



Beds: 3
 Baths: 2 / 1
 MLS #: 7141028
 BRIGHT MLS#: 1000255040
 Tax ID #: 12-00006-00055
 Building: Candlewood
 Floor Number:
 Age: 24
 New Construct: No
 Condition: Average+
 Ownership: Condo-Fee Simple
 Interior Sq Ft:
 Type: Row/Town/Clu
 Style: Colonial, Traditional
 Design: 2 Story
 Central Air: Yes

Recent Change: 03/11/2018 : NEW Listing : ->ACT

Upcoming OH: Brokertour: Tue Mar 13, 11:30AM-1:00PM

Location

County: Mercer
 MLS Area: Robbinsville Twp (21112)
 Subdiv / Neigh: Foxmoor
 School District: [Robbinsville Twp](#)
 - High: Robbinsville
 - Middle: Pond Road Middle
 - Elementary: Sharon E.S.

Lot Information

Acres / Lot Sq Ft: .06 / 2,460
 Lot Dimensions: 30X82
 Land Use / Zoning: RPVD
 Waterfront: No

Tax Information

Taxes / Year: \$7,195 / 2017
 Assessment: \$245,400
 Block / Lot: 00006 / 00055
 Land Assessment: 115,000
 Imprv Assessment: 130,400

Condo/HOA Association

Condo / HOA: Yes / No
 Recurring Fee: \$126 / Monthly
 One-Time Fee:
 Adult 55+/62+ Community: No

Rooms

Total Rooms:	8				
Full Baths:	0 Main, 2 Up, 0 Low	Part Baths:	1 Main, 0 Up, 0 Low		
Main Bedroom:	14 x 11	Upper	Living/Great Room:	12 x 11	Main
Second Bedroom:	12 x 12	Upper	Dining Room:	17 x 12	Main
Third Bedroom:	12 x 9	Upper	Kitchen:	20 x 8	Main
			Family Room:	14 x 12	Main
			Foyer:	9 x 8	Main
			Crawl :	6 x 5	Basement
			Patio:	14 x 7	Main
			Storage :	7 x 4	Main

Building Information

Farm: Rehabbed: 2016

Features

Exterior: Vinyl Exterior, Pitched Roof, Exterior Lights, Fencing, Lawn Sprinkler, Sidewalks, Street Lights, Patio, Level Lot, Association Swimming Pool

Interior: Cable TV Wired, Ceiling Fan(s), Energy Efficient Windows, Replacement Windows, Skylight (s), Stall Shower, Access Panel Attic, Cathedral/Vault Ceiling Entrance, Foyer/Vestibule Entrance, Main Bedroom Full Bath, Main Bedroom Walk-in Closet, No/Unknown Accessibility Modifications, Upper Floor Laundry, One Fireplace, Family Room Fireplace, Finished Wood Floors, Vinyl/Lin Floors, Wall to Wall Carpet

Kitchen: Kitchen & Breakfast Room, Built In Dishwasher, Built In Microwave, Built In Range, Built In Refrigerator, Double Oven, Double Sink, Energy Efficient Appliance, Island, Pantry, Self-cleaning Oven, Gas Cooking

Basement: Crawl Space

Parking:	No Garage, 2-Car Parking
Utilities:	Central Air, Gas Heating, Hot Air , Gas Hot Water, Public Water, Public Sewer
Assoc. Fee Incl:	Club House, Common Area Maintenance, Lawn Maintenance, Management, Play Ground, Snow Removal, Swimming , Tennis , Trash Removal
Inclusions:	Major Kitchen Appliances, W/D, Window Treatments, Att. Light Fixtures
Exclusions:	All Personal Property

Remarks

Public: Better Than New! Tucked away in the treed Candlewood section of the popular Foxmoor community, minutes from the Baps, and so close to Robbinsville top-rated schools with the Sharon Elementary School bus stop just across the street and viewable from the home. The Robbinsville Town Center is 1.1 miles away, offering entertainment, restaurants, and shops. This upgraded and unique end unit townhouse provides all the amenities today's buyers desires. New, hand scrapped hickory wood floors enrich the first floor, elegant crown moldings trim the entire home, the open concept living and dining rooms are lined with crisp picture frame molding. A large paver patio and professionally landscaped gardens, and 2 storage closets, are surrounded by a low-maintenance gated vinyl fence. For savings on energy bills and to offer you peace of mind a brand new 92 high efficiency furnace, 14 SEER air conditioning unit, and hot water heater with automatic shut off valve were installed, August of 2016. An updated powder room on the first floor for guests. A wood-burning fireplace cozies the open great room and sunny, eat-in kitchen, re-modeled with a tumbled marble backsplash, cherry cabinets, and stainless appliances. A bright, 2-story staircase leads to a soothing master suite with a walk-in closet and sky lit bath renovated with a rubbed bronze glass shower. A beautifully updated bath serves 2 more airy bedrooms with crown molding and organized closets. An elegant ease flows through wonderful indoor and outdoor spaces for entertaining and the everyday. The low monthly association cost includes; two exterior pools, tennis courts, playground, clubhouse, snow removal, lawn maintenance, trash removal offering you a carefree lifestyle. Make this home yours today!

Green: Energy Efficient Windows. New 2016: 92% High Efficiency Furnace, 14 SEER Air Conditioning Unit, Hot Water Heater with Automatic Shut Off Valve.

Agent: New hand scraped hickory 5" wood floors on the 1st Floor, HVAC and Hot Water Heater. Newer Roof. Please remove footwear, lock all doors, and leave your business card.

Showing

Appointment Phone: (855) 916-5159

Show Instructions: One Hour Notice, One Hour Window to Show, Leave Business Card, Lock Doors

Showing Features: Call To Show, Combo Lockbox

Cross Street: Pond Road [Map Grid:](#)

Directions: Quakerbridge Rd. left onto Hughes Dr., left onto Flock Rd., left onto Hutchinson Rd., left onto Pond Rd., right onto Beacon Place to #46 End-Unit

Listing Office

Listing Agent: [Madolyn Greve \(Lic#8644010\)](#)
(609) 462-2505

Listing Office: [Callaway Henderson Sotheby's Int'l-Princeton](#) (CHSIR01)
4 Nassau St , Princeton, NJ 08542

Office Phone: (609) 921-1050

Office Fax:

(609) 683-4070

Compensation

Buyer Broker: 2.5%

Transaction Broker:

2.5%

Dual/Var Comm: No

Sub Agent Broker: 0%

Listing Information

MLS #:7141028

Original Price: \$323,500

PMP: 2

List Contract Date: 03/10/2018

DOM: 2

Last Modified: 03/11/2018

Short Sale/REO: No/No

Off Market Date:

Broker Interest: No

List Expire Date: 03/10/2019

Sign: No

Agreement Type: ER

Prospects Excluded: No

Earliest Possession: < 30 Days

Owner: Virginia Squitieri

Finance Accepted: Conventional

Property Disclosure: Yes

Brokertour:	03/13/2018 11:30AM-1:00PM	Food:	Yes
	Join me for dessert!		
Open House:	03/18/2018 1:00PM-3:00PM	Food:	No
	Your opportunity to tour this home with listing agent.		

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