

58 BATTALION DRIVE
BERNARDS, NJ 07920

group|twenty**26**six
REAL ESTATE



FULLY RENOVATED SLEEK OPEN KITCHEN
4 BEDROOMS · 2.5 BATHROOMS · 2,080 sqft

LIST PRICE:
\$779,000

Stunning home in immaculate condition. Too many details to list. Private home backing to woods. Beautiful view from over-sized deck. Fully renovated sleek open kitchen, family room with fireplace. Custom crown & base molding & grey wood floors throughout. MBR Suite w/ enormous custom designed walk in closet/dressing room and 2 more walk in closets & radiant heat on MBTH floor. Finished lower level w/ large living area, office & bonus room. Purifying humidifier system on newer HVAC system. Water purification system-upgraded electric-epoxy sealed garage floor plus more. Everything high quality. MUST SEE!



KAREN DEMARCO Sales Associate

OFFICE: **201.969.2626** | MOBILE: **201.776.6762**

Karen@KarenDemarco.com | www.KarenDeMarco.com

IF YOU'RE INTERESTED IN THIS PROPERTY, **PLEASE CONTACT ME TODAY!**

58 BATTALION DR | BERNARDS, NJ 07920



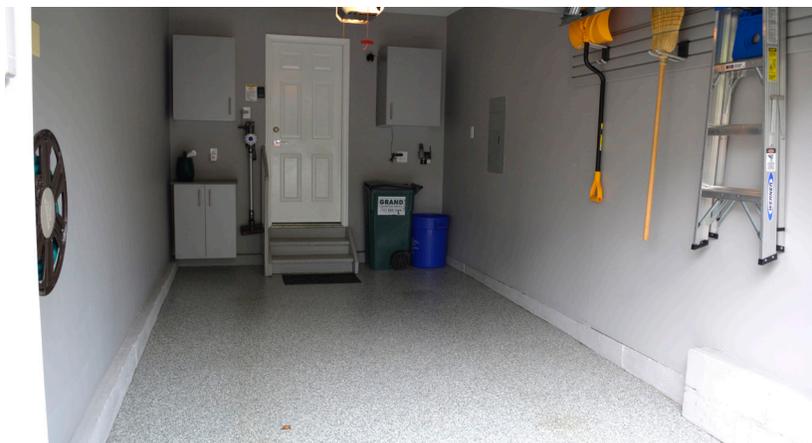
KAREN DEMARCO Sales Associate

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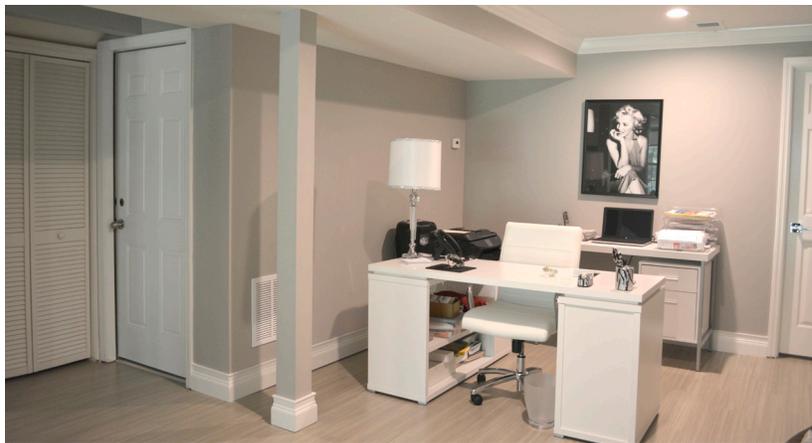
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KAREN DEMARCO

Sales Associate



Group Twenty Six, LLC

115 River Rd. - Suite 103
Edgewater, NJ 07020

OFFICE: **201.969.2626**

MOBILE: **201.776.6762**

EMAIL: **Karen@KarenDemarco.com**

WEB: **www.KarenDeMarco.com**

MEET KAREN

A member of the Eastern Bergen County Board of Realtors, and the New Jersey MLS (NJMLS) Multiple Listing Service, real estate agent Karen DeMarco combines an extensive background and experience in sales and marketing, professional involvement in numerous local communities, and a rapport-building personality. Karen is past President of the Edgewater Chamber of Commerce and a past officer of the Dumont Chamber of Commerce. In addition to an impressive knowledge of local properties, she regularly interfaces with government officials and business leaders in Bergen County and Hudson County both professionally and in furtherance of community and social concerns.

An entrepreneur who purchased her first business at the age of 19, Karen has launched a number of business startups in sales and marketing, including a prominent local Internet advertising company.

But perhaps her best quality is her ability to relate to, and build rapport with, every client she works with - buyers and sellers, renters and owners - out of her genuine concern and interest. For a real estate sales representative who takes YOUR interests and desires into consideration above all else, call Karen DeMarco today direct at 201-776-6762 or at Group Twenty Six LLC at 201-969-2626.



Who is **ADVISORS?**

A mortgage family like no other.

Advisors is a multi-state mortgage banker that believes in delivering a seamless, stress-free mortgage experience to all of our customers. We also believe in the importance of giving back to the community.



With big dreams and even more determination, Advisors Mortgage Group, LLC was founded in 1999 by a single loan officer in a small office in Shrewsbury, New Jersey. In the years since, Advisors Mortgage has grown to serve not only the greater New Jersey area, but a vast portion of the United States. Advisors Mortgage has established itself as a pillar of excellence in the mortgage industry.

Advisors Mortgage Group, LLC has been on Inc. 5000's list of fastest growing companies for the past five years. As a national mortgage lender and Fannie Mae/Freddie Mac seller/servicer, we are able to help customers achieve the dream of homeownership across the country.

Whether you're looking to buy your first home, refinance your existing home, or need a home equity line of credit, we have the products & services you need to secure funding. We will work with you to find the best rate and the best program to suit your goals.



Steven Meyer, President

CONTACT ME TODAY IF YOU HAVE ANY QUESTIONS!

