

45799 174 KILBURN PL , SOUTH ORANGE



Board of Realtors of the Oranges and Maplewood District

NBS
PE 1000 cut

59/4
5

28 Chas Klein Co.

Sold

Return to:

The Chas. J. Klein Co.
151 Maplewood Ave.
Maplewood, N.J.

Produce

10/2/64 Terms agreed - Kaiser & Ross
10/16/64 Contracts signed - contingency
1/29/65 SOLD - \$24,000

45799 174 Kilburn Pl., S.O. \$28,000 1
Bet. Prospect St., Dead End All Cash
Lot 75x125 Lot #255 Blk. #143
Stucco on Hollow Tile, tile rf., all s.s.
1st-5-vest., l.r., TV rm., d.r., kit., fp, o.p., 1 bedrm., 1 bath
2nd-4-4 bedrms., 1 t.bath w/tub
Basement: toilet, laund., out.entr.; g.iron w.p.
Steam: Oil, 275 gal.tank
1-car stucco garage, det.; gravel driveway
L.B.: K&R, SO 2-4800 8/5/64-Exp. 2/5/65
Owner: May L. Ellor, Helen M. Walker, guardian
1964 Assess. Land \$ 7,600 1964 Rate \$3.49
Bldg. \$14,000 " Taxes \$753.84
OWNER RESERVES RIGHT TO APPROVE PURCHASER. Poss. 30-60 days.
Key w/LB, who must accompany. Vacant but furnished. Very
good area. Well built home. 1st St. G.S., S.O. Jr., Col. H.S.,
Our Lady Sorrow. Bus 31-52. S.O. RR Station. Contract
contingent on court approval due to guardianship. Call L.B.
for further information.

CONV. 174 Kilburn Pl., S.O. 9-2-1 St: Oil \$28,000

8/17/64 Open for inspec. 8/18 10-12

100 Add: 174 Kilburn P150 Price: 69,900

Cross Street:

Lot size: 75 X 125 Lot#: 255 Blk.#: 143

Style: Spanish Col Age: 30+ Roof: Tile

1st Level: HALL L.R. X F/P X D.R. X KIT. Eat-in

LAV. DEN X PORCH X LIBR.

BRS. BATHS 1 LAUND. X

2nd Level: BRS. 4 BATHS 1 ATTIC

3rd Level: BRS. BATHS ATTIC Storage

Ground Level: REC.RM. F/P BRS. LAV.

LAUND. ✓

Basement: REC.RM. BRS. LAUND. LAV.

K AIR COND. ELEC.SER. PLUMBING

Type of Heat: FUEL Oil COST WIND.&SCRS.

Garage: 1 CAR DET. X ATT. DRIVEWAY

Current Assessment: LAND \$ 15,200 TAX RATE \$ 5.78

BLDG. \$ 22,500

TOTAL \$ TAXES \$

POSS.DATE: GRADE SCHOOL: BUS:

Remarks: Will Conside VA/FHA large rm
2 stairway to upper level. Ext. painted
2 yrs ago, Copper plumbing
com 7050/50

L.R.: R.J. Falk Colonia, NJ

L.R.'s Tel.#: 382-9500 - to show

Owners: don't show til Oct 25th

Address:

Owner's Tel.#:

Price: 69,900

CONTRACT 11/1/80 KLEIN CO.
\$68,000
SOLD 1/28/81 to K. Tago

CONFIRMATION OF COOPERATIVE LISTINGS

The following policy governs the interchange of listing information between this office and co-operating offices, and will apply to the property described on the reverse hereof. It is the purpose of this policy to avoid misunderstandings that might damage cordiality of relations between this office and yours.

Please be assured that we welcome your listings and will give them our full cooperation. Be equally assured of our willingness to work with you on our own listings. The policy, you will note, works BOTH ways.

COMMISSION: _____

COMMISSION SPLIT: _____

CONTACTS WITH OWNERS: Direct contacts (are)
(are not)
authorized for inspections and
showings.

Negotiations are (direct)
(through L.R. only)

RENTALS: Co-operatively listed properties not to be offered for rent without consent of Listing Realtor.

ADVERTISING: No restrictions, unless specifically stated by Listing Realtor.

SUBJECT TO ERRORS & OMISSIONS



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