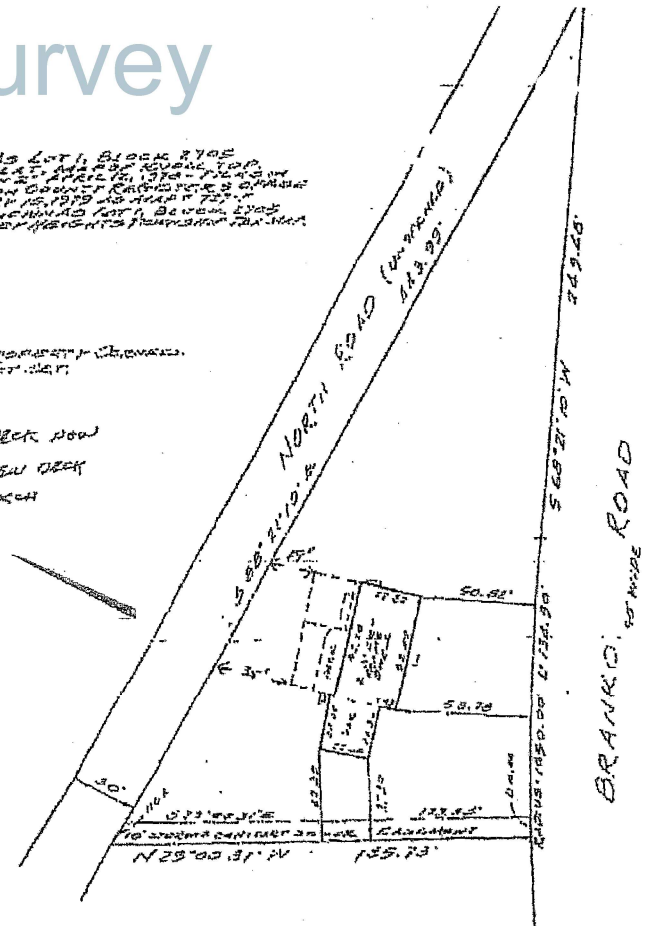


# Survey

KNOWN AS LOT 1, BLOCK 4705  
 CHINA BEACH, 2ND OF BOUNDARY, 2004  
 DEED RECORDED IN DEED BOOK 1374 - PAGE 20  
 THE UNION COUNTY RECORDS OFFICE IS ADVISED  
 HEREBY THAT THE ABOVE DESCRIBED  
 AREA IS BEING USED AS A DECK  
 SUBJECT TO THE RIGHTS THEREAFTER

NOTE: PROPERTY IS OWNED  
 BY THE SELLER

DECK ROAD  
 NEW DECK  
 ROCK



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Weichert, Realtors • Short Hills Office



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