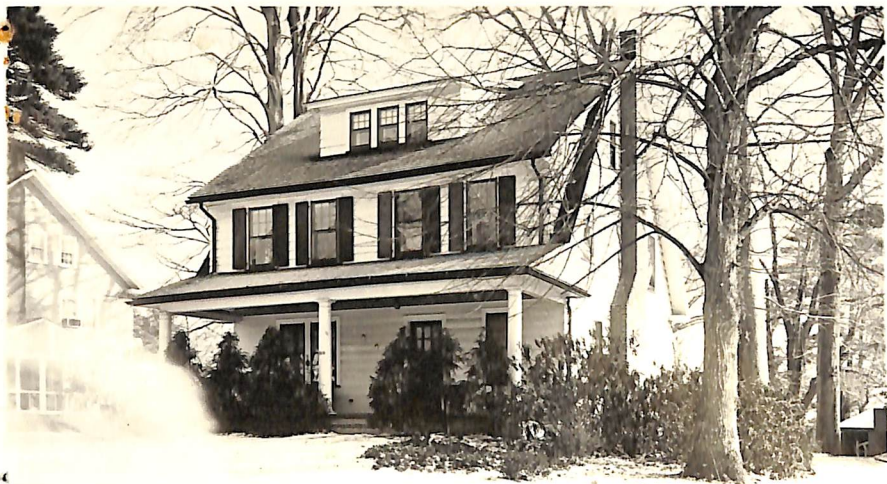


43189 300 S. RIDGEWOOD RD., SOUTH ORANGE



Board of Realtors of the Oranges and Maplewood

Photo by George B. Rice, Inc.

1/24/63 SOLD - GOLDBERG & OB \$25,000

K

43189 300 S. Ridgewood Rd., S.O. - \$32,000. ~~24,000~~ ~~28,000~~
 Opposite West End Road \$11,000. Orig. Mtge. ~~26,500~~
 Lot: 75x140x75. Lot #183, Blk. 47 \$ 3,000. Bal. due '66
 Frame, Dutch Col., wood-sh. roof Mplwd. Bk. & Tr. Co.
 1st- 3- 1.r., d.r., brk.nk., kit., All Cash
 lav., fireplace, open porch. Front porch fully screened.
 2nd- 4- 4 bedrms., 1 t.bath w/shower over tub
 3rd- 1- 1 bedrm., 1 bath, closed stairs
 Basement: rec.rm., toilet, laund., outside entrance
 Steam: Gas. New glass lined 50 gal. hot water tank.
 2-car garage, frame, det. *buy w/ R.B.*
 LB: HEG, SO 3-5800 1-21-63 Exp. 7-21-63
 Owner: Jacob & Adele S. Trobe, prem., SO 3-3477
 1963 Assess: Land ~~\$1,300~~ ~~6900~~ 1963 Rate ~~\$10.31~~ ~~3.3~~ ✓
30 days Bldg. ~~\$5,900~~ ~~17,800~~ " Taxes ~~\$742.32~~ ~~820.04~~
 Poss. ~~arranged~~. Wea. wind. & drs. Cap insula. All s.s.
 Dishwasher in kit., 220 line w/circuit breakers. Easement
 details w/follow. Buyer's credit must be acceptable to
 owner. Buyer must take title as stated in owner's title
 insurance policy. Terms all cash. So.Mt. G.S., So. Orange
 Jr., Columbia H.S., Lady of Sorrow, Paro. ~~28,000~~ ~~26,500~~

- 1/23/63 Open for inspec. 1/24 1-3
- 1/28/63 Call for all appts. If no one home
key w/L.B. There is an easement of approx-
imately 10 feet allowing access to Trobe's
garage. For further particulars, see copy
of survey in L.B.'s office.
- 2/6/63 Reduced to \$29,000 approved.
- 2/13/63 Owner disappointed in lack of activity.
Show this appr. listing.
- 3/30/63 Driveway to garage is at the rear
of the property. The entrance to driveway is
on Edgewood Terrace.
- 3/22/63 Owner very anx. Submit offers.
- 4/8/63 Change poss. date to 30 days. Owner
anx. to sell. Submit offers.
- 4/15/63 Reduced to \$28,000. Under appr. price.
Owner wants activity.
- 4/24/63 Key w/L.B.
- 5/1/63 This Col. must be seen to be appraised.
Reduced below approv. listing price.
- 5/6/63 1963 assess: L 6900 B 17,800, rate
3.32, taxes \$820.04
- 5/13/63 L.B. believes owner will accept
\$26,500. Is extremely anx. to sell. Open
reasonable offers.
- 5/17/63 Reduced to \$26,500. Owners will be
away from 5/17 to 5/22. Contact L.B. for



36636A 300 S.Ridgewood Rd.,S.O. \$115,500 1F
Opposite West End Rd.

Lot: 75x140 Lot 183 Blk 47

Dutch Col,fr,comp.rf,all ss/scrs,220 VS,100 amps.
1st-3-1r w/fp,dr,kit,lav,open porch,pantry.

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

3rd-1-1 br,1 bath,close strrs,cedar stge. closet,
Bsmt-toi,laund,out.ent,work shop. /attic

ST:Gas

2-car fr.det.garage,paved drive

L-14.4 B-26.2 '83 Rate \$7.22 Taxes \$2931.32 Poss:
60 days. Key w/L.R. Termite Policy w/Vermtox.

Attractive Dutch colonial in move-in condition.

Very well maintained, new roof 1980, new copper
piping in walls, new kit. - 1980 including new

Kit. Aid dishwasher, Amana 19 cu. ft. side by
side refrig. w/ice maker, Tappan gas range

w/convection oven & microwave, new 2nd floor
bath - 1978, new gas boiler - 1975, new 85

gallon hot water heater 1981 (ten year warranty),
also incl: 2 elec. garage door openers, 2 A/C's,

SEE ADDITIONAL INFORMATION (OVER)

LR:RCCo. 763-0405 40030003/100030003 (CB 3 - \$60)

Owners: Herman & Shirley Cohen, Prem., 763-3569,
(unlisted)

related

Conv. 300 S.Ridgewood Rd.,S.O.8-2-2-lav.5 brs.\$115,500.

ADDITIONAL INFORMATION:

attic fan, ceiling fan in M.br., all light fixtures, all window treatments, gas grill, redwood picnic table, use (w/neighbor of Jacobsen snow blower). Easement for partial common drive. Owner has no knowledge concerning the presence or absence or UFFI, but it has not been installed since July 1963. So. Mtn. GS, S.O. Jr., Columbia HS, Our Lady of Sorrows Paro. S.O. RR Sta. Subject to errors & omissions.