

Somerset\* Franklin Twp.\* (2708)

107 Bayberry Dr\*

List Price: \$469,000

Residential Agent Complete Report



MLS#:	<b>4034422</b>	Section:	<b>Quail Brook</b>	LP:	<b>\$469,000</b>
Status:	<b>Coming Soon</b>	ZN:		OLP:	<b>\$469,000</b>
Rms:	<b>5</b>	GRS:		SP:	
Bdrm:	<b>2</b>	MSJR:		LD:	<b>06/12/2026</b>
FB:	<b>2</b>	HS:		XD:	<b>12/31/2026</b>
HB:	<b>1</b>	Acres:	<b>0.04*</b>	FSD:	<b>06/16/2026</b>
ZIP:	<b>08873-4212*</b>	LtSz:	<b>18X95*</b>	UCD:	
RZIP:		SqFt:		ACD:	
Block:	<b>386.10*</b>	CLR:		CD:	
Lot:	<b>146*</b>	CL:	<b>Yes</b>	ADM:	
Unit #:		GSMLS.com:	<b>Yes</b>	DOM:	<b>0</b>
Floor #:		YB/Desc/Ren:	<b>1984 / Approximate /</b>	Terms:	
Bldg #:		PSubType:	<b>Condo/Coop/Townhouse</b>	SDA:	
AgeRestricted:	<b>No</b>	Style:	<b>Multi Floor Unit, Townhouse-Interior</b>		
Pets:	<b>Yes</b>				

Directions: **Easton Ave to Dermott Ln to New Brunswick To Bayberry Drive**

Remarks: **Welcome to 107 Bayberry Drive " Quail Brook, Somerset,Nestled in a private setting backing to a peaceful wooded area, this spacious and bright 2-bedroom, 2.5-bath townhome offers comfort, convenience, and endless potential in the highly desirable Quail Brook community.Step inside to find an inviting eat-in kitchen featuring ample cabinet space and appliances, perfect for everyday living. The adjacent dining and living areas create an open and welcoming atmosphere, highlighted by soaring skylights, a cozy wood-burning fireplace, and sliding glass doors leading to a fenced patio and private backyard ideal for relaxing or entertaining.The main level also includes a convenient powder room and direct access to the attached one-car garage.Upstairs, the generous primary suite features a large closet, private en-suite bath, and a separate dressing/vanity area with an additional sink. A spacious second bedroom and a full hallway bathroom complete the second floor.The full basement offers excellent potential for future finishing and currently provides laundry facilities, utilities, and abundant storage space.HVAC system approximately 1 year old.Hot water heater approximately 6 years old.Residents of Quail Brook enjoy a prime location close to parks, shopping, restaurants, houses of worship, and major highways, providing easy access to New York City and surrounding areas.This home is move-in ready and offers a wonderful opportunity to add your personal touches and make it your own.**

Agent Remarks: **House sold as is Condition,Nothing wrong with the House. Must Have confirmed Appt**

INTERIOR

Applncs: **Dishwasher, Dryer, Refrigerator, Range/Oven-Electric, Washer** Kitch: **Galley Type**  
Bsmnt: **Yes / Full**  
FirePl: **1 / Wood Burning**

EXTERIOR / OTHER FEATURES

Drive: **/ 1 Car Width, Blacktop** Garage: **1 / Attached Garage**  
Exterior: **Vinyl Siding** Roof: **Asphalt Shingle**  
ExtFeat: **Deck**

ROOM DIMENSIONS

UTILITIES

Heat: **1 Unit, Forced Hot Air** Sewer: **Public Sewer**  
Cool: **1 Unit, Central Air** Utilities: **Electric, Gas-Natural**  
Fuel: **Gas-Natural** Water: **Public Water**

