

# 18 ZENTEK ROAD

NEAR SERGEANTSVILLE, NJ

3 minutes to the center of charming, historic Sergeantsville  
9 minutes to the Delaware River and captivating river towns  
11 minutes to major shopping and services

Mailing address: Stockton NJ 08559

## Property Web Site

INTERACTIVE FLOOR PLANS, MORE PHOTOS AT  
[www.SeeTheProperty.com/123114](http://www.SeeTheProperty.com/123114)



## Privacy. Opulence. Beauty. Design. Quality. Lifestyle. Comfort.

Above par manse that's a world above the competition. Custom built with focus on the upgrades and details. Capaciously sized rooms offer an evincingly superior lifestyle. Open floorplan, high ceilings and top of the line components mean there's nothing to do but move in. The kitchen has platinum standard features such as granite countertops, Wolf ovens, center island with unique free form sink, wine cooler and gas stove top griddle, double dishwasher, glass tile backsplash, unique tile floor. Red oak flooring, upgraded molding, trimwork, doors and hardware complement the architectural style. First floor master suite with two walk-in closets and sumptuous bath. Walkout lower level set up as in-law suite with full kitchen, living room, full bath and office. 54x24 inground heated pool with hot tub and 2 waterfalls.

A wowzer! And an exceptional value for **\$869,000**



SCAN WITH YOUR  
SMART PHONE OR GO  
TO THE PROPERTY WEB  
SITE LISTED ABOVE.  
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BANKER**

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OFFICE

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**Bruce Gage and Joan Van der Veen**

REALTOR, E-PRO, SRES, CRS  
908-892-9055 MOBILE

REALTOR, ACCREDITED HOME STAGER  
908-892-9058 MOBILE









**MAIN FLOOR**



**SECOND FLOOR**

**FINISHED LOWER LEVEL**



To see many more photos with interactive floor plans go to:

**PROPERTY WEB SITE**

[SeeTheProperty.com/123114](http://SeeTheProperty.com/123114)

This brochure is also available as a digital pdf file.

Click on Printable Materials, then click on Print Brochure to download.

Planning is easier with the online Room Planner Tool.

The "See The Property" web address given above includes the Room Planner Tool. Just look for the icon on the left side of the main page.

The Room Planner Tool is easy to use for planning the placement of your own furniture in this spacious home. You can size the furniture exactly and place each piece on the floor plan in the appropriate room.

You can also download a digital copy of this brochure from the same site. Just look for Printable Materials, and click on Print Brochure.

Information deemed reliable but not guaranteed.  
All room sizes are approximate.



## GENERAL FEATURES

- Completely custom-built luxury country estate on 6.39 acres of open and wooded land
- Built in 2006 by a quality builder with the finest components and craftsmanship available
- Very privately situated due to the configuration of the lot
- Extremely well-maintained, move-in ready
- Over 4650 square feet of luxury living space on 3 floors: main floor, second floor and finished lower level
- Master Bedroom Suite on the main level
- 5 Bedrooms, 5 Full Baths and Powder Room
- #1 grade red oak wide plank hardwood flooring throughout most of the main level
- Oak hardwood flooring and upgraded Berber carpeting on the second floor
- Upgraded Berber carpeting on the finished lower level
- Nine-foot ceilings on the main floor, vaulted ceiling in the Living Room, tray ceiling in the Master Bedroom
- Architectural features including decorative columns, wide crown moldings, picture frame moldings, decorative cornices, extra wide baseboard moldings and hand painted wall treatments
- Solid wood custom wainscot-paneled doors throughout
- Two fireplaces: wood-burning fireplace in the Living Room and gas fireplace in the Family Room
- Abundant storage including many walk-in closets with built-in closet systems
- Energy-efficient windows, with screens, windows tilt-out for easy cleaning
- Recessed lighting throughout the entire home
- Window treatments throughout are included
- Lever handled door fixtures
- 2 by 6 construction
- Poured concrete foundation
- Upgraded appliances and top quality mechanicals
- Four-zone forced hot air heating system
- Four-zone central air conditioning system
- Heating and cooling zones: main floor, second floor, finished lower level, and garage
- Whole house propane for heating, hot water and cooking (propane for pool heater as well)
- Hot water heater, new 2012
- Whole house computerized security system
- Private well
- Five-bedroom septic system, installed 2006
- All underground utilities

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**ROOM BY ROOM FEATURES****Main Floor / Entertaining and Relaxing Spaces****ENTRY FOYER**

- Custom oversized solid wood paneled front door with arched top
- Red oak wide width hardwood flooring
- Quarter-turn staircase to second floor with oak treads, painted spindles and risers, balcony overlooks Foyer
- Two-story ceiling
- Second story triple window brings in more natural light
- Crystal chandelier with glass globes and dimmer
- Extra deep coat closet
- Wide baseboard molding

**DINING ROOM**

- Red oak wide width hardwood flooring
- Venetian plaster wall treatment, professionally created
- Triple window overlooking the front, shades included
- Two architectural accent columns capped with dimensional crown molding
- Painted wainscotting with picture frame molding and matching Venetian plaster insets
- Lighted wall sconces
- Crown molding and wide baseboard molding

