

30963 453 Melrose Pl., S.O.

\$99,900.

1F.



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Bet: Ridgewood Rd. & Franklin Pl.

Lot 66x140 Lot 184 Blk 75

Col., fr., comp rf, all ss/scrs, 220 VS

1st-3-ch, lr w/fp, dr, kit, lav, o.porch

2nd-4-4 brs, 2 baths, M.w/stall, o.w/tub & stall

3rd-plumbing in bath disconnected, 2 stge rms, closed

Bsmt-laund, pipes in for bath

/stairs

ST:Gas

2-car det.garage w/loft, paved drive

L-16.8 B-26.4 '80 Rate 5.78 Taxes \$2496.96 Poss:

8/20/81. Termite policy w/Terminex. Charming home in

move-in condition. New kit., stained flrs, natural

woodwork, new furnace w/fuel boss for economic heating,

new h/w heater. Walking distance to train. Excl: all

fixtures - sconces to be replaced, porch ceiling fan.

All window treatments nego. Elderly gentleman on prem.,

hard of hearing, allow phone to ring several times.

Montrose GS, S.O.Jr, Columbia HS, Our Lady of Sorrows

Paro., Mtn RR Sta. Subject to errors & omissions.

See Bus.# (over)

LR:NBT 376-9341 50016001/110016001 (CB 3 - \$45.)

Owners:Richard W. Radice & John J. Sterback, Prem.,

762-4680, bus. Peat, Marwick, Mitchell, 212 - 872-5600

Conv.453 Melrose Pl.,S.O. 7-2-2-lav 4 brs. \$99,900.

6/10/81 CONTRACT  
9/3/81 SOLD  
\$93, 6/81 NO MTG.

5/21/81 Bus.# (212) 872-5600 is for Mr. John Sterback only.