FINANCIAL INFORMATION / TAX INFORMATION

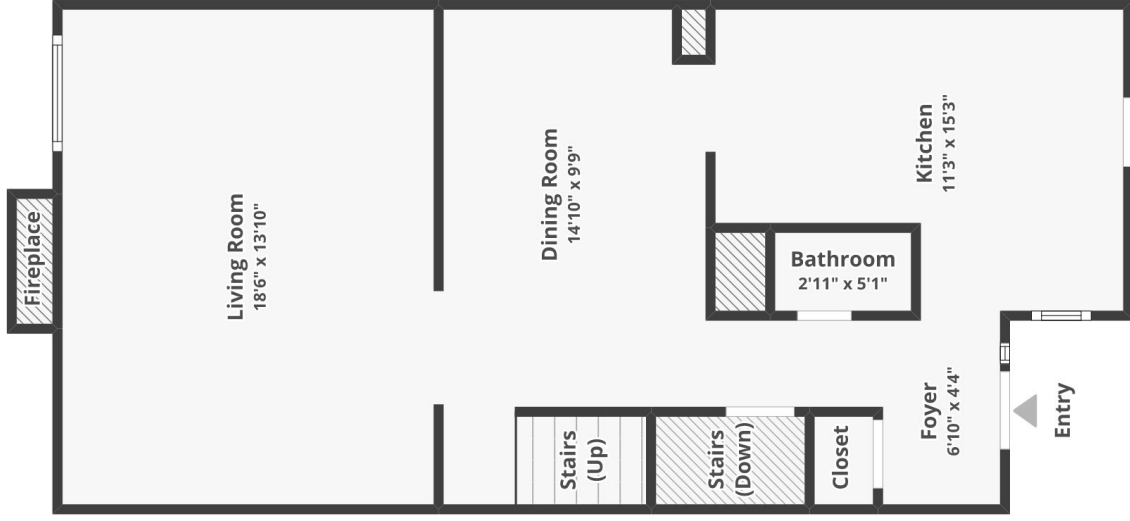
Taxes: **\$7,366\* / 2025\*** TaxRt: **1.678\* / 2025** BldAsmt: **\$238,600\*** LndAsmt: **\$200,000\*** TotAsmt: **\$438,600\***  
Fee: **\$455 / Monthly** AppFee: **\$** FarmAsm: HmWrnty: **OTP: Condominium**  
Other: **\$ /** Easement: **Unknown /** Seller's Lender Approval Required (for example, Short Sale): **No**

