

40939 1 FRANKLIN TERRACE, SOUTH ORANGE



Board of Realtors of the Oranges and Maplewood

Photo by George B. Biggs, Inc.

1/17/62 Sold \$27,500 Clair

40939 1 Franklin Terr., S.O.

\$33,500. ~~30,800~~ 29,500

Cor. Franklin Place

All Cash

Lot: 151x100x150.12, Lot #234, Block #76

Frame, Col., blt. 1923, ~~comp. roof~~, oak floors

1st- ~~4~~ vest., l.r., sun porch, d.r., mod. kit., fp.,

2nd- 3 ~~1/2~~ 3 bedrms., 2 t.baths, master w/stall, other w/tub

1/2 room off master bedrm. for nursery or dress.rm.

3rd- semi-finished & storage, closed stairs

Basement: toilet, laund., outside ent., Mixed w.p.

Steam: Oil, 1,000 gal. tank

2-car garage, poured concrete & block & steel beam constr., det.

LB: ECC, SO 2-4400 9-20-61 Exp. 3-20-62

Owner: Chalmers E. & Ida M. Greenlee, prem., SO 2-1905

1961 Assess: Land \$2,200. 1961 Rate \$9.39

Bldg. \$6,400. " Taxes \$807.54

Poss. 30 days. Wea. wind. & drs. By APPT. ONLY. If owner, not home, call L.B. for key. Charming square New England type Colonial w/spacious rooms. L.r. extremely large. House in beaut. setting of magnificent trees & shrubs affording privacy. Level land. Custom built by present owner.

SEE ADDITIONAL INFORMATION

CONV. 1 Franklin Terr., S.O. ~~27,500~~ 27,500 ST: OTL. ~~\$33,500. 30,800~~ 29,500

9/25/61 correction: 4 rms on 1st flr.

3 $\frac{1}{2}$ rms. 2nd fl. total 7 $\frac{1}{2}$ rms.

10/2/61 Reduced to \$30,800 approved. Exceptionally attractive & spotless home. Exterior of house being scraped & painted. Will get 2 coats of paint very shortly.

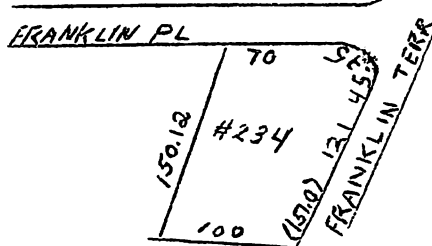
11/1/61 Exterior of house newly painted w/2 coats of paint. Front entrance, window sills, shutters, pilasters & baseboards were burned off before paint was applied. All other places where there was any peeling it was scraped and sanded in order to insure a perfect paint job. Rooms are large & house is in immaculate condition. Walking distance to schools & transportation. Approved listing, wonderful buy.

11/8/61 Correction: Roof is J.M.slate over Red cedar shingle

12/8/61 Written price red. to 29,500. Now below approved figure. Submit all reas. offer

ADDITIONAL INFORMATION

2nd floor plumbing new in 1955. Page over sized boiler with instantaneous hot water. Combina. front door & jalousied back door. Semi-fin. heated rm. on 3rd fl. Owner has contract to paint exterior of house Oct. 1st, 1961. 220 Line. Substantial green houses engineered in every way for complete automatic control. One attached to, and one on 2nd fl. of garage. Owner raised orchids. Spent \$15,000. on building and engineering. Community driveway easement. Montrose G.S., South Orange Jr. H.S., Columbia H.S., Lady of Sorrow, Paro., Bus 52, Mt. Station R.R.



9/22/61 Open for inspect. 9/23/61, 1-2:30