

34970A 373 Melrose Pl., S.O. \$97,700 1F



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Bet: Ridgewood & Franklin Ter. Not Assum.
Lot: 75x148 Lot 236 Blk 76 Conv.Mtge.@6%
Conv,fr,cedar shingles, w/Prudential
comp.rf,all ss/scrs,220 VS.

1st-3-1r w/fp,dr,kit,brk.nk,open porch,enc.porch.

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

3rd-1-1 br,bath,open porch.

Bsmt-rec.rm,toi,laund,out.ent,work rm.

ST:Gas

2-car det.garage,paved rear drive

L-16.2 B-32.0 '82 Rate \$6.56 Taxes \$3161.92 Poss: 90

days o.a.a. Key w/L.R. Lrg. glass enclosed porch

Stained glass window over graceful stairway.

Beautiful back yard & patio incl. gas grill. Elec.

stove, self-cleaning oven w/rotisserie. Roof &

siding 9 yrs. old, furnace 4 yrs. old (Weil McLain),

hot water heater w/10 yr. guarantee 3 yrs. old.

Nego: upright freezer, washer, dryer, refrig.,

dr chand. Easement across rear of property for

party driveway from Franklin Ter., to Franklin Pl.

SEE ADDITIONAL INFORMATION (OVER)

LR:FHM 763-1262 90019002/30020003 (CB 3 - \$45)

Owners: Donald L. & Joan A. Dorer,Prem.,763-4132.

Conv.373 Melrose Pl.,S.O.8-2-2 5 brs.\$97,700.

11/18/82 CONTRACT
3/30/83 SOLD \$96, 11/82 CONV.MTG.

ADDITIONAL INFORMATION:

Cost of elec. & gas incl. heat from 2-81 to 2-82 was \$1623. Very desirable area, convenient to trains, Cameron field, recreation, pool, tennis, Jr. High. Key w/L.R. Mr. Dorer may be reached at home Mon . thru Fri. 4 to 8 P.M., Sat. & Sun.

10 to 4 P.M. to make appts. Please call L.R., Jane Mulcahy at all other times. Office #763-1262, Home #379-4475. Exterior trim has been painted, front steps reinforced & railing added, gutters sealed w/asphalt & new fittings have been added to downspouts. K-2 Marshall, 3-5 Jefferson, S.O. Jr., Columbia HS, Our Lady of Sorrows Paro.

Mountain RR Sta. Subject to errors & omissions. 10/25/82 Open for inspection today. - You won't believe the difference. Exterior trim has been painted, front steps reinforced & railing added, gutters sealed w/asphalt & new fittings have been added to downspouts.