

32718 55 MONTROSE AVE., SOUTH ORANGE



Board of Realtors of the Oranges and Maplewood

Photo by George B. Biggs, Inc.

11/58 Terms agreed -Bertschinger
22/58 Contract Seiler

2/14/58 RE:INSTATE- sale fallen thru

2/14/58 RE:INSTATE-
22/58 Sold 18,000
2/14/58 Contract

Clair 6/4/58 REINSTATE

K
34889 55 Montrose Ave., S. O.
Former #32718-prev.photo
Corner Vose Avenue

\$23,950 19,000 1
F & C
All Cash

Lot 125 x 229 W x 250 E x 150 (Lot 65,Block 85)

Frame,Victorian,comp.rf.,some wea.wind.

1st-5-vest.,c.h.,l.r.,libr.,d.r.,den,kit.,lav.,open p.

2nd-7-7 bedrms.,bath w/ tub

3rd-3-3 bedrms.,bath,attic,open stairs

Basement:outside ent. G.iron & brass wp (Bus 20,Mt.RR St.)

Hot Air:Oil(Montrose GS,SO Jr.HS,Columbia HS,Marylawn Paro')

2-car garage (Call L.B.for clarification of remarks below)

L.B:E.C. SO 2-4400 11/26/57-Exp.5/26/58

Owner:Charles O. C. & Adelaide K.Sloane,T.O'Conor Sloan,Jr.,
widower,524 Hillside Terr., W.O. RE 1-4440

1957 Assess: Land \$2,600

1957 Rate \$7.27

Bldg. 3,000

" Taxes \$407.12

Poss.30 days.Vacant.Restriction of Record use as a "Gentle-
mens Country Residence" for 1 family only.Title policy can
be obtained insuring against injunctive relief if plot is
to be subdivided & restriction violated.This property has
land potential & speculation value.House is very old w/no
modernization however it is in good repair & very livable

1/17/58 Don't overlook this property for 1:
value. Bldg Dept. granted a variance for
3 lots. Both restrictions can be overcome
as they have been all around the immediate
area. Excellent potential for split levels
or ranches. House livable w/modern heating.

6/4/58 Exp. listing. Variance for 4 lots
denied by zoning board.

6/9/58 Renew to 12/6/58 at 19,000 approved
Due to vandalism house is in need of cons-
erable repairs.