**LIVING ROOM**

- Impressive wood burning fireplace with 2-story natural stone surround, stone hearth and wood mantle
- Red oak wide width hardwood flooring
- Set of two double windows overlooks the backyard
- Second story double window brings in more natural light
- Plentiful natural light
- Dramatic twin vertical ceiling fans each with 4 woven blades, fans operate at a slower speed and move a larger volume of air for improved air circulation
- Back staircase to second floor with oak treads, painted spindles and risers, curved balcony overlooks Living Room
- Lighted wall sconces
- Recessed lighting
- Crown molding and wide baseboard molding
- Custom window treatments included

**EPICURIAN KITCHEN**

- Opens to the Breakfast Area and Family Room
- Totally custom solid wood cabinetry provides both beauty and efficiency, with custom finish in distressed ivory
- 24-inch porcelain tile flooring
- Yards of exotic granite embellish all the countertops
- Unique custom-designed, hand crafted stainless steel entertainment sink, free form design, handy location, use for dramatic display of cold beverages and cold appetizers, as well as an additional food prep area
- Rohl Shaw's Original® handcrafted, fireclay farmhouse kitchen sink, extra deep single-basin with apron front
- Glass tile backsplash with copper accents tiles
- 42-inch top cabinets with under cabinet lighting
- Lower cabinets have pull-out drawers for easy access to items at the back of the cabinet
- Specialty features include self-closing drawers, plate storage rack, glass fronted cabinets, pull-out trash bin
- Custom cabinetry also includes a desk area with granite desktop, desk drawers, upper storage cabinets, and three built-in file cabinet drawers
- Stainless steel, energy-efficient, top quality appliances
- Sub-Zero® built-in refrigerator/freezer with advanced technologies including computer controlled, dual refrigeration for precise temperature control, proper humidity for each type of food, and air cleansed of impurities
- Wolf® gas cooktop with four burners and hidden infrared griddle, for precision controlled cooking
- Best by Broan® range hood, vented to the outside
- Wolf® double oven for precision controlled baking and broiling, both are convection and self-cleaning
- Fisher & Paykel® Double Dishdrawer dishwasher with Dishdrawer Technology to control how the wash mechanism operates based on the load and wash cycle
- GE Profile® built-in stainless microwave
- GE Monogram® beverage refrigerator with pullout drawers and movable shelves
- Lead crystal chandelier halogen pendant lights
- Café seating for up to 10 at the expansive center island
- Handsome custom corbels support the granite overhang
- Large pantry closet with built-in shelving, automatic light
- Both sinks have oil-rubbed bronze finish fixtures
- Instant hot water dispenser at farm sink
- Crown molding and wide baseboard molding
- Recessed lighting

**ROOM BY ROOM FEATURES****Main Floor / Including the Main Floor Master Suite****BREAKFAST AREA**

- Four extra tall windows create the effect of a bay window and overlook the deck, patio and pool
- 24-inch porcelain flooring
- Large ceiling lamp, with frosted glass shade, suspended from ceiling with brushed ironwork
- Crown molding and wide baseboard molding

**FAMILY ROOM**

- Gas fireplace with wood mantle
- 24-inch porcelain tile flooring
- Two sets of French doors open to the screened porch
- Retro-style, double-fan ceiling fan
- Recessed lighting
- Crown molding and wide baseboard molding

**MASTER BEDROOM SUITE**

- Located on the main level, no steps into bedroom or bath
- Direct access from Owner's Study or Living Room
- Red oak wide width hardwood flooring
- Venetian plaster wall treatment, professionally created
- Tray ceiling with crown molding
- Crown molding and wide baseboard molding
- Bay window effect created with triple window and side windows overlooking backyard
- Recessed lighting
- Two separate walk in closets, each well-outfitted with high quality built-in storage systems and sparkling cut glass lighting fixtures

**MASTER BATH**

- Designer ceramic tile flooring
- Ceramic tile wall covering with contrasting accent tile
- Oversized walk-in shower with easy-to-care-for crystal rain textured glass wall and door
- Shower has rain shower nozzle and hand-held nozzle
- American Standard® oversized jetted tub with oil-rubbed bronze fixtures
- Jetted tub was specially-designed for use by two people
- Tiled half wall with tiled column conceals toilet area
- Separate vanities with Corian sinks, oil-rubbed bronze fixtures, storage cabinetry and matching mirrors
- Corian dressing table with wide drawer between vanities
- Double window with plantation shutters over the tub
- Recessed lighting

**OWNER'S STUDY**

- French doors welcome you from the Foyer
- Red oak wide width hardwood flooring
- Double window with view of front yard and drive
- Electric floor outlets with brass cover plate
- Recessed lighting
- Crown molding and wide baseboard molding

**POWDER ROOM**

- Accessed from the Owner's Study
- Red oak wide width hardwood flooring
- Painted wainscoting
- Textured, golden-toned, artisan wall treatment
- White porcelain pedestal sink
- Ivory porcelain and brushed goldtone fixtures
- Crown molding and wide baseboard molding