ADVISORS MORTGAGE GROUP, LLC TM

CHRIS STANZIALE

Branch Manager, NMLS# 191975
109 East Main Street • Oceanport, NJ 07727 • Branch NMLS# 131520
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TOP 10

LENDERS BY MARKET SHARE



1st - 3rd Quarter 2017 | Monmouth County*

% of Total Transactions / Loans

1. Wells Fargo Bank
9.11%
2. **Advisors Mortgage Group**
6.91%
3. Homebridge Financial Services, Inc
4.09%
4. Quicken Loans
2.85%
5. JP Morgan Chase Bank
2.82%
6. Bank of America
2.75%
7. American Neighborhood Mortgage Acceptance
2.12%
8. NJ Lenders
2.01%
9. Caliber Home Loans
1.96%
10. Finance of America Mortgage
1.73%



BIG BANK CAPABILITIES

**WITHOUT THE
BIG BANK ISSUES**

*Source: Core Logic Market watch report. Purchase money first mortgage loans. November 2017.



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REAL ESTATE

SCHOOL INFORMATION

58 Battalion Dr | Bernards, NJ 07920

Public Schools for District

MOUNT PROSPECT ELEMENTARY SCHOOL

111 HANSOM RD, BASKING RIDGE, NJ 07920

Phone: (908)470-1600

Grades: PK - 05

Distance from Subject: 0.2 Miles

Student/Teacher Ratio: 13.8 to 1

Mascot: Panthers

Average SAT: N/A

Students Taking SAT: N/A

Average ACT: N/A

Students Taking ACT: N/A

Enrollment By Grade: PK-16 K-67 1-95 2-106 3-110 4-124 5-106

School Type: Regular

Students/Teachers: 690/50

School Colors : Navy

Graduates To 2-Year College: N/A

Graduates To 4-Year College: N/A

National Merit Finalists: N/A

LIBERTY CORNER SCHOOL

61 CHURCH ST, LIBERTY CORNER, NJ 07938

Phone: (908)204-2550

Grades: PK - 05

Distance from Subject: 2.4 Miles

Student/Teacher Ratio: 17.0 to 1

Mascot: N/A

Average SAT: N/A

Students Taking SAT: N/A

Average ACT: N/A

Students Taking ACT: N/A

Enrollment By Grade: PK-20 K-80 1-79 2-96 3-95 4-96 5-99

School Type: Regular

Students/Teachers: 595/35

School Colors : Royal

Graduates To 2-Year College: N/A

Graduates To 4-Year College: N/A

National Merit Finalists: N/A

WILLIAM ANNIN MIDDLE SCHOOL

70 QUINCY RD, BASKING RIDGE, NJ 07920

Phone: (908)204-2610

Grades: 06 - 08

Distance from Subject: 3.8 Miles

Student/Teacher Ratio: 10.9 to 1

Mascot: Vikings

Average SAT: N/A

Students Taking SAT: N/A

Average ACT: N/A

Students Taking ACT: N/A

Enrollment By Grade: 6-433 7-462 8-453

School Type: Regular

Students/Teachers: 1364/125

School Colors : Columbia Blue

Graduates To 2-Year College: N/A

Graduates To 4-Year College: N/A

National Merit Finalists: N/A

RIDGE HIGH SCHOOL

268 SO FINLEY AVE, BASKING RIDGE, NJ 07920

Phone: (908)204-2585

Grades: 09 - 12

Distance from Subject: 4.9 Miles

Student/Teacher Ratio: 13.0 to 1

Mascot: Red Devils

Average SAT: 1149(Math 585 Verbal 564)

Students Taking SAT: 100%

Average ACT: N/A

Students Taking ACT: N/A

Enrollment By Grade: 9-491 10-460 11-461 12-442

School Type: Regular

Students/Teachers: 1884/145

School Colors : Hunter Green

Graduates To 2-Year College: 6%

Graduates To 4-Year College: 85%

National Merit Finalists: 1

CEDAR HILL SCHOOL

100 PEACHTREE RD, BASKING RIDGE, NJ 07920

Phone: (908)204-2633

Grades: KG - 05

Distance from Subject: 5.0 Miles

Student/Teacher Ratio: 10.7 to 1

Mascot: N/A

Average SAT: N/A

School Type: Regular

Students/Teachers: 612/57

School Colors : Hunter Green

Graduates To 2-Year College: N/A

Public Schools for District

Students Taking SAT:	N/A	Graduates To 4-Year College:	N/A
Average ACT:	N/A	National Merit Finalists:	N/A
Students Taking ACT:	N/A		
Enrollment By Grade:	K-83 1-94 2-94 3-91 4-111 5-108		

OAK STREET SCHOOL

70 WEST OAK ST, BASKING RIDGE, NJ 07920

Phone: (908)204-2565

Grades: KG - 05

Distance from Subject:	5.2 Miles	School Type:	Regular
Student/Teacher Ratio:	14.0 to 1	Students/Teachers:	616/44
Mascot:	Acorns	School Colors :	Red
Average SAT:	N/A	Graduates To 2-Year College:	N/A
Students Taking SAT:	N/A	Graduates To 4-Year College:	N/A
Average ACT:	N/A	National Merit Finalists:	N/A
Students Taking ACT:	N/A		
Enrollment By Grade:	K-84 1-96 2-100 3-96 4-129 5-111		