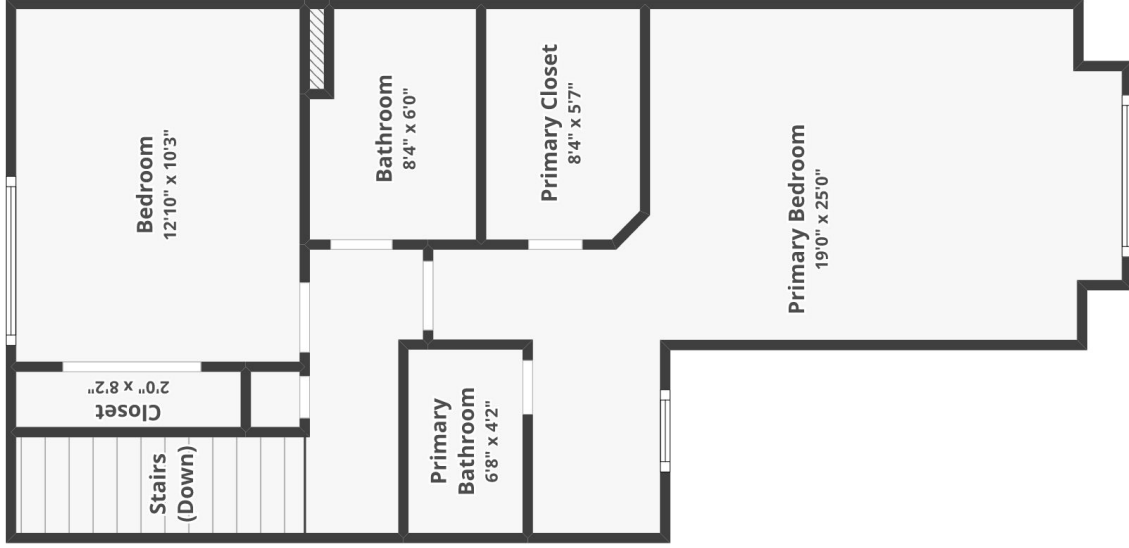
SHOWING INFORMATION

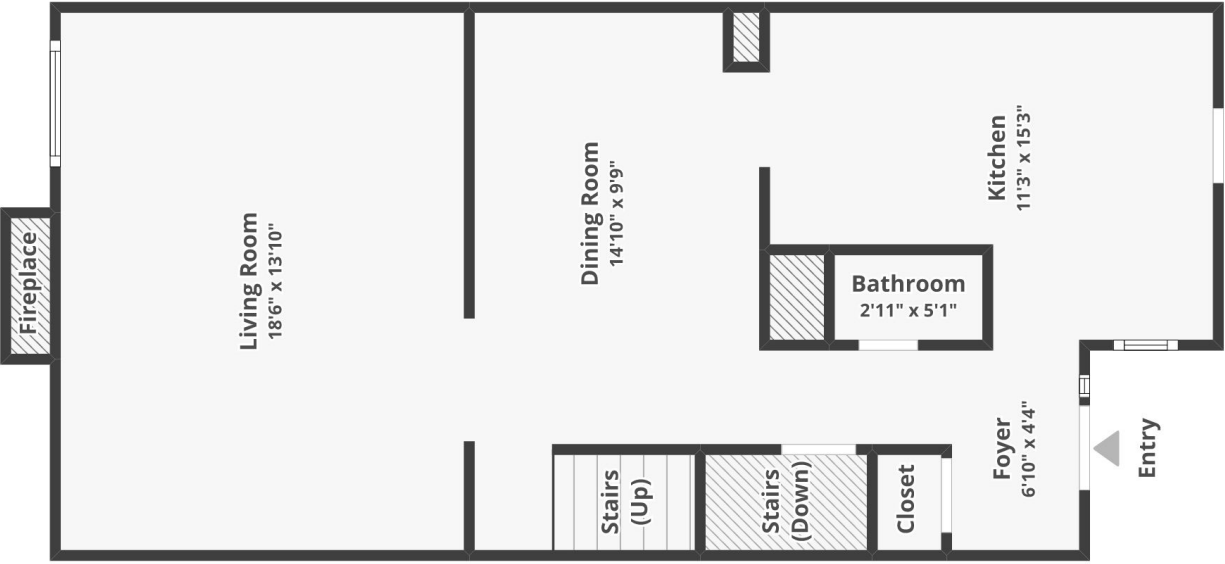
MgmtNm: **Executive Property Mangment** MgmtPh: **732-821-3241**  
Owner: **Fiala, Carolyn J.\***  
Possess: **Closing** Sign **No**  
Instr: **Require 2 Hours Notice First day of Showing 6/16/26**  
Show: **See Showing Instructions**

LISTING OFFICE INFORMATION

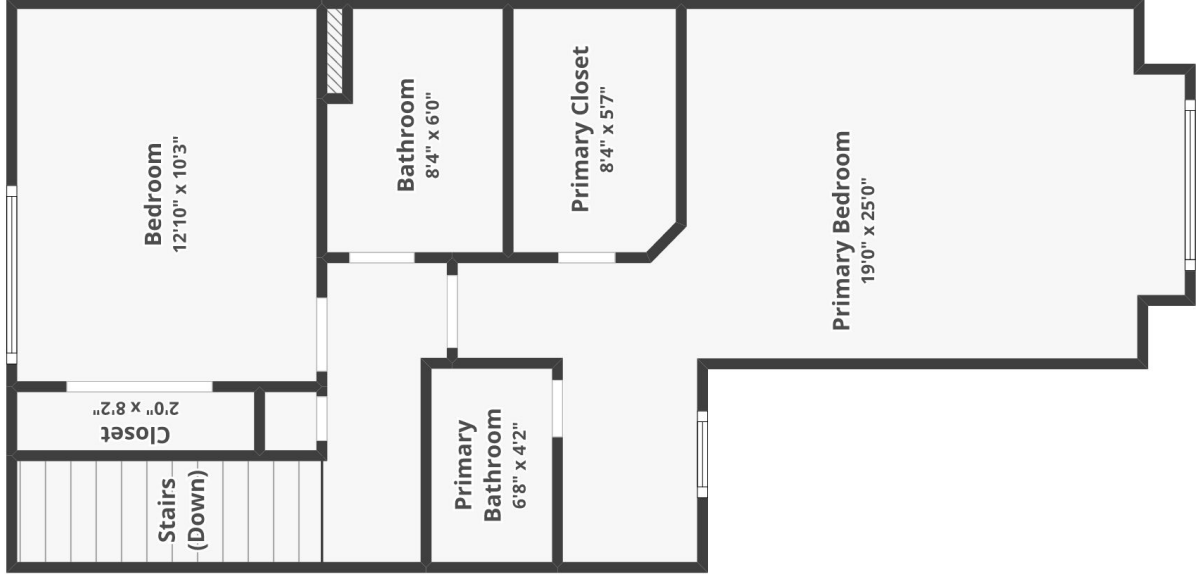
ListOff: **EXP REALTY, LLC (5028)** Ph: **866-201-6210** Email:  
ListAgt1: **YOUSUF SYED (264011)** Ph: **732-754-2541** Fax: **732-754-2541**  
LType: **Exclusive Right to Sell** BREL: **Disclosed Dual Agent**







FLOOR 1



FLOOR 2



NEW JERSEY REALTORS®
ADDENDUM REGARDING CONDOMINIUM/HOMEOWNER'S ASSOCIATIONS

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This Addendum is attached to and made a part of the New Jersey Realtors® Standard Form of Real Estate Sales Contract, Form 118 (the "Contract"). If this Addendum conflicts with the Contract, then this Addendum shall control.

(A) Documents.