**LAUNDRY AND MUD ROOM**

- Front loading, energy efficient Whirlpool Duet® washer and dryer, each with large storage drawer underneath, are included
- Extra wide Corian utility sink
- Built in storage cabinets above washer and dryer
- Built in storage unit across from washer and dryer
- Dog door (can be removed)
- Door to sideyard

**SIDE ENTRY 3-CAR GARAGE**

- Currently being used as a home kennel and grooming area
- Design of the kennel spaces was planned to make it easy and simple to convert back to a 3-car, side-entry garage complete with three garage doors
- Heated and air-conditioned
- Painted concrete flooring
- Three ceiling fans are negotiable
- Storage cabinetry
- Separate room currently being used as a grooming studio and includes hook up to water for the dogs' bath tub
- Note: Owner offering \$10K credit to restore the garage space to 3 garage bays



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## EXTERIOR FEATURES

# Outdoor Spaces / Luxury Retreat

### PRIVACY IS KEY

- The property itself and the positioning of the house and outdoor areas create optimal privacy and seclusion

### GENERAL EXTERIOR FEATURES

- Paved driveway to the main house and separate paved drive to the lower level entry
- Extensive landscape lighting both in the front and back
- Motion-sensitive automatic outdoor security light
- Paver front walkway leads to the covered front porch
- 10-zone automatic watering system in front and back
- Acres of mature Christmas trees ready for harvest
- Low maintenance, high style exterior of HardiePlank® siding and natural stone

### COVERED FRONT PORCH

- Easy care Trex® Lifetime decking
- Room to welcome a crowd or relax on your own

### COVERED DECK

- Elevated with a magnificent view overlooking the free form pool and patio areas and the natural landscape beyond
- Stairway access to ground level patio and pool area
- Sound speakers hard wired for outdoor listening
- Beadboard ceiling
- Trex Lifetime no-maintenance decking
- Architectural accent support columns
- Easy care PVC porch railings

### SCREENED PORCH

- Elevated with a magnificent view overlooking the free form pool and patio areas and the natural landscape beyond
- Accessed from Family Room via two sets of French doors
- Shady screened-in room makes dining, entertaining, and relaxing enjoyable any time of day or night
- Ceiling fan with palmetto-style fan blades
- Sound speakers hard wired for outdoor listening
- Removeable screen panels if you prefer to expand the open deck area
- Beadboard ceiling
- Trex Lifetime no-maintenance decking
- Architectural accent support columns
- Easy care PVC porch railings

### EXPANSIVE PATIO AREA

- Paver patio provides a handsome frame for the pool
- Plenty of space for dining table and deck chairs

### FREE FORM SALT WATER POOL

- Expertly designed and installed 52 x 24 inground pool
- Heated with propane
- Salt concentration is only 1%, not like seawater and does not taste salty
- Shallow area has seating area as well as steps
- Underwater lighting
- Completely fenced with Jerith® aluminum, no maintenance, ornamental fencing
- Provides beauty, fun and health benefits while being easy to maintain due to the nature of the salt water
- See the benefits of a salt water pool on the next page

### INTEGRATED HOT TUB

- Ingeniously integrated into the design of the pool,
- Waterfall and hydro jets
- Built-in seating for a dozen friends
- Underwater lighting

### TWO WATERFALLS

- One in the pool and one in the hot tub
- The sounds and sights of the sparkling, babbling waterfalls sooth and relax whether you are in the pool, on the patio or inside the house with the windows open!

### EXTENSIVE PLANTINGS

- Professionally landscaped with raised planting beds, paver retaining walls, and low maintenance plantings including abundant specimen plantings, flowering perennials and mature deciduous and evergreens trees. Just to name a very few:
  - Japanese Dwarf Maple • Copper Beech • Day Lilies
  - Burning Bush • Golden Cypress • Barberry • Birch