Private Schools

SOMERSET HILLS LEARNING INSTITUTE

1810 BURNT MILLS RD, BEDMINSTER, NJ 07921

Distance from Subject: 1.6 Miles

Affiliation: Unknown

Students: 24

Student/ Homeroom Ratio: N/A

School Colors: N/A

Enrollment By Grade: PK-3 K-3 1-5 2-3 3-2 4-2 5-3 6-1 10-2 11-1 12-2

Phone: (908) 719-6400

Grades: PK - 12

School Type: Regular

Gender: Coed

Student/Teacher Ratio: 2.4 to 1

Mascot: N/A

THE ALBROOK SCHOOL

361 SOMERVILLE RD, BASKING RIDGE, NJ 07920

Distance from Subject: 1.8 Miles

Affiliation: Unknown

Students: 67

Student/ Homeroom Ratio: N/A

School Colors: N/A

Enrollment By Grade: K-36 1-5 2-6 3-4 4-9 5-2 6-5

Phone: (908) 580-0661

Grades: KG - 6

School Type: Regular

Gender: Coed

Student/Teacher Ratio: 2.6 to 1

Mascot: N/A

ST MARTINS SCHOOL

1350 WASHINGTON VALLEY RD, BRIDGEWATER, NJ 08807

Distance from Subject: 2.1 Miles

Affiliation: Episcopal

Students: 10

Student/ Homeroom Ratio: N/A

School Colors: N/A

Enrollment By Grade: PK-35 K-10

Phone: N/A

Grades: PK - KG

School Type: Regular

Gender: Coed

Student/Teacher Ratio: 1.3 to 1

Mascot: N/A

BLAUSTEIN EARLY CHILDHOOD

775 TALAMINI RD, BRIDGEWATER, NJ 08807

Distance from Subject: 2.9 Miles

Affiliation: Jewish

Students: 12

Student/ Homeroom Ratio: N/A

School Colors: N/A

Enrollment By Grade: PK-75 K-12

Phone: N/A

Grades: PK - KG

School Type: Regular

Gender: Coed

Student/Teacher Ratio: 12.0 to 1

Mascot: N/A

FAR HILLS COUNTRY DAY SCHOOL

697 ROUTE 202, FAR HILLS, NJ 07931

Distance from Subject: 3.0 Miles

Affiliation: Unknown

Students: 401

Student/ Homeroom Ratio: N/A

School Colors: Kelly Green

Enrollment By Grade: PK-39 K-36 1-41 2-47 3-49 4-51 5-45 6-48 7-36 8-48

Phone: (908) 766-0622

Grades: PK - 8

School Type: Regular

Gender: Coed

Student/Teacher Ratio: 8.1 to 1

Mascot: N/A

STELLAR ACADEMY

757 US HIGHWAY 202/206 STE 101, BRIDGEWATER, NJ 08807

Distance from Subject: 3.2 Miles

Affiliation: Unknown

Phone: N/A

Grades: PK - 4

School Type: Regular

Gender: Coed

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Private Schools

Students: 30
Student/ Homeroom Ratio: N/A
School Colors: N/A
Enrollment By Grade: PK-174 K-20

