



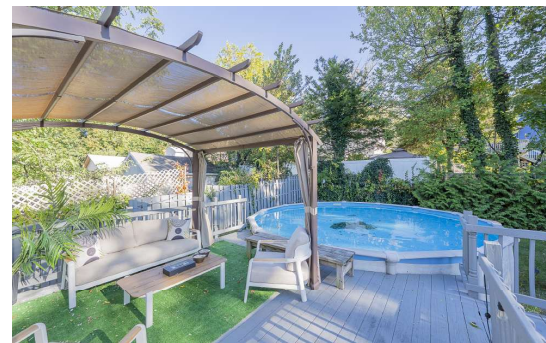
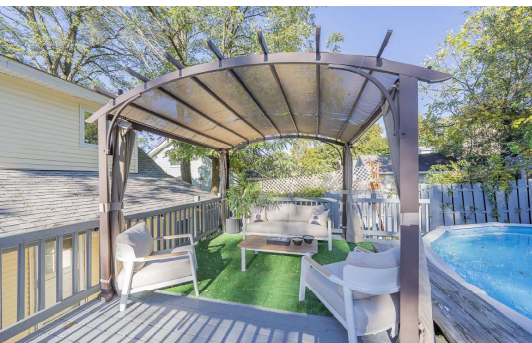
30 Fitzrandolph Road

West Orange, NJ

www.30fitzrandolphroad.com



VICTORIA
CARTER
GROUP



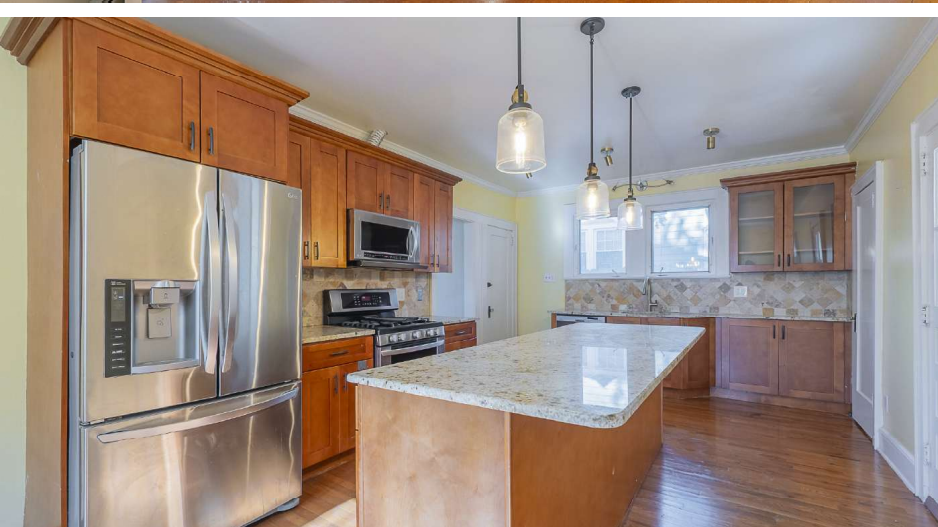
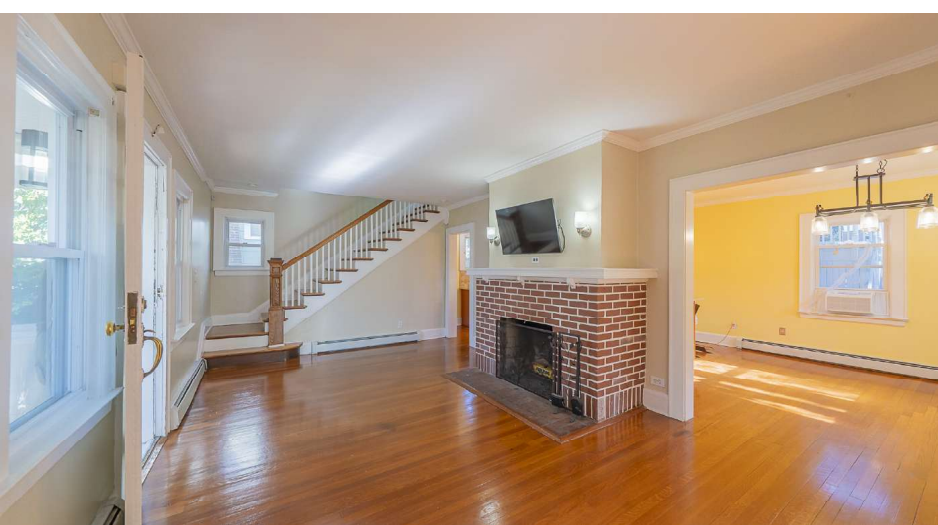
Suburban Charm