### STORAGE SHED

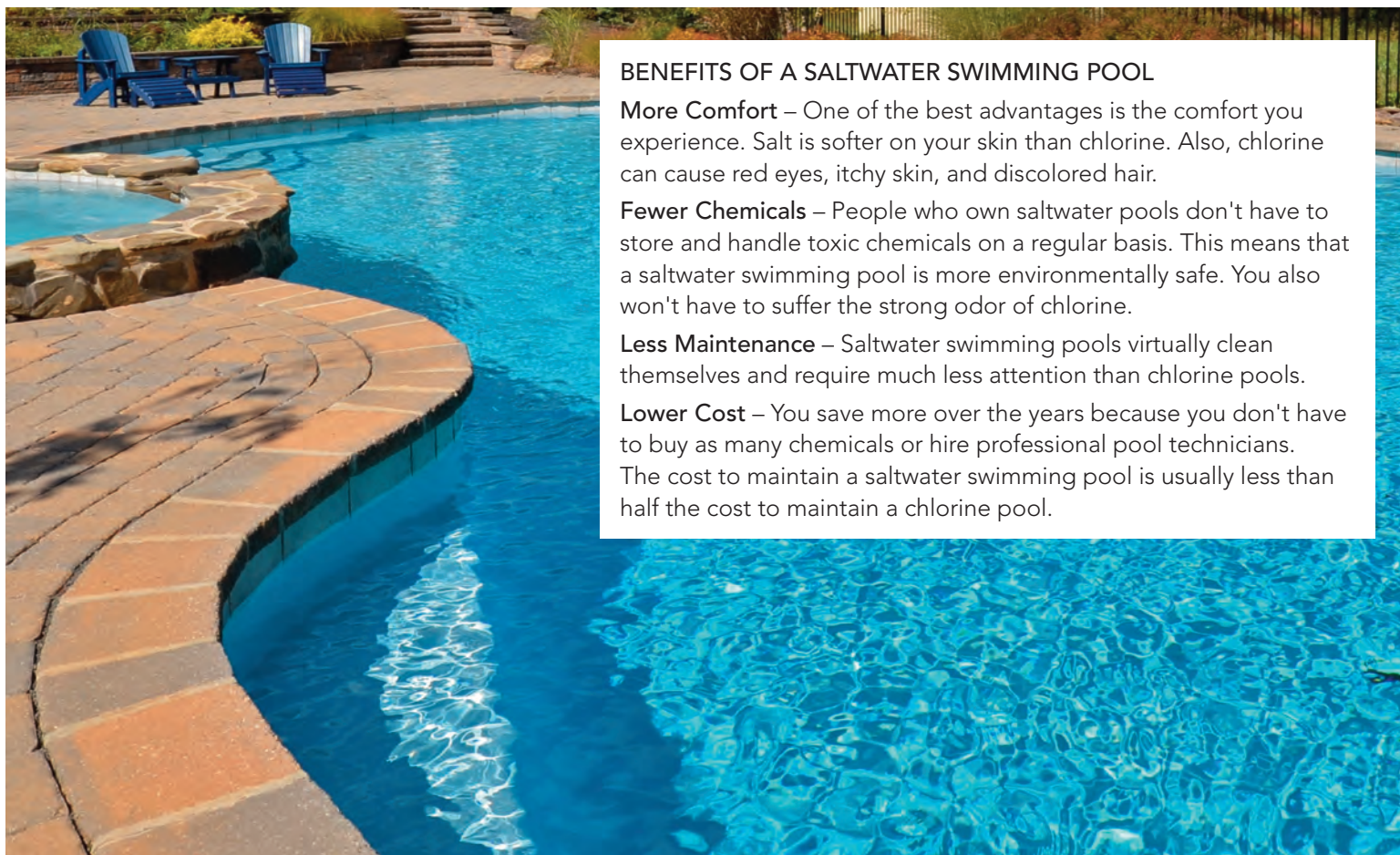
- 16 x 12 with double doors on two sides
- Large enough to store riding mower, mower is included

### THE HEALING EFFECTS OF NATURE

- This therapeutic landscape and all the enjoyable ways to experience the outdoors (both from outside and inside) can greatly improve the quality of life
- Studies show that the more people have contact with nature, the better their health



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#### BENEFITS OF A SALTWATER SWIMMING POOL

**More Comfort** – One of the best advantages is the comfort you experience. Salt is softer on your skin than chlorine. Also, chlorine can cause red eyes, itchy skin, and discolored hair.

**Fewer Chemicals** – People who own saltwater pools don't have to store and handle toxic chemicals on a regular basis. This means that a saltwater swimming pool is more environmentally safe. You also won't have to suffer the strong odor of chlorine.

**Less Maintenance** – Saltwater swimming pools virtually clean themselves and require much less attention than chlorine pools.

**Lower Cost** – You save more over the years because you don't have to buy as many chemicals or hire professional pool technicians. The cost to maintain a saltwater swimming pool is usually less than half the cost to maintain a chlorine pool.





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## ROOM BY ROOM FEATURES

# Second Floor / More Bedrooms with Private Baths

### BALCONY AND UPSTAIRS LANDING

- Oak hardwood flooring
- Oak handrails with painted spindles
- Curved balcony overlooks the Living Room
- Balcony also overlooks the Foyer
- Extra large hall closet
- Two linen closets in the hallway as well

### BEDROOM 2

- Private door from this bedroom opens directly into the Hall Bath
- Walk-in closet with built-in storage system
- Triple window overlooks the front yard
- Lighted ceiling fan
- High quality Berber carpeting
- Crown molding

### HALL BATH

- Accessed directly from Bedroom 2 or from the hall
- Furniture quality vanity with marble vanity top, two sinks, oil rubbed bronze fixtures, storage cabinets, matching extra wide wall mirror
- Oil rubbed bronze finish lighted wall sconces
- Separate room for shower/tub and toilet
- Ceramic tile flooring and wall covering with decorative border in both rooms of the Hall Bath
- Shower walls are completely tiled with matching ceramic tile

### BEDROOM 3

- Has its own private full bath
- Two large closets, each with double doors
- Double window overlooks the back yard, pool and patio
- Lighted ceiling fan
- High quality Berber carpeting
- Crown molding
- Recessed lighting