Student/Teacher Ratio: 10.0 to 1
Mascot: N/A

BONNIE BRAE SCHOOL

3415 VALLEY RD, BASKING RIDGE, NJ 07920

Distance from Subject: 3.4 Miles

Affiliation: Unknown

Students: 83

Student/ Homeroom Ratio: N/A

School Colors: N/A

Enrollment By Grade: 6-4 7-2 8-8 9-19 10-23 11-17 12-10

Phone: (908) 647-4703

Grades: 6 - 12

School Type: Regular

Gender: 3

Student/Teacher Ratio: 4.9 to 1

Mascot: N/A

CHILDREN'S CORNER AT BRIDGEWATER UMC

651 COUNTRY CLUB RD, BRIDGEWATER, NJ 08807

Distance from Subject: 3.4 Miles

Affiliation: Methodist

Students: 23

Student/ Homeroom Ratio: N/A

School Colors: N/A

Enrollment By Grade: PK-86 K-23

Phone: (908) 526-9596

Grades: PK - KG

School Type: Regular

Gender: Coed

Student/Teacher Ratio: 1.2 to 1

Mascot: N/A

PRESCHOOL PLACE KINDERGARTEN AT TEMPLE S

594 N BRIDGE ST, BRIDGEWATER, NJ 08807

Distance from Subject: 4.0 Miles

Affiliation: Unknown

Students: 5

Student/ Homeroom Ratio: N/A

School Colors: N/A

Enrollment By Grade: PK-75 K-5

Phone: (908) 722-0101

Grades: PK - KG

School Type: Regular

Gender: Coed

Student/Teacher Ratio: 1.7 to 1

Mascot: N/A

KANGAROO KIDS CHILDCARE & LEARNING CENTE

1047 STATE ROUTE 28, BRANCHBURG, NJ 08876

Distance from Subject: 4.5 Miles

Affiliation: Unknown

Students: 6

Student/ Homeroom Ratio: N/A

School Colors: N/A

Enrollment By Grade: PK-27 K-6

Phone: (908) 231-7800

Grades: PK - KG

School Type: Regular

Gender: Coed

Student/Teacher Ratio: 6.0 to 1

Mascot: N/A

ST BERNARD PRESCHOOL & KINDERGARTEN

500 US HIGHWAY 22, BRIDGEWATER, NJ 08807

Distance from Subject: 4.6 Miles

Affiliation: Roman Catholic

Students: 22

Student/ Homeroom Ratio: N/A

School Colors: N/A

Enrollment By Grade: PK-32 K-22

Phone: (908) 725-0552

Grades: PK - KG

School Type: Regular

Gender: Coed

Student/Teacher Ratio: 8.5 to 1

Mascot: N/A

Private Schools

MATHENY SCHOOL

MATHENY MEDICAL & EDUCATIONAL CTR 6, PEAPACK, NJ 07977

Distance from Subject: 4.6 Miles

Affiliation: Unknown

Students: 63

Student/ Homeroom Ratio: N/A

School Colors: N/A

Enrollment By Grade: K-2 2-3 3-2 4-5 5-1 6-3 7-2 8-2 9-8 10-3 11-3 12-29

Phone: (908) 234-0011

Grades: KG - 12

School Type: Regular

Gender: Coed

Student/Teacher Ratio: 4.2 to 1

Mascot: N/A

ALAN E ZIMMER CHABAD PRESCHOOL

3048 VALLEY RD, BASKING RIDGE, NJ 07920

Distance from Subject: 4.8 Miles

Affiliation: Jewish

Students: 11

Student/ Homeroom Ratio: N/A

School Colors: N/A

Enrollment By Grade: PK-45 K-6 1-4 2-1

Phone: N/A

Grades: PK - 2

School Type: Regular

Gender: Coed

Student/Teacher Ratio: 5.2 to 1

Mascot: N/A

KINDERCARE LEARNING CENTER

212 RARITAN VALLEY COLLEGE DR, BRANCHBURG, NJ 08876

Distance from Subject: 4.8 Miles

Affiliation: Unknown

Students: 20

Student/ Homeroom Ratio: N/A

School Colors: N/A

Enrollment By Grade: PK-40 K-20

Phone: N/A

Grades: PK - KG

School Type: Regular

Gender: Coed

Student/Teacher Ratio: 2.1 to 1

Mascot: N/A

THE GIVING NEST PRESCHOOL IN MARTINSVILL

1949 WASHINGTON VALLEY RD, MARTINSVILLE, NJ 08836

Distance from Subject: 4.9 Miles

Affiliation: Unknown

Students: 13

Student/ Homeroom Ratio: N/A

School Colors: N/A

Enrollment By Grade: PK-130 K-13

Phone: N/A

Grades: PK - KG

School Type: Regular

Gender: Coed

Student/Teacher Ratio: 3.9 to 1

Mascot: N/A

ETHICON FAMILY CENTER

US HIGHWAY 22 W, SOMERVILLE, NJ 08876

Distance from Subject: 5.0 Miles

Affiliation: Unknown

Students: 10

Student/ Homeroom Ratio: N/A

School Colors: N/A

Enrollment By Grade: PK-10 K-10

Phone: (908) 218-0707

Grades: PK - KG

School Type: Regular

Gender: Coed

Student/Teacher Ratio: 10.0 to 1

Mascot: N/A

THE BLUE KANGAROO DAY SCHOOL

409 KING GEORGE RD, BASKING RIDGE, NJ 07920

Distance from Subject: 5.0 Miles

Affiliation: Unknown

Students: 8

Phone: N/A

Grades: PK - KG

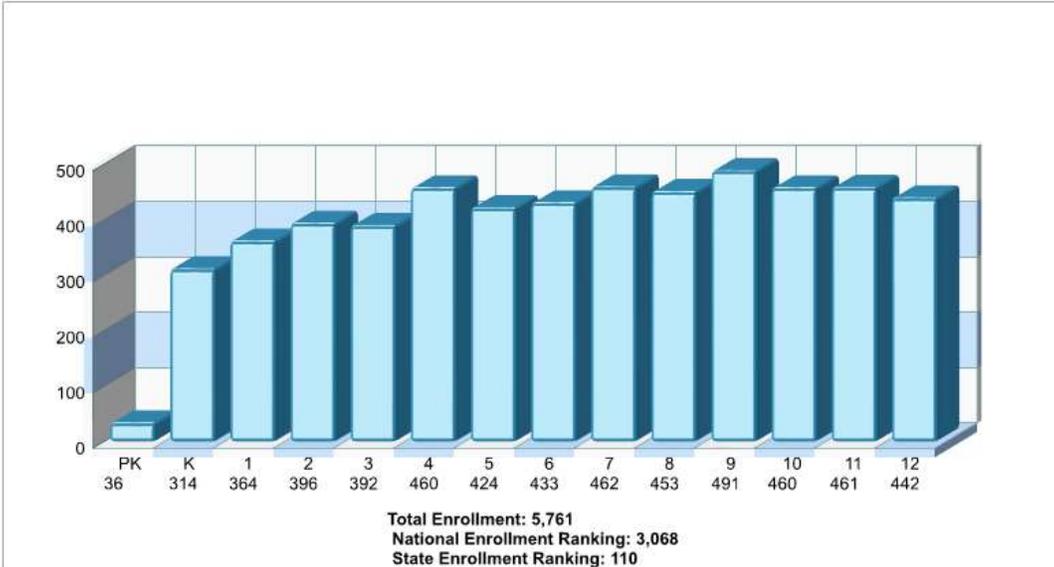
School Type: Regular

Gender: Coed

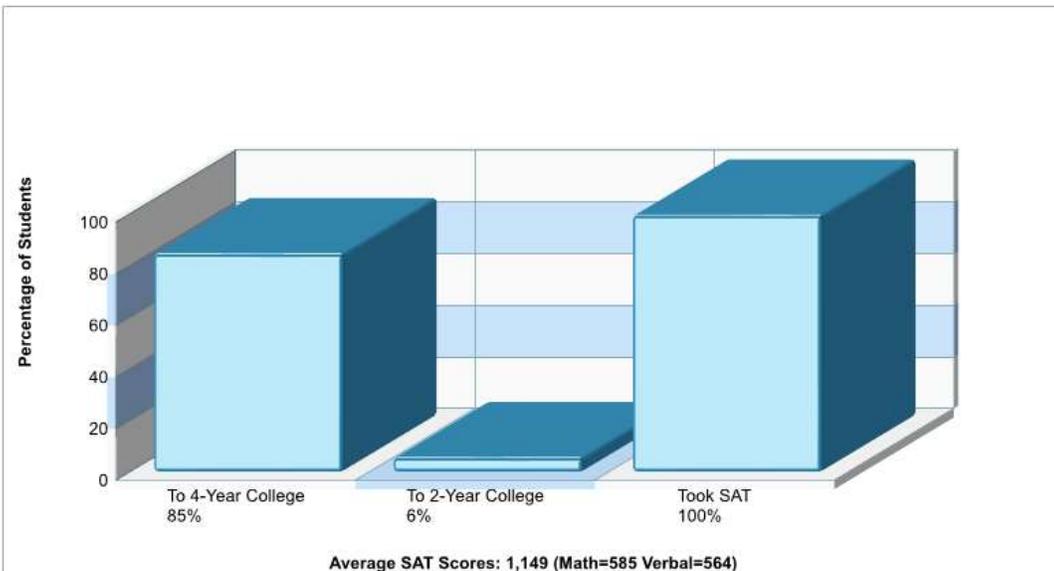
Student/Teacher Ratio: 8.0 to 1

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Location: 58 Battalion Dr | Bernards, NJ 07920
Student Enrollment By Grade

