



18470 151 Irving Ave., S.O.

\$100,000

1

Bet: Scotland Rd. & Charlton Ave.

Lot 120x165x120 Lot 114 Blk 161 Plt 19

/amps

Eng, brick, stucco, new comp. rf, part ss & scrs, 220 VS, 100

1st-6-ch, lr w/fp, dr w/fp, brk rm, kit, lav, 2 dens, patio, laund.

2nd-4-4 brs, 2 baths, both w.s.o.t., M.br w/fp, sleeping porch

3rd-4-4 brs, bath, closed stairs (rear staircase)

Bsmt-toi, out.ent.

ST: Oil 1500 gal. tank, Ann. heating bill \$1600. ✓

2-car det. garage, part paved drive.

L-24.2 B-67.9 '77 Rate 5.34 Taxes \$4918.14 Poss: 30 days.

Kwy w/L.R. S.O. & Mlbrn. A most impressive custom-blt home in popular Montrose area. Steel beam framing on 1st & 2nd flrs. Most attractive oak beamed ceiling in lr, mahogany beamed ceiling & fp in dr, mod. pine pan. kit, lrg brk rm w/scr'd-off laund. Newly painted, prime cond., new comp. rf. 1976, insulation bet. 2nd & 3rd flrs. Owners of this ppty have used adjoining right of way for ingress & egress to driveway for over 50 yrs. 8 fp's; 4 currently in use. Marshall GS, S.O. Jr, Columbia, Lady of Sorrows, bus 52, Mtn. RR Sta. Subject to errors & omissions.

LR: RCo. 763-0405 7007007/10007007 (6-60-40-o.a.a.)

Owners: R. Gordon & Ruth O. Edwards

Prem. 763-0488

Conv. 151 Irving Ave., S.O. 14-3-2-lav 8 brs. \$100,000

7/20/77 Owners plans have changed. Have now relisted @ drastically reduced price for immed. sale. Hse in exceptionally fine condition. Show.