### BEDROOM 3 PRIVATE BATH

- Accessed only from Bedroom 3
- Furniture quality vanity with carved vanity top, inset ceramic sink, oil rubbed bronze fixtures, storage cabinets, matching extra wide wall mirror
- Oil rubbed bronze finish lighted wall sconces
- Large walk-in shower with glass door, oil rubbed bronze fixtures
- Ceramic tile flooring
- Shower walls are completely tiled with matching ceramic tile
- Custom glazed wall finish

### BEDROOM 4

- Has its own private full bath
- Walk-in closet with built-in storage system
- Double window with window seat overlooks the front yard
- Window shades, included
- Oak hardwood flooring
- Crown molding

### BEDROOM 4 PRIVATE BATH

- Accessed only from Bedroom 4
- Furniture quality vanity with curved vanity top, inset ceramic sink, brushed nickel finished fixtures, storage cabinets, matching wall mirror
- Oil rubbed bronze finish lighted wall sconces
- Tub with shower with brushed nickel finished fixtures
- Shower walls are completely tiled with matching ceramic tile
- 18-inch ceramic tile flooring
- Marble threshold from bedroom

### PLAYROOM OR EXERCISE STUDIO

- One wide picture window and two side windows overlook the side yard
- Window shades on all three windows, included
- Large screen television, included
- Two large closets, each with double doors
- High quality Berber carpeting
- Recessed lighting

## ROOM BY ROOM FEATURES

# Walk Out Lower Level / Finished Apartment

### GREAT ROOM

- Carpeted stairs from Main Floor
- Door to back driveway and parking area
- Triple windows with ledge overlooking backyard, patio and pool areas
- Sliding door
- Tall ceilings
- Recessed lighting
- Pergo flooring
- Wide baseboard moldings

### ISLAND KITCHEN

- Large center island with Corian® countertop and integrated Corian sink
- Center island has drawers and storage cabinets on 2 sides
- Sink has brushed nickel finish faucet and soap dispenser
- Corian countertops
- White cabinetry with storage drawers and cabinets
- Walk-in pantry closet with movable storage shelves
- Built-in microwave with light and vent fan
- GE Profile® electric stove with self-cleaning oven
- GE Profile® French door refrigerator with pull out freezer below
- KitchenAid® WhisperQuiet dishwasher
- Tall ceilings
- Recessed lighting
- Pergo flooring
- Wide baseboard moldings

### BEDROOM

- Lighted ceiling fan
- Double window overlooks the side yard
- High quality Berber carpeting
- Recessed lighting
- Wide baseboard moldings
- Walk-in closet with built-in storage system and sparkling cut glass lighting fixture

### STUDY

- Lighted ceiling fan
- Two double wide closets with two doors each
- High quality Berber carpeting
- Recessed lighting
- Wide baseboard moldings
- Window with window seat

### FULL BATH

- Double wide vanity with solid surface vanity top, two integrated sinks, brushed nickel finished fixtures, storage cabinets and drawers below, full width wall mirror
- Triple-lite lighting fixture above vanity
- Black and white tile flooring
- Separate room for shower, tub with shower, and toilet
- Walk-in shower with glass door, fully tiled walls with tile accents, rain shower nozzle
- Tub has fully tiled walls with tile accents
- Recessed lighting
- Wide baseboard moldings

### UNFINISHED AREAS

- Two large open areas for storage and/or projects
- Accessed via door from Great Room
- Tall ceiling
- Systems easily accessed for maintenance





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## GARDEN STATE MULTIPLE LISTING INFORMATION



For a downloadable pdf file of this entire brochure - plus other interactive features related to this home - go to the Property Web Site  
[www.SeeTheProperty.com/123114](http://www.SeeTheProperty.com/123114)

MLS#: <b>3082019</b>	Section: <b>Near Sergeantsville</b>
Status: <b>A</b>	ZN: <b>Res1</b>
Rms: <b>15</b>	GRS: <b>DELAWARE</b>
Bdrm: <b>5</b>	MSJR: <b>DELAWARE</b>
FB: <b>5</b>	HS: <b>HUNTCENTRL</b>
HB: <b>1</b>	Acres: <b>6.39*</b>
ZIP: <b>08559-1508*</b>	LtSz: <b>6.3949 ACRES*</b>
RZIP: <b>08559</b>	SqFt: <b>4668</b>
Block: <b>41*</b>	CLR: <b></b>
Lot: <b>15.6*</b>	CL: <b>No</b>
Unit #:	GSMLS.com: <b>Yes</b>
Floor #:	Pets: <b></b>
Bldg #:	YB/Desc/Ren: <b>2006 / /</b>
FHA55+: <b>No</b>	PSubType: <b>Single Family</b>
Style: <b>Colonial, Contemporary</b>	

Directions: **Route 202 South to right on Toad Lane. Continue straight onto Rosemont Ringoes Rd. Turn right onto Zentek Road to #18 on right.**  
 Remarks: **Above par manse that's a world above the competition. Custom built with focus on the upgrades and details. Capaciously sized rooms offer an evincingly superior lifestyle. Open floorplan, high ceilings and top of the line components mean there's nothing to do but move in. The kitchen has platinum standard features such as granite countertops, Wolf ovens, center island with unique free form sink, wine cooler and gas stove top griddle, double dishwasher, glass tile backsplash, unique tile floor. Red oak flooring, upgraded molding, trimwork, doors and hardware compliment the architectural style. First floor master suite with 2 walkin closets and sumptuous bath. Walkout lower level set up as in-law suite with full kitchen, LR, full bath and office. 54x24 Inground heated pool with hot tub and 2 waterfalls. A wowzer!**

