



37362A 22 Franklin Ter., S.O. \$179,000 1F

Bet: Melrose & Luddington

Lot 74 Blk 123 Plt 10

Pa.Col,fr,stone,slate rf,all ss/scrs,220 VS,100 amps

1st-5-vest,lr w/fp,dr,kit,brk.nk,lav,enc.porch,

den/fam.rm,fam/porch,study

2nd-4-4 brs,2 baths,M.w/stall,o.w/s.o.t.

3rd-1-1 br,bath,close stairs,cedar closet

Grd-rec.rm,toi,laund,out.ent,office panelled tongue
in groove pine

ST:Oil

2-car att.garage

L-17.7 B-37.4 '83 Rate 7.22 Taxes \$3978.22 Poss: 90
days. Key w/L.R. Dr chandelier neg; washer & dryer

neg. New hot water heater. Style: approx. 1934

Pennsylvania Dutch Colonial, stone front, 1/2 acre

lot. Heat: Oil furnace, recessed steam radiators -
uses less than 1,000 gal. per yr. This large house

has beautiful professionally landscaped grounds,

solid oak floors thruout, combination alum. screen

& storm windows, slate roof, plaster walls & ceilings

SEE ADDITIONAL INFORMATION OVER

LR:JMW 376-4545 70011003/10015004 (CB 3 - \$45)

Owners: George & Laura Wallhauser,Prem.,762-4634.

ALL NEG. THRU L.R.

FOR ADD'L INFORMATION CALL L.R., BIBI FEINTUCH.

Conv.22 Franklin Ter.,S.O. 10-3-2-lav 5 brs.\$179,000.

8/22/83 CONTRACT
\$166, 8/83 CONV.MTG.

11/10/83 SOLD

ADDITIONAL INFORMATION:

in excellent condition. It has a burglar alarm & two attached heated garages w/lights & both water & elec. outlets. It is absolutely perfect for most gracious entertaining, shows beautifully & is in A+ condition. FIRST FLR: LR (23x14) fp, decorative moldings. DR (13x15) w/decorative moldings. Year-round jalousied porch (20x10). Kit: double wall ovens (gas), dishwasher, disposal, pantry; door to large back porch. Butler's pantry (6x13) glass fronted cabinets, counter space drawers, etc. Library: (9.6x12.6) tongue-in-groove solid pine panelling, bilt-in book shelves & window seat w/stge. Entry hall has two coat closets. Powder rm. SECOND FLR: Master suite (14x16) has two closets, bath w/stall shower. Three brs: 13x16; 12x14; 10.6x10.6. Bath w/s.o.t. Large linen closet. THIRD FLR: Br (10x12); bath w/tub; finished attic (exhaust fan) walk-in cedar c' set w/shelves & stge. racks. GROUND FLR: Office (or rec.rm.) 21x13 w/tongue-in-groove panelling has separate entrance; stge. closets; laund.rm. Montrose GS, S.O. Jr., Columbia HS, Marylawn Paro. Mtn. RR Sta. Subject to errors & omissions.

NOT FOR RENT.

7/25/83 Burglar alarm off bet. 9 & 5 p.m. After 5 p.m. all appts thru owner or L.R.