Bright and open, this six room colonial – with modern, eat-in kitchen, three bedrooms, multi-level rear deck and above ground pool – affords a wonderful opportunity to enjoy all the advantages of home ownership in a thriving and diverse residential community.

Ringed with windows, a fully enclosed sun porch welcomes visitors to this fine home. Ahead, the spacious living room features a hardwood floor, crown moulding, a pair of wall sconces and wood-burning fireplace with brick hearth and traditional wooden mantel. A broad archway opens to the dining area for a front-to-back flow that brightens and expands both areas. A double French door leads to the den, and a doorway accesses the kitchen. Certain to please even the most serious home chef, the eat-in kitchen is equipped with Shaker cabinets with granite counter tops and a tall, ceramic tile backsplash; matching center island with three pendant light fixtures above; full suite of LG stainless steel appliances (four-burner gas range with griddle, built-in microwave, dishwasher and refrigerator with cafe doors, freezer drawer and water/ice dispenser); undermounted, stainless steel sink; walk-in pantry closet; hardwood floor; and sunny dining area with chandelier and five large windows. Designed to take full advantage of today's indoor/outdoor lifestyle. A door opens to the multi-level rear deck with access to an above-ground pool, patio and fully fenced and level back yard. Equally well suited for use as quiet, first level retreat or children's play area, the den offers a hardwood floor, crown moulding, recessed lighting, and seven large windows spanning the three exterior walls.

Situated on the second level, the primary bedroom features a hardwood floor, walk-in closet, lighted ceiling fan and windows overlooking the back yard. The two additional bedrooms likewise feature hardwood floors and lighted ceiling fans. The full, hall bath is equipped with a ceramic tile floor and half-wall, shower-over-tub with tile surround, vanity with integrated sink, mirrored medicine cabinet and light bar. A center foyer with linen closet and access to attic storage completes this level.

With the potential to be finished as a recreation room, office or home gym, the lower level is composed of a large basement with laundry area (LG dryer, utility sink and plumbing hook-up for washer) and garage with power door opener.





Highlights

GENERAL

- Six room colonial in a thriving and diverse residential community
- Three bedrooms
- One full bath
- Eat-in kitchen with granite counter tops and matching stainless steel appliances
- Built-in one-car garage
- Multi-level rear deck
- Above-ground swimming pool
- Fully fenced back yard
- Only minutes from town, parks, schools, restaurants, shopping and Midtown Direct commuter train service into Manhattan

FIRST LEVEL

- Sun porch: painted hardwood floor; two wall sconces; front entry with sidelights; two double-hung windows, front; picture window, two double-hung windows, sides; doorway to living room
- Living room: hardwood floor; wood-burning fireplace with brick heart and traditional wooden mantel; two wall sconces; crown moulding; two double-hung windows, front; archway to dining area; open doorway to kitchen; **double French door** to den; hardwood stairs to second level
- Kitchen: hardwood floor; Shaker cabinets; granite counter tops; ceramic tile backsplash; matching center island; suite of LG stainless steel appliances – four-burner gas range with griddle, built-in microwave, dishwasher, refrigerator with cafe doors, freezer drawer and water/ice dispenser; walk-in pantry closet; three pendant light fixtures over island; two case-

- ment windows, side; open to dining area; doorway to stairs to side entry and lower level; egress to rear deck
- Dining area: hardwood floor; crown moulding; contemporary chandelier; three double-hung windows, side; two double-hung windows, rear; open to kitchen; archway to living room
- Den: hardwood floor; crown moulding; recessed lighting; two double-hung windows, front; three double-hung windows, side; two double-hung windows, rear; **double French door** to living room

