

245 411 SO. RIDGEWOOD ROAD, SOUTH ORANGE



Board of Realtors of the Oranges and Manlewood

Photo by G. H. W. ...

47,000



21091 411 So. Ridgewood Rd., S.O. ~~\$49,900.~~ 1F

Bet: Lenox & Cedar Ln 47,000

Lot 60x157x60 Lot 7 Blk 40

Col, approx. 53 yrs, fr, comp rf, all ss/scrs, 220 VS
1st-4-lr w/fp, dr, brk nk, kit, pan. den, lav, enc. porch
2nd-3-3 brs, bath w/s.o.t.

Bsmt-toi, laund, out. ent.
ST: Gas *Attic*

No garage, paved drive *w/ closed stairs*

L-12.3 B-21.9 '77 Rate 5.34 Taxes \$1826.28 Poss:
60-90 days. Pleasant fam. col. in move-in condition
in So.Mtn district, all copper pipes, deep private
lot. Excl: refrig., washer & dryer, 3 rm a/c's.

Incl: w/w eptg. So.Mtn GS, S.O.Jr, Columbia HS, Our
Lady of Sorrows Paro., Erie-Lack. RR Sta. Subject to
errors & omissions.

*3473 Clarington Ave., Los Angeles, Calif., 90034, Apt 2

LR:HEG 763-5800 100018007/40018008 (6-60-40-o.a.a.)

Owners: Ray Kempner, Prem. ²⁶³ 456-9316, bus. 241 W. 72nd
St., N.Y.C. (212) 799-7205 & Nancy Kempner, *

Conv. 411 So. Ridgewood Rd., S.O. 7-1-0-lav 3 brs. ~~49,900.~~ 47,000

Contract - Sloan
44,000

3/1/78
Sloan

K



is an attic w/closed stairs.

2/6/67 Reduced to \$47,000.

X 411 S. Ridgewood Rd., S.O.

\$49,900

K

EM

SS
Jmg
HMB

X 411 S. Ridgewood Rd., S.O.

\$49,900

Bet: Lenox Cedar Lane

Colonial

Lot: 60 x 157 x 60 approx. age - 53 yrs.

Frame, comp rf, all storm sash, all screens,
san. sewer, 220 electric service

1st: L.R. w/fp, D.R., Breakfast nook, Kit.,
lav., panelled den, enclosed porch

2nd: 3 bedrooms, 1 bath w/s.o.t.

Bsmt: Toi., laund., outside entrance

St: Gas paved driveway

Assessments: '77 L-12.3 B-21.9 Total: 34.2

'77 Rate: 5.34 Taxes: \$1,826.28

Possession: 60-90 days

So. Mountain G.S., South Orange Jr.,

Columbia High, Our Lady of Sorrows Paro.,

Erie Lackawanna R.R.

Remarks: Pleasant family Colonial in move-in
condition in South Mountain district, all
copper pipes. Excluded: refrigerator, washer
and dryer, 3 room air conditioners

Included: wall to wall carpeting.

7/27/77 as per G.L.

L.R.: HEG

-

763-5800

OWNERS: RAY & NANCY KEMPNER

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763-9316

X 411 S. Ridgewood Rd., S.O.

\$49,900

K

CONFIRMATION OF COOPERATIVE LISTINGS

Date.....8/1/77.....

Listing Broker: Herbert E. Goldberg, Realtors

Selling Broker: The Charles J. Klein, Co. 151 Maplewood
Avenue, Maplewood, N.J. 07040

Properties Listed and Prices:

Exclusive: 411 So. Ridgewood Road,
South Orange, N.J.

\$49,900

Please contact Gloria Levinsohn - 763-5800


The above listings were furnished by the Listing Broker (check which)

- AT THE REQUEST OF THE SELLING BROKER
 WITHOUT REQUEST

The conditions governing the inter-broker cooperation on the above properties are set forth on the reverse hereof. In case this is not in accord with your understanding, please advise us immediately.

Your cooperation is cordially acknowledged and invited, on these and other listings.

Sincerely yours,


Gloria Levinsohn

STANDARD POLICY—INTER-BROKER COOPERATIVE LISTINGS

The following policy governs the inter-change of listing information between this office and co-operating offices, and will apply to the property described on the reverse hereof. It is the purpose of this policy to avoid misunderstandings that might damage cordiality of relations between this office and yours.

Please be assured that we welcome your listings and will give them our full co-operation. Be equally assured of our willingness to work with you on our own listings. The policy, you will note, works BOTH ways.

Commission Split: (60/40) when, as, and if, received in cash.

Contacts With Owners: Direct contacts authorized for inspection and showing. Listing Broker will cooperate in negotiations.

Rentals: Cooperatively listed properties not to be offered for rent without consent of Listing Broker.

Advertising: No restrictions, unless specifically stated by Listing Broker.

Termination of Obligations:

1. When information is furnished AT THE REQUEST OF THE SELLING BROKER:

The Listing Broker shall be recognized for a period of three months from the date the information is given. However, if the Listing Broker has an exclusive agency contract which exceeds three months, then the protection to the Listing Broker shall be for the term indicated in the exclusive agency contract. This obligation shall not be affected if the property owner subsequently lists the property direct with the Selling Broker, or through listing pools. If, however, by reason of a written exclusive agency contract or multiple listing agreement which is in effect at the time a sale is made, the Selling Broker becomes obligated to share commissions with other brokers or real estate boards, the Listing Broker's commission rights shall be reduced by the amount which the Selling Broker has to pay to others.

2. When information is furnished WITHOUT REQUEST:

It is assumed that the Listing Broker who gives out listing information without request has the protection of a WRITTEN EXCLUSIVE AGENCY CONTRACT. No obligations are assumed by the broker receiving such information, unless such a contract is in effect AT THE TIME THE SALE IS SIGNED UP. If the Selling Broker feels that the information received from the Listing Broker contributed substantially to a deal subsequently made, however, the Selling Broker MAY give the Listing Broker such share in the commission as the Selling Broker considers fair, but, in the absence of an exclusive agency contract as above, this shall be non-obligatory.