



72 Barbara Drive
Randolph Twp., New Jersey



Entry Foyer



Family Room



Kitchen



Kitchen Looking Into Family Room



Dining Room



Living Room



Master bedroom



Master Bath



Deck



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Play Room/Office/Library



Bedroom



Bath

72 Barbara Drive Randolph, New Jersey

First Floor

- Two Story Entry Foyer**.....19 x 13
Dramatic two-story entry with palladium window, hardwood flooring, French doors to office/library, coat closet, door to basement
- Office/Library/Playroom**.....15 x 14
French doors from entry foyer, hardwood flooring, crown molding, three windows with transom above, recessed lighting, built-in speakers
- Powder Room**.....8 x 5
Located off the entry foyer, kitchen and family room, pedestal sink, tile floor
- Laundry Room**.....8 x 8
Located off garage and kitchen, double closet, tile floor, built-in cabinets, utility sink
- Living Room**.....18 x 15
Hardwood flooring, crown molding, three windows with transom above and one single window, built-in speakers, decorative columns separating living room and dining room
- Elegant Formal Dining Room**.....16 x 15
Hardwood flooring, chair railing, crown molding, built-in speakers, two windows
- Kitchen**.....16 x 15
Open to family room and dining room, hardwood flooring, abundant cherry cabinetry with slide out drawers, granite countertops, double stainless steel sink with Grohe faucet and two windows above, garbage disposal, large center island with breakfast counter and stainless steel sink, stainless steel vented range hood, stainless steel refrigerator, stainless steel dishwasher, double stainless steel built-in wall ovens with convection cooking upper oven, shelf microwave, magnificent tile back splash, gas cook top range, large pantry closet, built-in desk and wine rack, recessed lighting, built-in speakers
- Breakfast Area**.....18 x 11
Sliding glass door to the deck and yard, two single windows, hardwood flooring
- Family Room**.....21 x 15
Step down from kitchen, hardwood flooring, cathedral ceiling with ceiling fan and recessed lighting, built-in speakers, raised hearth wood burning fireplace with gas starter, marble surround and custom mantle, three windows with transom above plus two single windows with half moon windows above

Second Floor

- Hallway and Landing
Hardwood flooring, attic access with stairs
- Master Bedroom**.....28 x 15
Double entry doors, hardwood flooring, huge custom cabinetry walk in closet with entry to unfinished bonus room, tray ceiling, recessed lighting, three windows, built-in speakers
- Master Bathroom**
Jetted tub with bay window and separate stall shower, vanity with two sinks and marble countertop, recessed lighting, built-in speakers, ceramic tile floor
- Unfinished Bonus Room**.....20 x 20
Located off the master bedroom walk-in closet, would make a wonderful master bedroom sitting room
- Bedroom #2**.....15 x 13
Hardwood flooring, ceiling fan, three windows, double closet
- Bedroom #3**.....14 x 13
Hardwood flooring, ceiling fan, two windows, double closet
- Bedroom #4**.....13 x 12
Hardwood flooring, ceiling fan, two windows, double closet
- Full Bathroom**
Vanity with two sinks, shower over tub, linen closet, ceramic tile floor, window

Lower Level

Storage and utilities

All information deemed reliable but not guaranteed



72 Barbara Drive

Randolph, New Jersey

Interior

- 9ft. Ceilings plus cathedral in family room
- Dramatic two-story entrance foyer
- Hardwood flooring throughout
- Raised panel doors throughout
- Wide floor molding
- Central vacuum
- Security system
- Built-in speakers in kitchen, living room, dining room, library, master bedroom and master bathroom
- Most rooms freshly painted with designer colors and zero VOC paints (zero volatile organic compounds)

Exterior

- Oversized three car attached garage with openers, energy efficient steel reinforced doors installed in 2009
- .58 acre of level, completely fenced-in private property
- Premium lot with extensive landscaping
- Underground lawn sprinklers
- Three car wide blacktop driveway with additional parking
- Exterior: Brick and vinyl siding
- Large deck off kitchen sanded and refinished in 2010
- Outside speakers

Additional Features and Amenities

- Prime Randolph Township neighborhood on a quiet street within close proximity to shopping, major highways, and NYC transportation
- Age: approx.2002
- Public water and public sewer
- Truly a showplace home in pristine condition
- 2 units, forced hot air, natural gas heat
- Humidifier on furnace
- 2 units central air conditioning
- 75 gallon gas hot water heater
- Wired for cable and audio
- **Approx. 20' x 20' unfinished bonus room off the master bedroom**
- Attic with pull down stairs
- Washer/Dryer, garage refrigerator and swing set excluded from sale
- Window treatments and rods in living room, dining room and bedrooms excluded from sale
- Home warranty included

Block: 103.3

Lot: 8

2010 Tax Rate: \$3.224

Land Assessment: \$162,300.

Improvements: \$436,300.

Total \$598,600.

Taxes: \$19,298.86

Schools:

Center Grove Elementary—25 School House Rd. K-5

Randolph Middle School— 507 Millbrook Ave. 6-8

Randolph High School—511 Millbrook Ave. 9-12

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A printable version of this brochure is available online at
www.silkpurseproductions.com/EBrochures/72Barbara.pdf