



119 Sherman Place, South Orange

25 Years of Documented Care

SYSTEMS, STRUCTURE & LIVING SPACES UPDATED, 2001 – 2026

This home has been maintained with intention for over two decades, from a new roof and central air down to the water heater and sump pump. Nothing here is a guess. Below is the real, dated history so you can see exactly what has been done and when.

Systems & Structure

2001–2014

Oil tank removed, electrical panel upgraded, 30 year Timberline roof, and new central air conditioning.

Kitchen, Baths & Basement

2013

Full renovation across the first floor kitchen, second floor bathroom, and finished basement.

Plumbing & Water

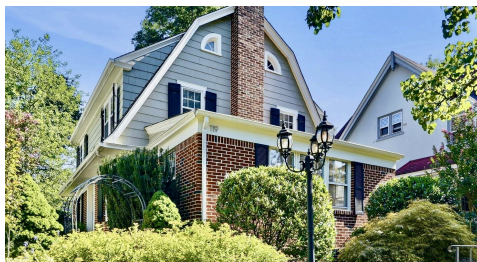
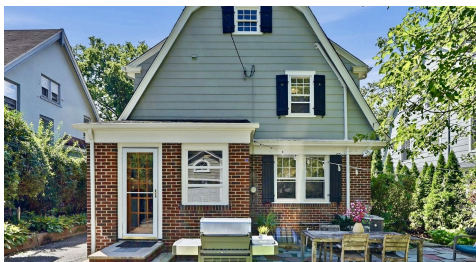
2013–2026

Water heaters replaced, water softener installed, and a new sump pump added in 2026.

Exterior & 2026 Refresh

2014–2026

Garage doors, expanded sprinkler system, front sidewalk repairs, and full interior repaint.



The Full History, Itemized

119 SHERMAN PLACE, SOUTH ORANGE · 2001 – 2026



YEAR	IMPROVEMENT	INVESTMENT
2001	Oil tank removed — Paul Ianaro Contractors	—
2005	Electrical panel upgraded to 100 amp service — T.P. Electrical Services	—
2009	Roof replacement, 30 year Timberline shingles — Tico's Carpentry	—
2013	Full renovation: kitchen remodel, 2nd floor bathroom update, basement finished	—
2014	Replaced boiler — Air Group	\$6,100
2014	New central air conditioning installed — Air Group	\$13,300
2014	Garage door opener system replaced — Skillman Garage Doors	\$600
2015	Water softener replaced — Russo Bros & Co	\$2,506
2016	Frost free hose bib replaced, rear of house	\$373
2016	Shut off valve installed — Russo Bros & Co	\$133
2016	Ceiling access panel installed — Russo Bros & Co	\$199
2021	3 zone automatic sprinkler system installed — NJ Pro Construction	\$3,450
2022	Garage door replaced — Skillman Garage Doors	\$3,320
2022	Exterior painting completed — Rutgers Painting	\$8,000
2022	Repaired shutters — Rutgers Painting	\$1,375
2023	50 gallon gas water heater & expansion tank installed, 6 year warranty — Russo Bros & Co	\$3,352
2024	A/C evaporator coil replaced under warranty, installation cost — Air Group	\$2,528
2025	4th zone added to sprinkler system — NJ Pro Construction	\$910
2026	New sump pump installed — Basco Plumbing & Heating	\$4,200
2026	High pressure jet sewer — Hurricane Plumbing	\$1,200
2026	Full interior painting completed — Seton Painters	\$8,000
2026	Front sidewalk to be repaired on 9/28 — Bravo Custom Masonry, LLC	\$960
TOTAL DOCUMENTED INVESTMENT		\$60,506

Dates for major systems and structural work (oil tank removal, electrical, roof, 2013 renovation, water heaters, and central air) reflect permits on file with South Orange Village. Costs shown reflect owner-provided invoices where confirmed. Items marked — are documented improvements without a confirmed cost on file and are not included in the total below.