

44179 215 LENOX AVE., SOUTH ORANGE



Board of Realtors of the Oranges and Maplewood

Photo by George B. Biggs, Inc.

12/16/63 Contract - Clair

1/24/64 Sale fell thru - REINSTATE

FOR SALE APRIL 64 ROK NOT

44179 215 Lenox Ave., S.O.

\$23,500. 122,500

Former #41570 - new photo

\$12,500. Mtge. 5 3/4%

Lot: 50x150x50.

\$12,179. Bal.due '87

Bet:Walton Ave. & Ridgewood Rd.

Mplwd.S & L. Prepay

Lot: 50x150x50. Lot #87, Blk.#44

penalty. \$125.Mtge.Pyts.

Frame, Col.,blt. 38 yrs.,slate rf., h.w. & pine floors

1st- 3- 1.r., d.r., brk.nk., kit., fp. 1.r., side sun porch
is heated.(KEY W/L.B. & R.CONNOLLY'S OFFICE)

2nd- 3- 3 bedrms., 1 t.bath w/shower over tub

3rd- Attic, closed stairs

Basement: toilet, laundry, brass w.p.

Steam:Gas, ~~annual cost \$300.00~~

2-car garage, frame, det., permanent driveway

LB: RCSR, DR 6-0936 8-10-63 Exp. 2-10-64

Owner: Albert P. & Frances Grimaldi, prem., SO 3-1759

1963 Assess: Land \$ 5,700.

1963 Rate \$3.32

Bldg.\$12,900.

" Taxes \$617.52

Poss. to be arranged. Wea.wind. & drs. Attractive custom

blt. home, beautiful deep level lot. Neighborhood play-

ground at corner. Walking distance to railroad. So.Mountain

G.S., So.Or.Jr.H:S., Columbia H.S., Sorrow,Paro.,Bus 52.

CONV.215 Lenox Ave.,S.O. 6-1-2 ST:GAS \$23,500.22,500

8/12/63 Open for inspec. 8/13 10-12

8/16/63 Reduced to \$22,500. There are new awnings for the prop. stored in garage. Have not been used by present owner. There is a water pipeline easement. Approved.

8/23/63 Modern sink & cabinets have been installed in kitchen.

8/30/63 Owners have purchased another home.

House must be sold. ~~L.B. believes owner will accept inspec. price of \$21,500~~

9/3/63 L.B. believes owner will accept inspec price of \$20,500

9/6/63 This approv. listing MUST BE SOLD. Interior is in immaculate condition. L.B. believes owner will accept inspec. price of \$20,500. PUSH.

9/11/63 Definitely an APPR. listing & priced at \$22,500. Refrain from all conversation with owner. Direct all questions to L.B. & NOT THE OWNER.

10/16/63 Delete heating cost. Figure is inaccurate. Let's not forget to show this approved listing. Surely one of the best buys in South Orange. Owner has purchased another home.