

40471 11 CREST CIRCLE, SOUTH ORANGE



Board of Realtors of the Oranges and Maplewood

Photo by George B. Biagg, Inc.

12/4/61 Sold \$50,000 Gutlohn

40471 11 Crest Circle, S.O.

~~\$62,500~~ ^{54,000} ~~57,500~~ ^{59,500}

Off Wyoming Ave. Lot: att. description

All Cash

Magnificent landscaped grounds covering almost an acre
Frame, Brick, blt. 21 yrs., slate rf., wea. wind. & drs., full ins.,
part s.s. (comb. s.s. on no. side only), beaut. maintained home
1st-6-c.h., 1.r.w/fp., libr., d.r., brk.rm., t.kit., lav., fp in lr.,
open p., 2 bedrms., bath, patio, back of prop. all fenced in
2nd-4-4 brs., 3 t.baths-master w/stall & tub; other w/shower
over tub; other w/stall shower (very large rooms)

3rd-bessler stairs, attic fan

Basement: rec.rm., toilet, laund., outside ent.

Steam: Gas, \$350 ann'l cost

3-car garage, att., masonry

L.B:FJG SO 3-5955 6/18/61-Exp. 12/18/61

Owner: Edward & Sara Trueger, prem., SO 3-5988 Bus: PO Box 33,
Union MU 8-0880 (Poss. 90 days) (Key w/ L.B.)

1961 Assess: Land \$ 3,300

1961 Rate \$9.39

Bldg. 14,300

" Taxes \$1652.64

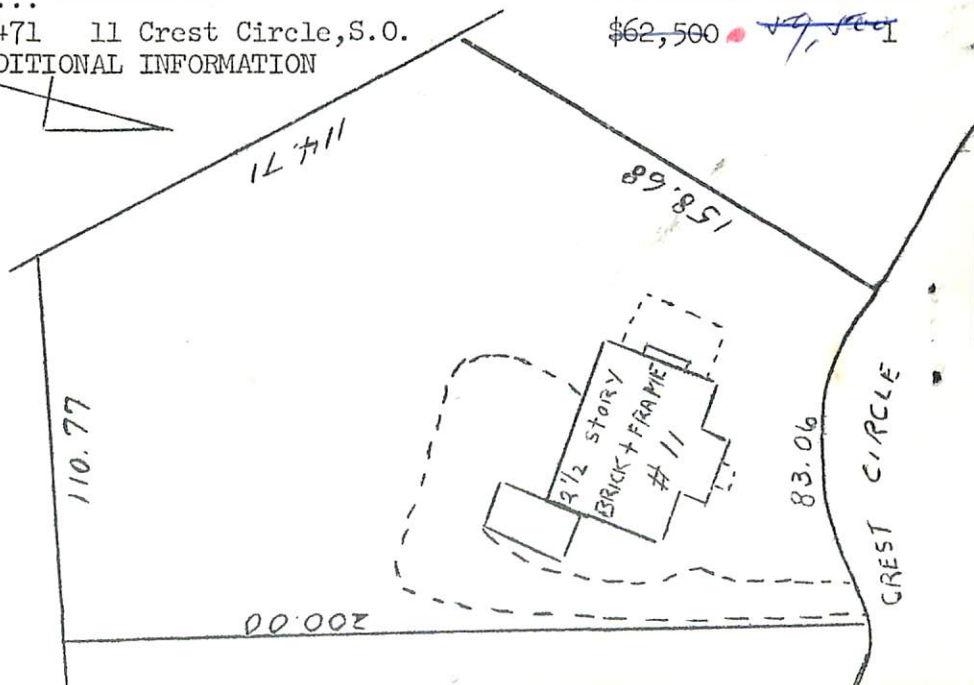
Back tree electrified. Ultra mod. kit. w/wall oven & wall refig.
Charming sep. brk.rm. Oak pan. den w/blt. in bookcases & 1 ton ac
AC in boys rm. Basement has bar w/sink; rec.rm. has fp.
SEE ADDITIONAL INFORMATION (Montrose GS, SO Jr. HS, Columbia HS)

Conv. 11 Crest Circle, S.O. 10-4-3 lav. ST: Gas \$62,500

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ADDITIONAL INFORMATION



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6/19/61 Open for inspec. 6/20 1-2:30

6/21/61 approved.

6/30/61 Owner away until after Labor Day.

Key w/L.B.

8/2/61 Awaiting reduction to \$59,500

8/4/61 Now \$3750 below appr. price. This is truly a fine executive's home in a beautiful setting.

8/7/61 Reduced to \$59,500 approved. Now \$3,750 below appr. price. ~~Fine~~

9/25/61 Poss. 30 days. Magnificent Colonial in perfect condition, way below approved price.

10/2/61 Reduced to \$57,500. Owner taking title end of Oct. & is extremely anx. to have more action. Became approved listing @ \$63,250.

House in beautiful condition. Porch just painted. Submit offers.

11/13/61 Owners have purchased new home & are anx. for more action. Broker believes owner ~~will~~ may accept low 50's

11/22/61 Reduced to \$54,000. EXTREMELY ANX.

Submit all offers.