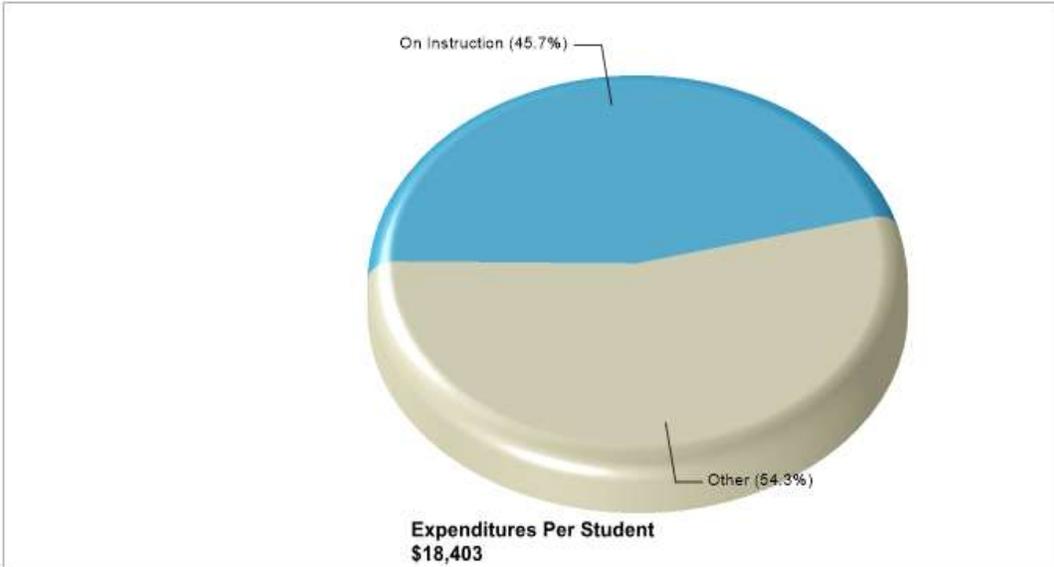


Location: 58 Battalion Dr | Bernards, NJ 07920
High School Statistics

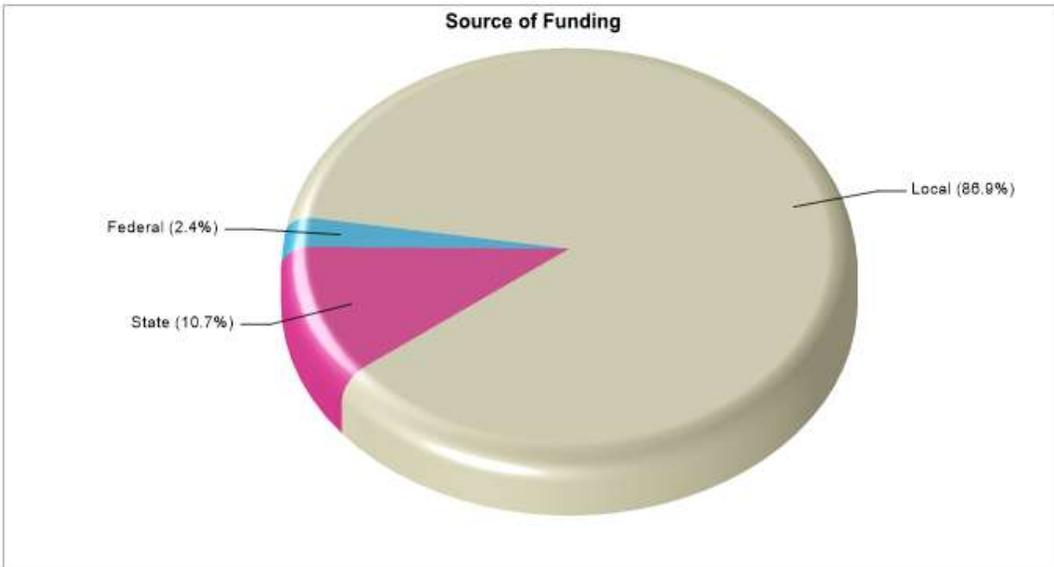


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Location: 58 Battalion Dr | Bernards, NJ 07920
School Expenditures

