



HOME IMPROVEMENTS

20 Moran Road, West Orange

Double-height ceilings, skylights and sliders to the rear deck set the tone, and the big systems are already done. New primary windows this year, a newer gas furnace and central AC, a 2024 water heater with an 8-year warranty, and a finished walkout lower level with a full bath. Add a renovated kitchen, a Majestic gas fireplace, and an HOA that handles the outside, and you can move in and live. Here is the full list.

9 UPGRADES	2026 NEW WINDOWS	2017 FURNACE + CENTRAL AC	2024 WATER HEATER
2026 Fresh light	NEW PRIMARY WINDOWS The primary windows were replaced this year. Better light, a tighter seal, and one less thing on your list.		
2024 Behind the walls	NEW WATER HEATER Installed in 2024 under township permit and backed by an 8-year warranty.		
2022 Everyday ease	WASHER + DRYER Newer washer and dryer, set up in the second-floor laundry area right by the bedrooms.		
2017 The big stuff	GAS FURNACE Replaced in 2017 under township permit and professionally serviced in 2026.	CENTRAL AC Replaced at the same time as the furnace, so heating and cooling were updated together.	

HOME IMPROVEMENTS, CONTINUED

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2016

More room to live

FINISHED WALKOUT LOWER LEVEL

Fully renovated with wood floors, custom closet systems and a full bathroom. Permitted and closed out by the township.

BACKWATER VALVE

Added with the lower-level renovation to help protect the finished space from sewer backups.

NEW INSULATION

Insulation added in 2016 to help keep the home comfortable through every season.

2011

Smart layout

LAUNDRY MOVED UPSTAIRS

The washer and dryer were relocated to the second floor. No more carrying baskets up and down the stairs.

Plus

Cozy nights

MAJESTIC GAS FIREPLACE

A Majestic gas fireplace gives you a real fire with the flip of a switch. No wood to haul, no ash to clean.

LIFE AT THE WOODLANDS

Community Amenities

OUTDOOR POOL

A community pool for summer, a short trip from your front door.

TENNIS + PICKLEBALL

Tennis and pickleball/paddle courts for residents.

FITNESS CENTER

An on-site gym with a sauna.

CLUBHOUSE

A resident clubhouse with recreation space for gatherings.

GROUNDINGS + SNOW

Landscaping, lawn care and snow removal are handled for you.

EXTERIOR CARE

The association handles exterior upkeep and replaced the entire roof during the current owners' time here.

\$885.88 / mo

HOA fee generally covers exterior building care, landscaping and lawns, snow removal for streets, driveways and main walkways, trash and recycling, all amenities above, common area master insurance and professional management.

LET'S TALK

We know this house inside and out. Questions about any of these upgrades, or want the vendor details behind them? Reach out to us at jengreenberggroup@compass.com and we will get you answers fast.

Details provided by the sellers and township permit records. HOA coverage should be confirmed with the association's governing documents. Buyers should confirm all information during attorney review and inspection.