

31553

624 Hamilton Rd., S.O.

\$87,500 <sup>84,500</sup> 1F

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Bet: Finlay Pl. &amp; Stanley

Lot: 85x179 Lot 190,91 Blk 212

Col, fr &amp; brk, comp. rf, all ss/scrs, 220 VS, 100 amps.

1st-5-sh, 1r w/fp, dr, kit, bath, open porch, den/fam.rm.,

2nd-4-4 brs, bath w/s.o.t.

/small rm.

Attic-trap.

Bsmt-rec.rm, laund, stge.rm, wet bar w/stools, kit.

ST: Gas

2-car det. garage, paved drive

L-15.1 B-32.2 '81 Rate \$6.25 Taxes \$2956.25 Poss:

Immed. Key w/L.R., Must accompany. Immaculate house

in move-in condition. New gas furnace, HW heater.

Roof, gutters, leaders 1 yr. old. All copper plumbing.

Parquet flrs. on 1st flr. Beamed ceilings in 1r &amp;

dr. Solid oak trim thruout house. Mod. kit. &amp; baths.

Floor to ceiling tile in kit. 1st flr. bath com-

pletely tiled. Sm. room on 1st flr. can be used as

office. Nicely landscaped grounds. Lovely flagstone

deck &amp; patio. Stone B-B-Q. Incl: w/w carpet, all

window treatments, freezer, dryer, water softener.

SEE ADDITIONAL INFORMATION (OVER)

LR: PAT 731-2800 70016001/10016002 (CB 3 - \$45)

Owners: Mario F. &amp; Christine T. Di Chiara, Prem.,

763-5839. (Shore) #295-3579

Conv. 624 Hamilton Rd., S.O. 9-2-2 4 brs. ~~\$87,500~~ <sup>84,500</sup>11/4/81 CONTRACT  
3/11/82 SOLD \$82, 11/81 VA MTG.

ADDITIONAL INFORMATION:

Excl: statues in entrance hall, washer. Nego: dr fixture, dr A/C. Owner may consider assisting w/ financing. During the summer, owner available after 2:00 PM Mon.-Thurs. L.R. must accompany when no one is home. Near N.Y. train transportation. Marshall GS, S.O. Jr., Columbia HS, Lady of Sorrows Paro. Bus 31. Erie (S.O.) RR Sta. Subject to errors & omissions.

7/27/81 Pl. leave cards.

8/27/81 Owner is highly motivated. This is a magnificent hse to show. It is in absolute top notch condition.

9/8/81 Pl. do not issue owner's phone number to customer. Someone called owner at the shore # & claimed receiving the # from a Realtor. The owners are furious. Pl. put a stop to this.

9/17/81 Price reduced to \$84,500. Price reduction indicates sellers are highly motivated. Bring your customers to see this beautifully maintained hse. They'll be very impressed.

9/29/81 Price reduction on this lovely colonial indicates seller is ready to nego. Bring in your offers.

Financing available to qualified buyer.

10/8/81 Open hse. Sun. 10/11 1-4 p.m. If you haven't see this lovely col, here's your chance. Bring your customers. They'll love it.