

27308 263 RICHMOND AVE., SOUTH ORANGE



27/53 SOLD - R. CONNOLLY CO. ~~23,500~~ \$23,500

27404 263 Richmond Ave., S.O.

\$24,750 1

Former #27308-prev. photo

All Cash

Lot 50 x 212

Frame, Masonry, blt. 23 yrs, comp. roof, cap ins.

1st-4-vest., 25 x 14 lr, libr., d.r., brk.nk., t.kit., lav.,
fp.in lr., side & open p.

2nd-3-3 bedrms., 2 t.baths-master w/stall; other w/shower
over tub

3rd-attic, closed stairs

Basement: rec.rm., laund. Brass w.p.

Steam: Oil

2-car garage, det.

L.B: Allsopp MI 6-1464 6/1/53-Exp. 12/1/53

Owner: Seymour J. & Ruth Weisman, c/o L.B., under contract

1953 Assess: Land \$2,000

1953 Rate \$6.00

Bldg. 4,800

" Taxes \$408

Poss. to be arranged. Appts. thru Mrs. Mascuch, SO 2-6631

All negotiations thru L.B. Cooking range not incl. in
sale. Weatherstripped windows & doors. Cap insulation.

Clinton G.S., S.O. Jr. H.S., Columbia H.S., Lady of Sorrows

*vacant
by bob!*

5/10/53 Public Serv. tele.pole easement

If occupant not home contact L.B.

7/13/53 Vacant. Key box.

at

11/12/53

11/12/53

37927

263 Richmond Ave., S.O.

\$123,900 ^{118,000} IF



37927 263 Richmond Ave., S.O. ^{118,000} \$123,900 IF

Bet: Village Rd. & Montague Pl.

Lot: 50x221 more or less Lot 49 Blk 182

Eng. Tudor, fr, stucco, comp. rf, all ss/scrs, 220 VS.

1st-5-vest, lr w/ fp, dr, mod. eat-in kit, brk. nk, lav, open porch, den off lr, fam. rm. off dr.

2nd-3-3 lrg. brs, 2 baths, M. bath w/stall, o.w/s.o.t., loads of closets.

Lrg. open attic-close strs, rm. for 4th br, stge.

Bsmt-pan. rec. rm, laund, out. ent, wet bar & stge.

ST: Oil 1000 gal. tank

2-car lrg. det. garage, paved drive

L-12.0 B-35.6 '83 Rate \$7.22 Taxes \$3436.70 Poss:

Dec. '83 o.a.a. Very lovely home w/decorators flair in excellent move-in condition, all spacious rooms, w/25 ft. lr w/stone fp - w/mirrored wall - T.V. rm. off lr, banquet size dr - pan. fam. rm. off dr. Ultra mod. kit. w/center breakfast bar, w/breakfront, eat-in dining area, powder rm,

SEE ADDITIONAL INFORMATION (OVER)

LR:D&C 763-2410 90011003/30011004 (CB 2.5 - \$45)

Owners: Dominic J. & Josephine Mercadante, Prem., 763-6299.

2/8/84 CONV. MAG.
 2/8/84
 \$112,
 2/8/84 CONTRACT
 5/9/84 SOLD

Conv. 263 Richmond Ave., S.O. ^{118,000} 8-2-2-lav. 3 brs. \$123,900-

ADDITIONAL INFORMATION:

w/oak hand polished trim in lr & dr. Second floor
 3 lrg. spacious brs, master w/stall shower
 & his & hers clothes closets, pan. br w/walk-in
 closet & sun deck off br, M.bath w/tub & shower,
 lrg. open attic plenty room for 4th br, closet
 & stge. area. All recess radiators, bsmt w/pan.
 rec.rm, wet bar, laund, stge. Two car over size
 garages w/elec. eye opener, stge. area rear of
 garages, patio. Extra lrg. lot approx. 221 ft.
 completely secluded, plenty room for swimming
 pool or tennis court. Incl: dishwasher in as is
 condition owners will not make any repairs on
 it. Incl: all w/w cptg. where seen. All drapes,
 dr chand, & all A/C's, pool table not incl. but
 are nego. Oil burner approx. 4 years old, roof
 approx. 6 years old. This is a very unusual
 house w/all spacious room, must be really seen
 to appreciate it. Owners have no knowledge of
 UFFI concerning present or absence but it has
 not been installed since owners purchased house.
 Owners are sincere sellers & must sell. House is
 in a very convenient area close to the best
 schools, shopping, transportation, & all houses
 of worship. Please show & push this lovely home,
 qualify all buyers before showing property. Please
 call the owners in advance direct 763-6299.
 Clinton GS, S.O. Jr., Columbia HS, Our Lady of
 Sorrows Paro. Bus 31. S.O. RR Sta. Subject to
 errors & omissions.

10/6/83 Price red. to \$118,000. Owners are very
 disappointed in lack of showing, if you have not seen
 this house -Open House Sun.1:30-4:30/ It's a beautiful
 hse. w/all spacious rms, 2/2½ baths. Owners have
 purchased. Owners have reduced price \$5,900. Now
 let's get busy & sell this hse. Owners are sincere
 sellers. Show & push.

10/24/83 All brokers & salespersons that
 have not seen this hse. you are missing a
 good deal. ~~Reduced price to \$118,000.~~
 Owners have purchased another home & must
 sell, price nego. Bring in offers.

10/26/83 LR chand. not included.

10/31/83 Poss. date has been changed to Feb.1984
 o.a.a. hanging fixt.in lr & dr chand. excl.

263 Richmond Ave.

\$118,000 1F

11/2/83 Poss. date has been changed to
Feb. '84 o.a.a. Hanging fixtures in lr &
dr.chand. excluded.

1/5/84 Pl. change poss. date to March 1984 o.a.a.
Pl. show & push this lovely home.