SECOND LEVEL

- Primary bedroom: hardwood floor; walk-in closet; lighted ceiling fan; two double-hung windows, rear
- Bedroom two: hardwood floor; three closet; lighted ceiling fan; two double-hung windows, front; pass-through door to bedroom three
- Bedroom three: hardwood floor; crown moulding; lighted ceiling fan; closet; double-hung window, side; door to bedroom two
- Full bath: ceramic tile floor; ceramic tile half-wall; shower-over-tub with tile surround; vanity with integrated sink; mirrored medicine cabinet; light bar; double-hung window, casement window, rear
- Center foyer: hardwood floor; linen closet; overhead lighting; double-hung window, side

LOWER LEVEL

- Unfinished basement; overhead lighting
- Laundry area: plumbing hook-

- up for washer; LG dryer; utility sink; overhead lighting
- Garage: power door opener; doorway to basement

EXTERIOR

- Vinyl siding
- Multi-level rear deck; access to kitchen
- Above-ground pool
- Fully fenced, deep and level back yard
- Asphalt driveway
- Established lawns and decorative plantings

IMPROVEMENTS

- Installed new windows in all bedrooms
- Installed new water heater

2024 ASSESSMENTS/TAXES

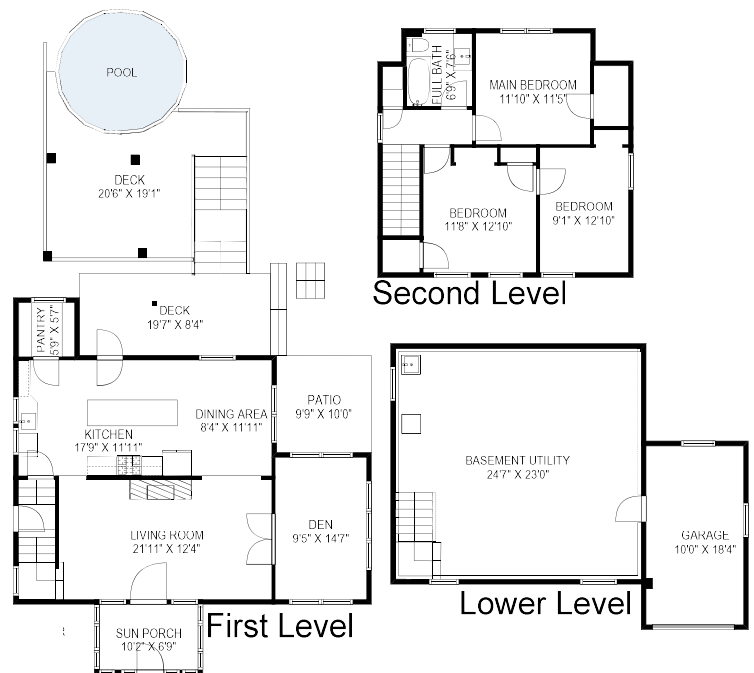
- Land: \$194,400
- Improvements: \$290,200
- Total: \$484,600

- 2024 taxes: \$10,539

AN IDEAL LOCATION

West Orange is a thriving and diverse community known for its fine homes, excellent schools and vibrant business district. Among West Orange's most popular attractions are the Turtle Back Zoo, Thomas Edison National Historical Park, South Mountain Reservation (the largest park land in Essex County) and Eagle Rock Reservation with a spectacular view of New York City's famed skyline. Located only 12 miles from Manhattan and 20 minutes from Newark Liberty Airport, West Orange also is convenient to major highways including the Garden State Parkway, New Jersey Turnpike and Interstate Route 280.

Floor Plan



Julson Badushov-Gadson
Sales Associate

732-618-4787

julson@victoriacarter.com

www.victoriacarter.com

Victoria Carter
Broker/Sales Associate

973-220-3050

victoria@victoriavarter.com

www.victoriacarter.com



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