

# 8 STONEHEDGE LANE

Andover, NJ 07821

MLS# 4019897

## \$749,000

**FAIRCLOUGH**  
**REALTORS** 

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**4**

BEDROOMS

**3**

FULL BATHS

**5.4**

ACRES

**5-CAR**

GARAGE

**13**

ROOMS

**1960**

YEAR BUILT

### PROPERTY OVERVIEW

- Single Family — Custom Home
- 5.4 acres, fully fenced, Level & Wooded
- In-ground pool
- In-law suite w/ separate entrance, full bath & kitchen
- Full walkout basement (unfinished)
- Walk-up attic
- Fireplace / freestanding wood stove

### INTERIOR

- Floors: Laminate, Tile, Vinyl, Hardwood
- Kitchen: Eat-in
- High ceilings; stall shower & tub
- Carbon monoxide & smoke detectors

### EXTERIOR & STRUCTURE

- Vinyl siding; Asphalt shingle roof
- 5-car detached oversize garage
- Barn/stable, equipment building, storage shed
- Blacktop & gravel driveway — 15 spaces
- Wood & metal fencing throughout

### UTILITIES & SYSTEMS

- **Heat:** New 2-zone oil boiler (house); oil furnace (kennel bldg); new heat pump (back kennel)
- **Cooling:** Office-side central AC; AC in grooming building; heat pump cools back kennel
- **Water:** Shared well — new tank, softener & HWH (house); separate HWH (garage & kennels)
- **Septic:** House/garage — 3 yrs old & working. Kennel septic referred to engineer (root intrusion)
- **Electric:** Single meter. Separate basement meter available.
  
- **Fuel:** 5 oil tanks total; 3 active (house, LR furnace, grooming bldg); 2 not connected
- **Sewer:** Septic

**Water:** Well

**Water Heater:** Electric

### KENNEL & BUSINESS FACILITIES

- **43 Crates** in grooming/crate building (incl. 3 quarantine room crates)
- **13 Indoor Runs** (all w/ dog door setup); 7 outdoor sections currently active
- **7 Holding Kennels** off grooming entrance — each w/ controlled access to rear yard
- **11 Total Yards** of varying sizes; incl. ~½-acre yard w/ direct parking lot access
- Ideal for kennel, boarding, grooming, or training operation

### FINANCIAL & TAX INFORMATION

- **Taxes:** \$26,143 / 2025
- **Tax Rate:** 4.019% / 2025
- **Building Assessment:** \$376,000
- **Land Assessment:** \$274,500
- **Total Assessment:** \$650,500
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### SHOWING INFORMATION

- Sign on property
- First showing date: April 16, 2026
- Directions: Lee Hill Rd. to Stonehedge Ln.

### LISTING NOTES

- Sold strictly AS-IS — outstanding value-add opportunity
- Garage unit heated by electric heaters  
Separate electric meter in basement — can be split to own account
- Garage oil furnace present but not connected
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### APPLIANCES INCLUDED

- Refrigerator · Range/Oven-Electric · Microwave · Dryer · Washer

**LISA FAIRCLOUGH, Broker/Owner**

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Information deemed reliable but not guaranteed. All measurements approximate. Property sold as-is.