If the Property is a condominium or is subject to a homeowners' association, Seller shall make available to Buyer upon request, prior to or at the time of the signing of this Contract, a copy of the current rules, regulations, Master Deed, financial statements and by-laws of the condominium and/or homeowners' association. The name(s), address(es) and telephone number(s) of the association(s) is/are:

107 Bayberry Dr Somerset, NJ 08873

Executive Property Management

732-821-3224

(B) Approval.

Seller, if required, shall provide Buyer with written approval by the condominium or homeowners' association for Buyer's purchase of the Property. Prior to Closing, Seller shall provide a "Status of Account" letter and Certificate of Insurance for the association.

(C) Fees.

Seller represents that the current monthly association fee is \$ 455 - Per Month. Buyer acknowledges that associations commonly require a one-time non-refundable capital contribution or start-up fee, which shall be the responsibility of Buyer to pay.

(D) Assessments.

Seller represents that the association has imposed or may be imposing an assessment payable after Closing by Buyer in the amount of \$ \_\_\_\_\_ for the following purpose: \_\_\_\_\_

which assessment includes but is not limited to any lawsuit or major capital improvement project of which Seller is aware.

(E) Inspections.

Within seven (7) business days of Seller's receipt of a report by Buyer's qualified inspector within the Inspection Time Period that identifies a physical defect or environmental condition that affects the Property itself which is, or is caused by, a physical defect or environmental condition of a common element or limited common element maintained by the condominium and/or homeowner's association, Seller may notify Buyer that Seller will cause such defect or condition to be cured or corrected or that Seller does not have the legal right to cure or correct such defect or condition, in which case Seller has notified the association and/or management company of the need to repair the defect or condition and the association and/or management company has agreed to correct the defect or condition prior to or after closing.

If Seller provides such notice to Buyer, then Seller's obligation regarding the defect or condition will be deemed satisfied and Seller will have no liability to Buyer for the defect or condition. If Seller fails to provide such notice to Buyer, Buyer will have the right to void this Contract by notifying Seller in writing within seven (7) business days thereafter. If Buyer fails to void this Contract within the seven (7) business day period, Buyer will have waived Buyer's right to void this Contract and Seller will be under no obligation to correct or cure such defect or condition.

Email # SHARYL.RUBIN@EPMwebsite.com

SHARYL RUBIN
Manager

(signature page to follow)



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WITNESS:

	BUYER Date
	BUYER Date
	BUYER Date
	BUYER Date
	SELLER Date
	SELLER Date
	SELLER Date

*Carolyn A. Lualaba* 4/13/26  
SELLER Date



# WIRE FRAUD NOTICE

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**PROTECT YOURSELF FROM BECOMING A VICTIM OF WIRE FRAUD.** Wire fraud has become very common. It typically involves a criminal hacker sending fraudulent wire transfer instructions in an email to an unsuspecting buyer/tenant or seller/landlord in a real estate transaction that appears as though it is from a trusted source, such as the victim's broker, attorney, appraiser, home inspector or title agent. The email may look exactly like other emails that the victim received in the past from such individuals, including having the same or a similar email address, accurate loan and other financial information, and the logo of one of those individuals. If the hacker is successful, the victim will follow the bogus instructions to wire money, such as deposit money or the payment of an invoice, to the hacker's account. Once this money has been wired, it may not be possible to recover it.

We strongly recommend that, **before** you wire funds to any party, including your own attorney, real estate broker or title agent, you **personally call** them to confirm the account number and other wire instructions. You only should call them at a number that you have obtained on your own (e.g., from the sales contract, the lease, their website, etc.) and should **not** use any phone number that is in any email - **even if the email appears to be from someone you know.**

If you have any reason to believe that your money was sent to a hacker, you must immediately contact your bank and your local office of the Federal Bureau of Investigation, who can work with other agencies to try to recover your money, to advise them where and when the money was sent. You also should promptly file a complaint with the Internet Crime Center at [bec.ic3.gov](http://bec.ic3.gov).

Finally, since much of the information included in such fraudulent emails is obtained from email accounts that are not secure, we strongly recommend that you not provide any sensitive personal or financial information in an email or an attachment to an email. Whenever possible, such information, including Social Security numbers, bank account and credit card numbers and wiring instructions, should be sent by more secure means, such as by hand delivery, over the phone, or through secure mail or overnight services.

**By signing below, you indicate that you have read and understand the contents of this Notice:**

**Seller/Landlord:** *Carolyn Fiala* dotloop verified  
06/11/26 3:29 PM EDT  
VHHS-9JUV-2DNM-62DV **Date:** \_\_\_\_\_

**Seller/Landlord:**  **Date:** \_\_\_\_\_

**Buyer/Tenant:**  **Date:** \_\_\_\_\_

**Buyer/Tenant:**  **Date:** \_\_\_\_\_