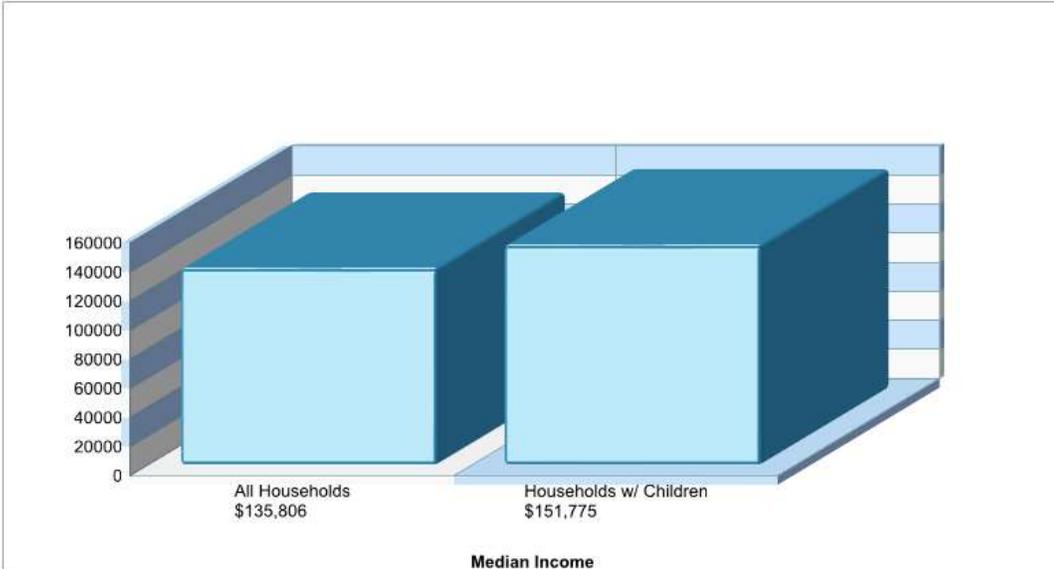


Location: 58 Battalion Dr | Bernards, NJ 07920
School Funding

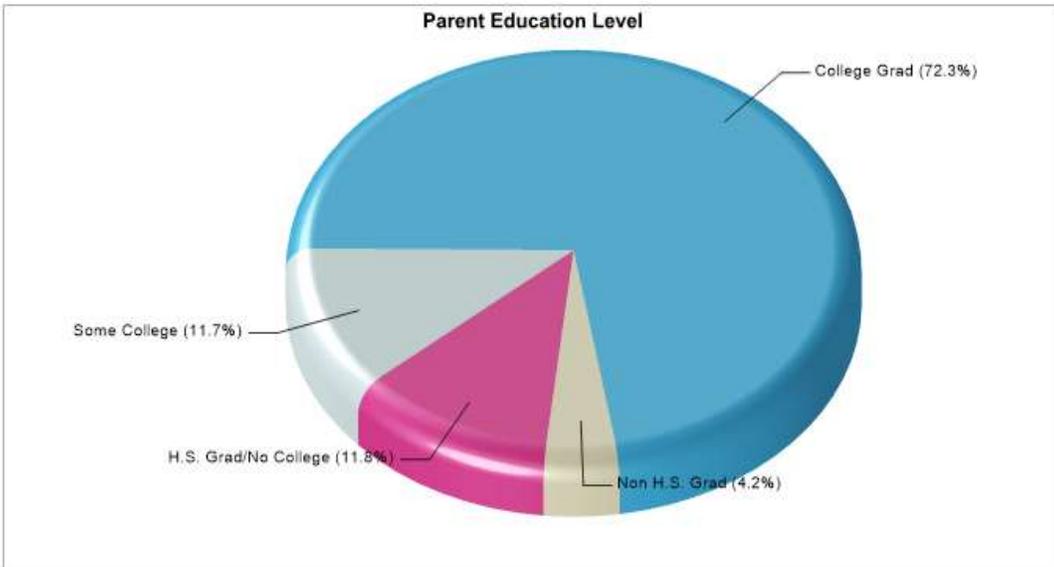


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Location: 58 Battalion Dr | Bernards, NJ 07920
Household Income



Location: 58 Battalion Dr | Bernards, NJ 07920
Parent Education Level



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HOUSES OF WORSHIP

58 Battalion Dr | Bernards, NJ 07920

Houses of Worship

GATEWAY CHURCH 45 Milito Way Basking Ridge, NJ 07920 Denomination: Churches, Denomination Unknown	Phone: 9086048400 Distance from Subject: 1.31 miles
GRACE FELLOWSHIP CHAPEL 182 LIBERTY CORNER RD Bar Hills, NJ 07931 Denomination: Christian & Reformed Churches	Phone: 9086472043 Distance from Subject: 1.46 miles
HINDU TMPL & CLTRL SCTY U S 780 OLD FARM RD Bridgewater, NJ 08807 Denomination: Churches, Denomination Unknown	Phone: 9087254477 Distance from Subject: 1.74 miles
ST MARTINS EPISCOPAL CHURCH 1350 WASHINGTON VALLEY RD Bridgewater, NJ 08807 Denomination: Episcopal Churches	Phone: 9085261350 Distance from Subject: 2.12 miles
WORLD'S CHRISTIAN ENDEAVOR 3575 Valley Rd Basking Ridge, NJ 07920 Denomination: Churches of Christ	Phone: 9086049440 Distance from Subject: 2.50 miles
THE CHILDREN'S CORNER 651 COUNTRY CLUB RD Bridgewater, NJ 08807 Denomination: Methodist Churches	Phone: 9085269596 Distance from Subject: 3.44 miles
B'Nai Israel 40 Whitenack Rd Basking Ridge, NJ 07920 Denomination: Jewish Synagogues	Phone: 2041412 Distance from Subject: 3.48 miles
SOMERSET HILLS LUTHERAN CHURCH 350 LAKE RD Basking Ridge, NJ 07920 Denomination: Lutheran Churches	Phone: 9087662858 Distance from Subject: 3.49 miles
ST MARTIN'S EPISCOPAL CHURCH 1310 Tullo Rd Martinsville, NJ 08836 Denomination: Churches, Denomination Unknown	Phone: 7323568753 Distance from Subject: 3.78 miles
MOUNT HOREB METHODIST CHURCH 42 LIBERTY CORNER RD Warren, NJ 07059 Denomination: Methodist Churches	Phone: 7323561217 Distance from Subject: 4.05 miles
CHURCH OF CHRIST 570 GARRETSON RD Bridgewater, NJ 08807 Denomination: Churches of Christ	Phone: 9087228555 Distance from Subject: 4.09 miles
GRACE COMMUNITY CHURCH 424 GARRETSON RD Bridgewater, NJ 08807	Phone: 9082319593 Distance from Subject: 4.09 miles