## INTERIOR

Applncs: <b>Carbon Monoxide Detector, Dishwasher, Disposal, Dryer, Generator-Hookup, Hot Tub, Kitchen Exhaust Fan, Microwave Oven, Self Cleaning Oven, Refrigerator, Range/Oven-Gas, Range-Tabletop, Washer</b>	Handicap Modified: <b>No</b>
Bsmnt: <b>Yes / Finished, Full, Walkout</b>	IntFeat: <b>Blinds, Carbon Monoxide Detector, Cathedral Ceiling, High Ceilings, Drapes, Fire Extinguisher, Security System, Skylight, Smoke Detector, Whirlpool, Walk-In Closet, Window Treatments</b>
Dine: <b>Formal Dining Room</b>	Kitch: <b>Center Island, Eat-In Kitchen</b>
Exclu: <b>washer/dryer and refrigerator</b>	MastBr: <b>Full Bath, 1st Floor, Walk-In Closet</b>
FirePl: <b>2 / Family Room, Living Room</b>	MstBath: <b>Jetted Tub, Stall Shower</b>
Floor: <b>Carpeting, Tile, Wood</b>	P-Use: <b>Home-Office</b>
	Suite: <b>Yes/Bedroom 1, Full Bath, Kitchen, Living Room</b>

## EXTERIOR / OTHER FEATURES

Drive: <b>/ 1 Car Width, Blacktop</b>	Garage: <b>3 / Attached Garage</b>
Exterior: <b>Composition Siding, Stone</b>	LotDesc: <b>Irregular Lot, Open Lot, Wooded Lot</b>
ExtFeat: <b>Dog Run, Enclosed Porch(es), Privacy Fence, Metal Fence, Open Porch(es), Patio, Storage Shed, Thermal Windows/Doors</b>	Pool: <b>Yes/In-Ground Pool</b>
	Roof: <b>Asphalt Shingle</b>

## ROOMS

LivRm: <b>24x17 / First</b>	DinRm: <b>17x14 / First</b>	Kitch: <b>24x19 / First</b>	Den: <b>12x12 / First</b>	FamRm: <b>15x15 / First</b>
Bed1: <b>18x15 / First</b>	Bed2: <b>14x12 / Second</b>	Bed3: <b>19x14 / Second</b>	Bed4: <b>15x13 / Second</b>	
Great Room : <b>21x14/Ground</b>	Bedroom : <b>15x13/Ground</b>	Office: <b>13x11/Ground</b>	Exercise Room: <b>21x14/Second</b>	
LevelG: <b>1 Bedroom, Bath(s) Other, Great Room, Inside Entrance, Kitchen, Office, Utility Room, Walkout</b>				
Level1: <b>1 Bedroom, Bath Main, Breakfast Room, Den, Dining Room, Family Room, Foyer, Kitchen, Laundry Room, Living Room, Office, Porch, Powder Room</b>				
Level2: <b>3 Bedrooms, Bath(s) Other, Exercise Room</b>				

## UTILITIES

Heat: <b>4 Units, Forced Hot Air, Multi-Zone</b>	Sewer: <b>Septic</b>
Cool: <b>4 Units, Ceiling Fan, Central Air, Multi-Zone Cooling</b>	Utilities: <b>All Underground</b>
Fuel: <b>Gas-Propane</b>	Water: <b>Well</b>
Service: <b>Cable TV Available, Garbage Extra Charge</b>	WtrHt: <b>Gas</b>

## FINANCIAL INFORMATION / TAX INFORMATION

Fee: <b>\$ /</b>	FarmAsm: <b>No</b>	HmWrnty: <b>No</b>	Taxes: <b>\$19,274 / 2012</b>	LndAsmt: <b>\$182,200</b>
AppFee: <b>\$</b>	OTP: <b>Fee Simple</b>		TaxRt: <b>2.096 / 2012</b>	BldAsmt: <b>\$619,900</b>
Other: <b>\$ /</b>	Easement: <b>Yes / wetlands</b>			TotAsmt: <b>\$802,100</b>

PLEASE NOTE: INFORMATION IN THIS BROCHURE DEEMED RELIABLE BUT NOT GUARANTEED. ALL ROOMS SIZES ARE APPROXIMATE.

