



35215A 65 W. Montrose Ave., S.O. \$98,500 1F

Bet: Meeker St. & Clark St.

Lot: 75x139 Lot 29 Blk 81

Spl. lev, fr, brk. front, comp. rf, all ss/scrs, 220 VS.

1st-4-vest, ch, lr w/fp, dr, kit, den/fam. rm.

2nd-3-3 brs, 2 baths, both w/s.o.t., double linen closet & utility closet in hall.

3rd-1-1 br, 1 closet & lrg. stge. areas.

Grd-1-rec. rm, toi, laund, out. ent.

HA: Gas

2-car tandem garage, paved circular drive

L-14.3 B-29.4 '82 Rate \$6.56 Taxes \$2866.72 Poss:

60 days o.a.a. Cozy, one-owner, brick-front split

level w/country charm. Newly paved circular drive

& sod lawn. Good size rooms: LR (20x13), w/flag-

stone hearth fp, DR (10x11), MBR (11x17). Vest.

has vinyl decorator wallpaper. Eat-in kit. has

many cabinets, ceramic tile backsplash, formica

counter tops, extra lrg. sink, GE dishwasher.

All windows have alum. triple-track, combination

storm windows & screens. Enclosed rear fam. rm.

is unheated. Many closets. Double linen closet

SEE ADDITIONAL INFORMATION (OVER)

LR: JMW 994-4884 100016002/70016003 (CB 3 - \$45)

Owner: Carleton B. Riker, Jr., c/o L.R.

(Lyn Riker, Prem., 762-8649).

ALL NEG. THRU L.R. GRAYCE FOLEY SALERNO, (992-1840).

Continue to show (see over)

Spl. lev. 65 W. Montrose Ave., S.O. 9-2-2 4 brs. \$98,500.

8/11/83 SOLD 93,500
6/13/83
4/21/83 CONTRACT
6/13/83 FELL
6/13/83 CONTRACT
THRU

ADDITIONAL INFORMATION:

in hall. Main bath has Water Pix shower. Finished third level has A/C in 4th br. Plenty of recessed stge. Ground level rec. rm. (9¹/₂x21) has extra stge. New 40-gallon hot water heater. Exterior of house recently painted. Electronic garage door. Private yard w/lovely trees, shrubs, & rear floodlights. Incl: all electric fixtures, smoke alarms, A/C in 4th br, w/w carpeting. Incl. also: washer & dryer. Nego: dining room set. House vacant as of March 15. Call L.R. to show. L.R. will assist as needed. Marshall GS, S.O. Jr., Columbia HS, Our Lady of Sorrows, Marylawn Paro. Bus 20, 31. Mtn. RR Sta. Subject to errors & omissions.

3/17/83 Key box installed.

5/18/83 Contingencies have not been met. Pl. continue to show the hse. Lovely 4 br. split in desirable area. Hse. vacant. Key @ R. Connolly, S.O. & L.R.

•5/26/83 Contingencies have not been met. Key box is on the bldg. plus key @ L.R. & R. Connolly, S.O. Owners anxious for quick sale of this lovely 4 br. split level.

. 35215

65 W. Montrose Ave., S.O.

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~~\$103,500~~ 1F



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white/
Spl. lev. 65 W. Montrose Ave., S.O. 9-2-2 4 brs. ^{98,500} \$103,500

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(762-8649). Please call in advance & leave business cards. L.R. will assist as needed. Marshall GS, S.O. Jr., Columbia HS, Our Lady of Sorrows, Mary-lawn Paro. Bus 20,31. Mtn. RR Sta. Subject to errors & omissions.

11/24/82 Price red. to \$98,500. Don't miss this cozy, 1-owner split. Move-in condition. Owner awaits offers. Show & sell.

3/9/83 Contrary to rumors this hse. is still for sale. It's an immaculate 4 br, 2 bath split. Will be vacated as of March 15th. Call L.R. if you wish to show before that date.