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Houses of Worship

Denomination: Presbyterian Churches

COOPERSMITH LEE CANTOR

7 Hawkes Ct Bridgewater, NJ 08807

Denomination: Churches, Denomination Unknown

Phone: 9087252362

Distance from Subject: 4.29 miles

CHRCH JESUS CHRST LTTR DAY STS

LAMINGTON RD North Branch, NJ 08876

Denomination: Church of Jesus Christ of Latter Day Saints

Phone: 9087255751

Distance from Subject: 4.48 miles

NORTH BRANCH REFORMED CHURCH

203 STATE ROUTE 28 Bridgewater, NJ 08807

Denomination: Reformed Churches

Phone: 9087252313

Distance from Subject: 4.52 miles

ALLIANCE BIBLE CHURCH WARREN

52 MOUNT HOREB RD Warren, NJ 07059

Denomination: Christian & Reformed Churches

Phone: 7324691425

Distance from Subject: 4.66 miles

ALLIANCE BIBLE CHR OF WARREN

1914 Washington Valley Rd Martinsville, NJ 08836

Denomination: Churches of Christ

Phone: 7322714646

Distance from Subject: 4.74 miles

EVANGEL CHAPEL

505 STATE ROUTE 28 Bridgewater, NJ 08807

Denomination: Assembly of God Churches

Phone: 9087257777

Distance from Subject: 4.79 miles

GATEKEEPERS MINISTRIES

28 Courter St Basking Ridge, NJ 07920

Denomination: Churches, Denomination Unknown

Phone: 9082210447

Distance from Subject: 4.82 miles

MILLINGTON BAPTIST CHURCH

KING GEORGE & VALLEY BL Basking Ridge, NJ 07920

Denomination: Baptist Churches

Phone: 9086470594

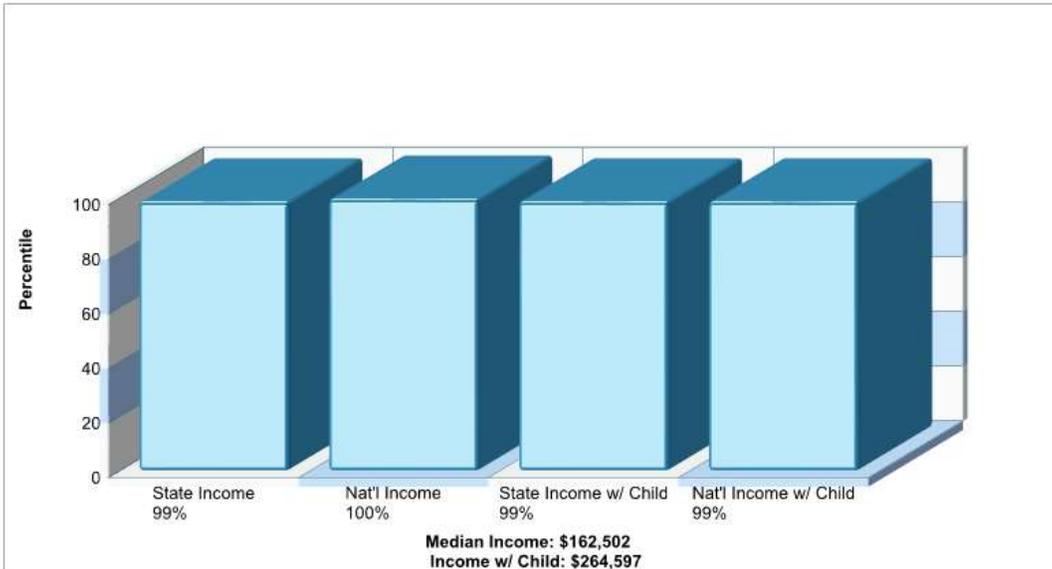
Distance from Subject: 4.83 miles

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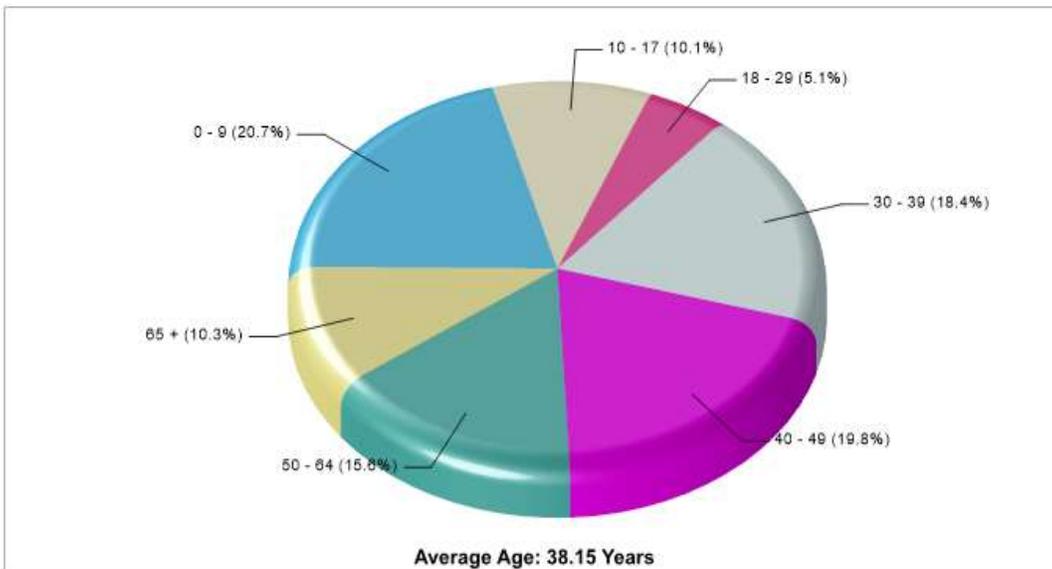
NEIGHBORHOOD INFORMATION