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## SERGEANTSVILLE AMENITIES

- Sergeantsville has an amazing array of offerings
- Excellent schools, Blue Ribbon School system
- 1 minute (less than half a mile) to Delaware Township School, grades preK-3 with a full day pre-K program
- General Store – deli, drinks, convenience food store
- Sergeantsville Farmers Market – an abundant array of the best the area has to offer including produce, flowers, dairy, meats and baked goods, sometimes with live music, and always a good chance to meet neighbors
- Sergeantsville Inn – fine dining as well as a bar with an excellent grill menu
- Bobbi's Place – breakfast and lunch
- Salon G – SoHo style unisex hair and nail salon
- WDVR FM Radio Station – diversified local radio hosted by an all volunteer staff of great DJs
- Virginia Napurano Cultural Arts Center – a church repurposed by WDVR as a concert venue with reasonably priced events, some including refreshments and meals
- Sergeantsville Feed & Grain – supplies of all kinds
- Maresca & Sons Fine Meats – and other gourmet and country delectables
- Sergeantsville Post Office & Delaware Township Hall
- Dilts Field & Delaware Township Community Park – playing fields, tennis and community events, 3 minutes by car, 12 minutes by bike
- Maria Rosa's Restaurant and Pizzeria, just north on County Road 523 about 1 mile
- Walk or bicycle right out your door, around town and along all the nearby scenic country roads



