

22552 262 CHARLTON AV, S.O.



Board of Realtors of the Oranges and Maplewood

Photo by George B. Biggs, Inc.

.36104 262 Charlton Ave., S.O. \$185,000 1F



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Near Raymond Ave.

Lot: 108x192x192x108 Irreg. Lot 218-22 Blk 155

Col,fr,all ss/scrs except 2.

1st-4-ch,40 ft.long 1r w/fp,20x20 dr,lav,enc.porch,  
den/fam.rm,library,patio off porch.

2nd-6-6 brs,5 baths.

3rd-1-1 br,1 bath,stge.attic.

Bsmt-workshop,stge.rms,possible bomb shelter.

HW:Gas (14 yr.old furnace)

No garage,paved drive

L-25.6 B-42.3 '82 Rate \$6.56 Taxes \$4454.00 Poss:

60 days o.a.a. Key w/L.R., R.Connolly-S.O., &

D&H-Mplwd. Termite Policy w/Terminex. Easement -

L.R. will explain. This magnificent colonial is

a former governor's mansion. Magnificent archi-  
tectural details combined w/many amenities. Lovely

kit. w/new kitchen-aid dw & compactor. Completely  
updated home. Built in approx. 1919. Excl: dr fixt.

Roof - not new but in excellent state of repair.

Floor in upstairs bathrm will be replaced. NEW PLASTER

SEE ADDITIONAL INFORMATION (OVER)

LR:BMD 467-3883 3003003/9003003 (CB 3 - \$45)

Owners: Harold I. Braff,Prem.,763-8821,bus.#677-1700.

& Anne M. Braff,c/o L.R.,762-3022.

L.R. - HELEN SAFFER, 467-8348.

Conv.262 Charlton Ave.,S.O.11-6-0-lav.7 brs.\$185,000.

8/11/83 SOLD 172, Conv. K

5/19/83 CONTRACT 5/83



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ADDITIONAL INFORMATION:

CEILING IN LR. Incl: all w/w where installed.  
Adjoining  $\frac{1}{2}$  acre lot w/room for pool or tennis  
court. Owner has no knowledge concerning the  
presence or absence of urea-formaldehyde foam  
insulation, but it has not been installed since  
1977. Marshall/Jefferson GS, S.O. Jr., Columbia  
HS. S.O. RR Sta. Subject to errors & omissions.

NOT FOR RENT.

3/23/83 Pl. add to listing: central vacuum system.  
Pl. show & present all offers on this lrg. gracious  
magnificent home.

4/25/83 Owners anxious to sell this magnificent estate-  
like home. Kit. & upstairs porch have been painted. Hse.  
shows very well. Hsekeeper on prem.