

43978 73 HIXON PLACE, SOUTH ORANGE



Board of Realtors of the Oranges and Maplewood

Photo by George B. Biqqs, Inc.

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43978 73 Hixon Pl., S.O.

\$19,900 ~~+7,500~~ 2

Bet: Valley & Academy Sts.

All Cash ~~18,500~~

Lot 50x135x50 Lot 94, Block 121, Plate 15

Frame, blt. 50 yrs. comp. rf.

1st-3-s.h., front open p, l.r., br., kit.

2nd-3-kit. w/dining area, l.r., br., mod. bath

3rd-attic

Steam: Gas, 1 heater, heat supplied by owner

2-car garage

L.B: The CJK Co. SO 3-0600 6/26/63-Exp. 12/26/63

Owner: Rose R. Rodemeyer, rem. 1st flr., SO 3-0436 (widow) *Beth*

Tenant: 2nd-Mr. & Mrs. Fox, 763-0678, Rented @ \$95 mo-mo

1963 Assess: Land \$ 3,000

1963 Rate \$3.32

Bldg. 12,000

" Taxes \$498

Poss. 1st flr. 60 days. 2nd flr. complete w/out. ent. 1st flr.

bath not as yet installed. Present owner now using toilet

& tub in basement. New gas furnace. Be especially considerate.

New baby on 2nd flr.

Sold - Mulesdy 16.00

2F 73 Hixon Pl., S.O.

6-1-2

ST: Gas ~~\$19,900 + 7,500~~ 18,500

6/26/63 Open for inspec. 6/27/63 1-3

7/22/63 Owner anx. for quick sale. The addition of a 1st flr. bath will complete the conversion to 2-fam. A rare oppor. in this price range.

8/23/63 Reduced to \$17,500 approved. Listed at inspec. committee figure.

9/13/63 Increase to \$18,500 (but still appr)



53624

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DIM:50X135 L/B:L94 B121 POSS:90
 GOI\$ TOE\$ NOI\$ TY:86 TX\$ 2948
 HEAT T:FA F:GAS U#:1 GAR:2.00 PARK:04 TUN:2
 RENT BA B L D K OT TENANT PHONE
 U1:0000 1 2 1 1 1 OWNER
 U2:0650 1 2 1 1 TENANT M/TO/M
 U3:0000 0 0
 U4:0000 0 0
 LEASE EXP SEC\$ G H E W GR CONST:FRAME
 U1: 0000 00 ANNUAL EXPENSES
 U2: 0000 00 TAX\$ 2948 ELC\$
 U3: 0000 00 HEAT\$ INS\$
 U4: 0000 00 WAT\$ GAS\$
 ASMT L\$ 9600 B\$ 23300 R\$ 8.96 MGT\$
 REM:LOVELY 2 FAM IN QUIET NEIGHBORHOOD CLOSE TO
 ALL PUBLIC FACILITIES & TRANS SCHOOLS AND SHOP.
 ALL APPL EX D/W ALL CARPETS INCL 1YR BUYER P.P.
 EXD:07/21/87 LID:04/21/87 KEY:LR
 OWN:MAQBOOL AND FARZANA (ULFAT) AHMED
 SHOW:ALL APPTS/NEG THROUGH LR
 BRK# 89 P:761-1040 AGT# 3372 CB:3% - \$50

S.O. 73 Hixon Pl.

189,900
~~195,000~~ 2F



26363 73 Hixon Pl., S.O.

\$66,500.

2F

Bet: Academy & Valley

Lot 50x135 Lot 95 Blk 121

2F, fr, comp rf, all ss/scrs, 220 VS, 60 amps

1st-5-mod.kit, lr, dr, 2 brs, tile bath

2nd-4-semi-mod.kit, lr, br, small rm, tile bath

Attic-lrg rm-could be finished

Bsmt-laund, out. ent.

FA: Gas 1 unit suppl. by owner

2-car det. garage, paved drive

L-9.6 B-23.3 '79 Rate 5.57 Taxes \$1832.50 Poss: 30 days. A well-kept 2 fam. Jalousie front porch. Owner supplies heat (gas). Good sized driveway w/2-car garages w/overhead doors. Lrg lot. Bsmt has been waterproofed & new sump pump, 1977. Gas ranges, refrig's & all elec. fixtures incl. Tenant, 2nd flr, Miss M. Marks, now pays \$180 mo/mo. Rent can be increased. Owner will give 30 day poss. 1st flr owner. Relocating to Florida. Call daughter, Joan in advance for all appts @ 635-9890 or 635-5620. Please do not disturb owner or tenant at anytime. Please leave cards w/daughter. For add'l info, call L.R. Conv.to schools, transp., shopping. Conv. only. Owner's ann.expense: fuel \$919; water \$66.50. Fielding GS, S.O.Jr, Columbia HS, Our Lady of Sorrows Paro., bus 30, 107, S.O.RR Sta. Subject to errors & omissions.

LR:MR 376-8660 100010009/40010000 (6-60-40-o.a.a.)

Owner:(Sole)Maxine V. Handschuh, Prem. 1st flr, c/o daughter, Joan, 635-9890 or 635-5620

2F 73 Hixon Pl., S.O. 9-2-2 3 brs.

\$66,500.

L/16/80 CONTRACT-MILLBURN
3/31/80 FELL THRU

12/17/79 2nd flr.rent will be increased to \$200 per mo.
as of Jan.1.

1/2/80 Seller will accept the VA or FHA appraisal of \$56,000.
Mtge only thru Globe Mtge Co.

1/16/80 Please amend the commission split to read 50/50 &
not as previously published.