58 Battalion Dr | Bernards, NJ 07920

Location: 58 Battalion Dr | Bernards, NJ 07920
Neighborhood Income

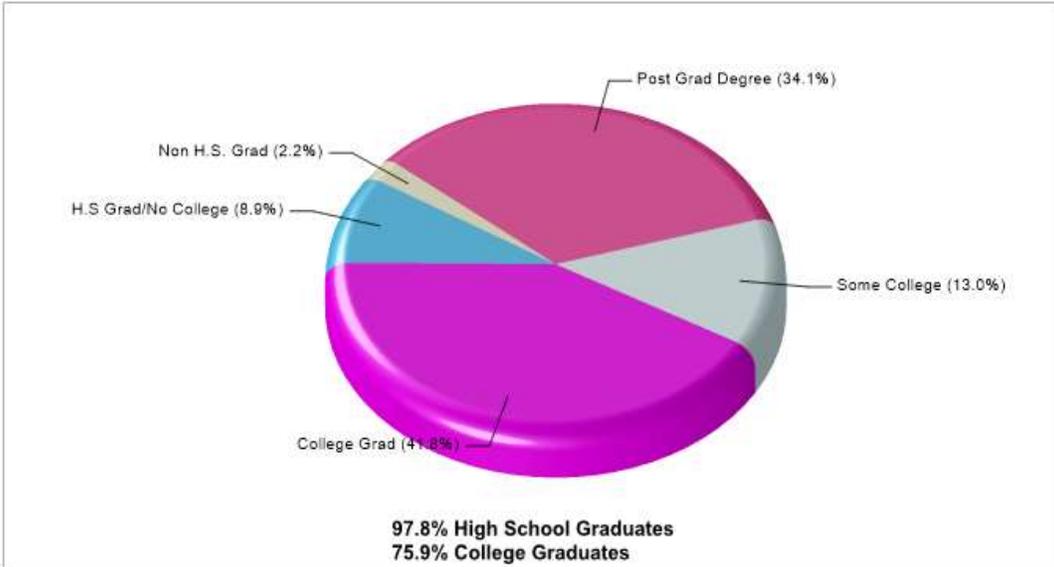


Location: 58 Battalion Dr | Bernards, NJ 07920
Neighborhood Age Breakdown

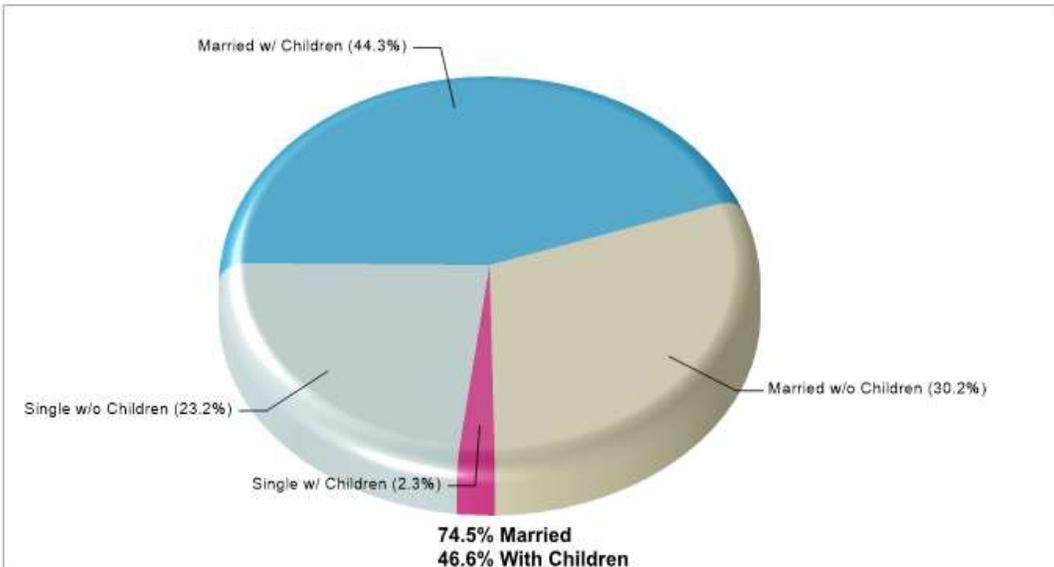


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Location: 58 Battalion Dr | Bernards, NJ 07920
Neighborhood Adult Education Level

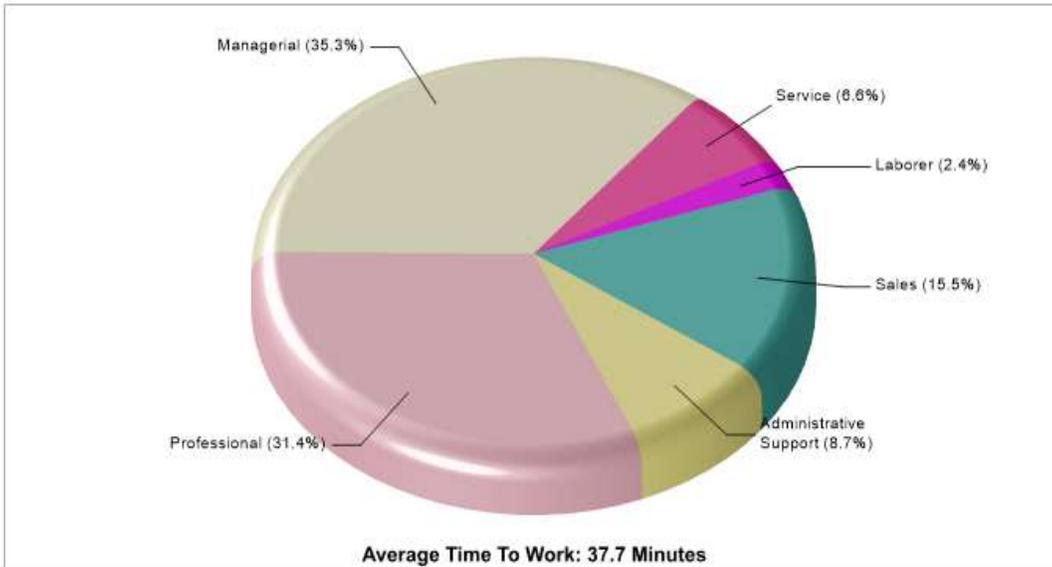


Location: 58 Battalion Dr | Bernards, NJ 07920
Neighborhood Household Characteristics



Prepared by White Street Media

Location: 58 Battalion Dr | Bernards, NJ 07920
Neighborhood Employment



Prepared by White Street Media

NEW JERSEY'S
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a 2014 program of NJBIZ

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ADVISORS HAS MADE THE LIST OF THE FASTEST GROWING COMPANIES IN NJ IN 2014, 2016 AND 2017.



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BACK-TO-BACK YEARS, ADVISORS WAS NAMED ONE OF THE 50 BEST MORTGAGE COMPANIES TO WORK FOR BY MORTGAGE EXECUTIVE MAGAZINE



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15+



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3X



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20



ADVISORS IS CONSISTENTLY AMONG THE HECM WORLD TOP 20 REVERSE MORTGAGE LENDERS IN THE COUNTRY

40



ADVISORS' PRESIDENT WAS NAMED TO THE NJ BIZ 40 UNDER 40 LIST IN 2014



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