

**10 Sandy Lane**  
**Randolph, New Jersey 07869**



### Additional Information

- Located in Shongum. A highly sought-after neighborhood where residents enjoy excellent schools and located conveniently to NYC trains, shopping, parks and major highways
- Located within walking distance to Shongum elementary school
- Age: 1970 updated and upgraded between 2015-2022
- 2716 sq. ft. (sq. ft. per NJ Tax Assessment Records)
- .35 acres
- Central air conditioning—installed 2005, owners have annual service contract with Air Group
- Gas hot water baseboard heating, one unit, 3 zones—installed 2014, owners have annual service contract with Air Group
- Gas hot water heater—installed 2018
- Public water—water extra charge
- Public sewer—sewer extra charge
- New electrical panel installed in 2001, 200 amp service
- Owners have an annual pest control contract with Delsea

### Exterior

- A spectacular front porch Colonial with an outstanding open circular floor plan and a modern and sophisticated style.
- Vinyl siding
- New leaders and gutters—installed 2017
- Roof—installed 2010, 30 year GAF Timberline shingles
- Outdoor shed for additional storage
- Expansive composite Trex deck located off family room—installed 2014
- Brick paver walkways

### Inclusions, Exclusions, Negotiable:

- Kitchen refrigerator included
- All lighting fixtures and ceiling fans included
- Window treatments and custom blinds and shades included
- Washer and dryer included
- Wood bear sculpture in yard excluded
- Deck firepit excluded

VIEW PROPERTY WEB SITE FOR SURVEY AND LOTS OF PHOTOS

[www.10Sandy.com](http://www.10Sandy.com)

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### Additional Desirable Features and Amenities

- Poised on a cul-de-sac and situated on beautifully manicured property with a circular driveway offering plenty of additional parking
- Built-in 22KW Generator, installed in 2021. Owners have annual service contract with Espositos Electric.
- Custom millwork, built-ins and architectural details throughout the gathering rooms in this desirable residence. Custom crown molding in every room, custom wood wainscoting and hardwood flooring are showcased.
- Refinished hardwood flooring in 2015
- Interior freshly painted in modern neutral colors
- New carpeting in the family room installed in 2022
- Gas fireplace in family room with remote control
- Living room and family room wired for surround sound
- Recessed lighting, beautiful ceiling fixtures and ceiling fans
- Custom closet organizers
- In 2015, the eat-in-kitchen was thoughtfully and beautifully updated, boasting an abundance of custom white cabinetry featuring soft closure, pull out drawers with draw organizers, ample Cambria countertops, hi-end stainless steel appliances and a spacious custom pantry closet
- Magnificent primary bathroom updated in 2020
- Beautifully updated main bathroom in 2015

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### Additional Desirable Features and Amenities

- 2 car direct entry garage with newer garage doors boasting a commercial epoxy floor and built-in cabinetry by California Closets for lots of storage
- New garage openers and keyless entries—installed 2020
- Newer windows and glass slider on the main level
- Finished basement with recreation room, workshop area and lots of storage areas and storage closets. Wine enthusiasts will appreciate the temperature controlled wine room accommodating apx. 700 bottles of fine wine. Installed in 2022 compressor, chiller, thermostat and surge protector. Owners have annual service contract

### Tax Information

Block: 168  
Lot: 21  
2022 Tax Rate: \$2.673  
Land Assessment: \$194,000  
Improvement Assessment: \$303,600  
Total Assessment: \$497,600  
Total Taxes 2022: \$13.301

### Schools

Shongum Elementary School - Grades K-5  
Randolph Middle School—Grades 6-8  
Randolph High School - Grades 9-12