

26019A 406 Centre St., S.O.

~~\$89,500~~ *87,500* 1F



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Bet: So. Orange Ave. & Hamilton Rd. (Map M-12)

Lot 150x275x150 Lot 13-15 Blk 209 Plt 25

Country English, fr, alum. sid, stone, slate comp rf, part ss/scrs, 220 VS

1st-5-vest, ch w/ fp, lr w/ fp, dr w/ fp, brk rm, mod. kit, lav, library w/ fp

2nd-4-4 brs, bath w/ stall & tub, bidet in bath, M.br has

3rd-5-4 brs, 2 baths, kit., tool rm, closed stairs, /fp attic fan 4'

Bsmt-toi, laund, wine cellar, out. ent.

ST: Oil

No garage, paved drive

L-33.9 B-21.0 '79 ^{5.78} Rate ^{3173.22} ~~5.57~~ Taxes \$3057.93 Poss: 8/1/80

o.a.a. Termite policy w/ Western. Owners are in process of extensive restoration & modernization in this gracious lrg home. They have materials to finish hse, wood panelling, chandeliers, etc. If anyone has interested party call L.R. Mr. Hunter will explain complete plan of restoration. Incl: shelves in library, new Garland restaurant stove & sideboard in new kit, washer & dryer in bsmt. Excl: Tiffany fixt. in brk rm, fixt. in M.br. Nego: chandeliers & sconces, some lrg pieces of furniture. Brand new furnace, new plumbing to kit. Owners will continue to work on hse but it is to be sold "as is" at time of closing. Rm rentals on 3rd flr bring in an income of \$650. to \$800. per month.

Marshall GS, S.O. Jr. Columbia HS. Our Lady of Sorrows

Paro. CORPORATION RULING APPLIES. NOT FOR RENT.

LR: RCCo. 376-5323 5008000/80031000 (6-6-50-50)

Owners: Burton D. & Patricia A. Hunter, Prem. 762-3228,

Bus. (Mr.) 931-2766, (Mrs.) 926-7130

Conv. 406 Centre St., S.O. 14-3-0-lav 8 brs. ~~\$89,500~~ *87,500*

Subject to errors & omissions.

7/16/80 CONTRACT
3/12/81 SOLD

7/80 CONV. MTG.

5/14/80 Change tel.# on prem. to 761-1655.
6/26/80 Tax rate 5.78. Taxes \$3173.22
7/9/80 Price reduced to \$87,500. Transferred owner anxious
to sell ppty. Willing to meet salesperson & prospective
purchaser at house & explain restoration work. Keys w/LR,
Mlbrn & S.O. Grds & hse now show well. Pl. note rental
income on 3rd flr.