NEARBY DILTS PLAYING FIELDS ON BUCHANAN ROAD

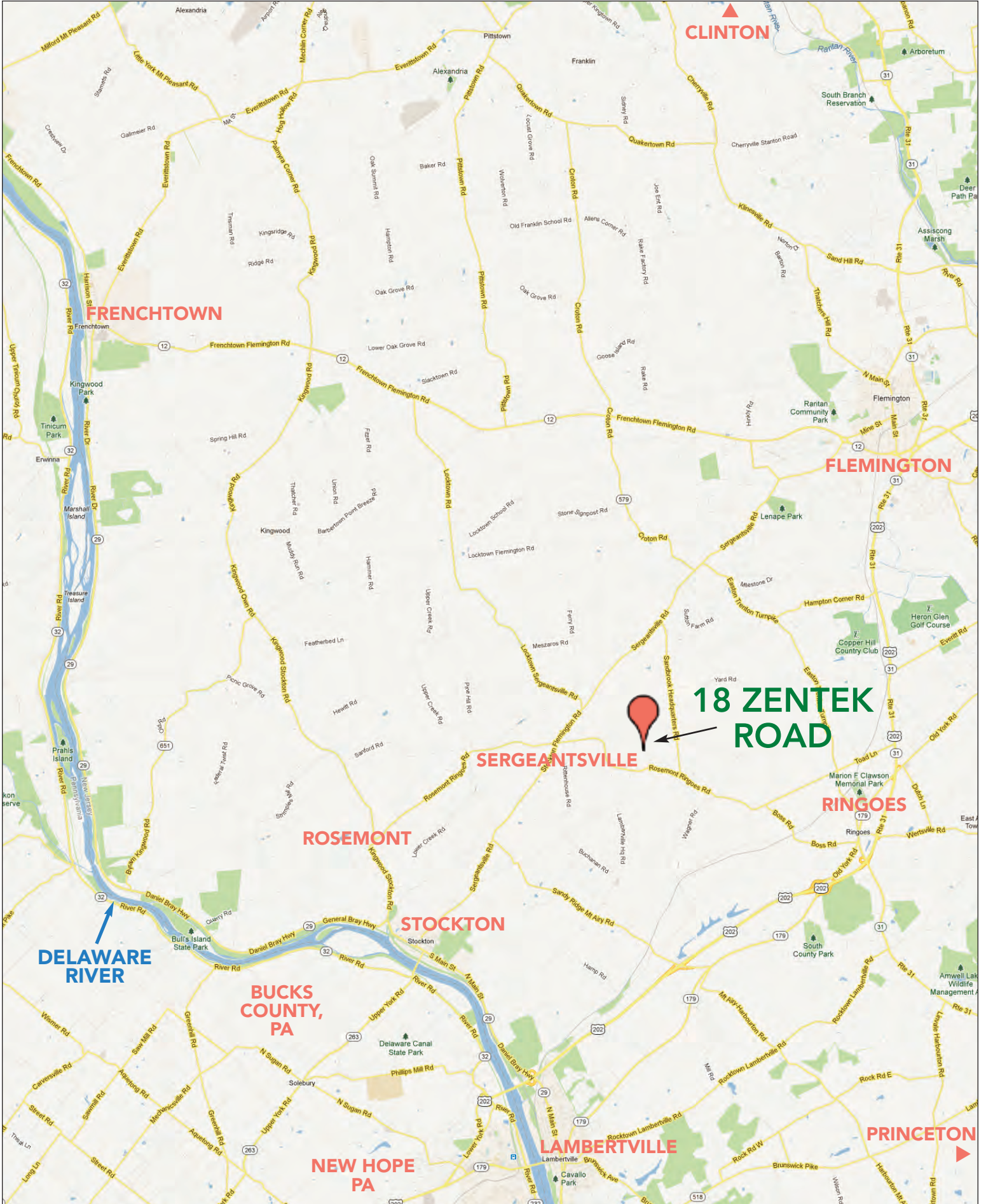
## COMMUNITY & AREA AMENITIES

- Groceries, pharmacies, shopping centers, big box stores all within 5 to 15 minutes
- 18 minutes to Hunterdon Central Reginal High School, a Blue Ribbon School
- Delaware Township is home to villages and hamlets and yet is in close proximity to connector roads and commuting options (including a free park and ride in Flemington for comfortable and easy transportation to NYC via bus)
- Scenic and rural with many beautiful buildings listed on the National Historic Register of Historic Places (including the famous Green Sergeants Covered Bridge, the last covered bridge in New Jersey, literally just down the road!)
- Delaware Township has abundant rural character with plenty of preserved lands, open space and parks, including many hiking trails
- Clinton, Flemington and Somerville, and many other smaller charming historic towns, are just a few minutes down the road for cafés, restaurants, farmers' markets, wine stores, post office, and much more in the way of entertainment, culture, fine dining, family dining and outdoor recreation
- Hiking and other outdoor pursuits all around the area, many walking/hiking trails within minutes
- The Great Crate Race every Fourth of July – non-motorized, hand-built crate vehicles compete for top honors and entertain the whole community and all its visitors
- See the last three pages of this brochure for more details about nearby amenities



LEFT, WICKECHEOKE CREEK - JUST A COUPLE OF MILES FROM THE PROPERTY WITH HIKING TRAILS AND VISTAS OF NATURAL BEAUTY

FOR A PRIVATE TOUR, CALL BRUCE GAGE 908-892-9055





ABOVE, NEARBY SOURLAND MOUNTAIN REGION, 90 SQUARE MILES OF WILDLIFE HABITAT AND HIKES

LEFT AND BELOW, SPRUCE RUN STATE PARK, THE DELAWARE RIVER AND ROUND VALLEY RECREATION AREA



ABOVE, LOTS OF GREAT LOCAL THEATER LIKE THE BUCKS COUNTY PLAYHOUSE IN NEW HOPE

BALLOONING IN HEAVENLY HUNTERDON COUNTY IS AN UNFORGETTABLE EXPERIENCE



**OPPORTUNITIES FOR ENJOYMENT AROUND ALL YEAR ROUND JUST MINUTES FROM THE PROPERTY!**

See area map at left showing the location of 18 Zentek Road in close relation to multiple recreation sites as well as all of the gracious and resource-laden towns nearby. Nearby farm markets and farm stands abound (some all year round) for local produce and some fine eating. Gourmet delis, pizza shops and five star restaurants are right in the area. Culture and entertainment are easily found in nearby theaters, arts centers and galleries from the Bucks County Playhouse in New Hope to the Michener Art Museum in Doylestown to Bowman's Hill Wildflower

Preserve along the Delaware

River – just to name a few. Plus pubs, restaurants and antique shops in the country towns and river towns. This is an area that will provide you with entertainment, adventure and enjoyment all year round. Literally, right out your back door. (And what we've shown here is just the tip of the proverbial iceberg!)



AT LEFT PEDDLER'S VILLAGE IN NEARBY LAHASKA FOR SHOPPING, SEASONAL EVENTS PLUS A WIDE VARIETY OF FINE AND FUN DINING... JUST ONE EXAMPLE OF THE MANY FABULOUSLY UNIQUE AND CAPTIVATING ATTRACTIONS JUST A SHORT CRUISE ALONG ON SCENIC COUNTRY BYWAYS!



BELOW 65-ACRE DIAMOND NATION IN NEARBY FLEMINGTON IS ONE OF THE WORLD'S BEST BASEBALL/SOFTBALL ACADEMIES





**ABOVE - BIRDS EYE VIEW OF THE AREA & THE DELAWARE RIVER, JUST A FEW MINUTES FROM 18 ZENTEK ROAD**

Above, red arrow marks the approximate location of 18 Zentek Road, just a short jaunt by bike or car – about 5 miles – to Stockton. Lambertville and New Hope, PA are just a few miles more. Many walking and hiking trails nearby. Especially popular is the Tow Path for walking and biking, which is a rail trail running for miles along the Delaware & Raritan Canal. Plus kayaking, canoeing on the Delaware River and great biking all over the area. This is an area that will provide you with entertainment, adventure and enjoyment all year round. Literally, right out your back door. Truly the sweet spot of the East Coast.

**JUST A FEW OF THE PARKS AND PROTECTED LANDS NEARBY**

- > 3 miles (6 minutes) from 18 Zentek Rd is the Wickecheoke Creek Preserve and Trails - NJ Conservation Foundation - [www.njconservation.org/wickecheokepreserve.htm](http://www.njconservation.org/wickecheokepreserve.htm)
- > 5 miles (10 minutes) from 18 Zentek Rd is the Westcott Nature Preserve. 182 acres of preserved lands that bisect the Lockatong Creek. Great for hiking, mountain biking, cross country skiing, fishing and enjoying nature.
- > 5 miles (10 minutes) from 18 Zentek Rd is the Delaware & Raritan Canal State Park Rail Trail that goes for miles south of Lambertville and north toward Frenchtown - [www.dandrcanal.com](http://www.dandrcanal.com)
- > Hunterdon County Parks - General information about events, guided hikes, camp activities, outdoor concerts at [www.co.hunterdon.nj.us/depts/parks](http://www.co.hunterdon.nj.us/depts/parks)

