

• 39125 187-189 Tichenor Ave., S.O. \$145,000 Dup. •



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Near Prospect

Lot: 50x149 Lot 302 Blk 143 /VS, 110 amps.  
Dup, approx. 2 yrs. old, fr, comp. rf, all ss/scrs, 220  
1st-6-lr, dr, eat-in kit. w/brk.nk, lav, deck. Each side  
2nd-6-3 brs, 1 bath w/stall & s.o.t., dbl.sink. Each  
Attic-walk-up floored expansion attic, great for  
br or playrm. ✓

Bsmt-fin, unfin, laund, out.ent, stge, pan.office, wood  
burning stove on owners side.

HA:Gas 2 units supplied by owner & tenant Central  
2-car blt-in garage, paved drive /A/C

L-10.8 B-64.2 '83 Rate \$7.22 Taxes \$5415.00 Poss:  
6 mos. o.a.a. Key w/L.R. Excellent custom built  
duplex, w/oversized spacious airy rms, lrg. baths,  
double vanity, stall & tub, open to hall or M.br.  
Hardwood flrs., many closets, custom cabinets in  
kit. w/dishwasher & self cleaning oven. Central  
vacuum. Private deck for each side. Natural cedar  
SEE ADDITIONAL INFORMATION OVER-----

LR:GDIM 992-8800 20019004/80019004 (CB 3 - \$45)

Owners: John E. & Susan B. Van Hook, Prem., 763-3489.  
ALL NEG. THRU L.R.

Dup. 187-189 Tichenor Ave., S.O. 12-2-2-2 lavs. 6 brs. \$145,000.

6/21/84 WITHDRAWN OBL. TO L.R. EXP. 12/13/84



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ADDITIONAL INFORMATION:

siding, stained natural woodwork. Sliding glass doors to deck, doll house in yard, many, many extras, well insulated immaculate home in move-in cond. Excl: kit. & dr chand., will be replaced. Incl: carpet in 2 brs. 1st flr: Owners. 2nd flr: Christian, \$830., lease expires April 1, 1984. Call owner John & Susan Van Hook at 189 Tichenor Ave., 763-3489 to show. Do not disturb tenants. Owner's annual exp: Fuel \$1000. yr. Water \$360. Gas & elec. \$100. mo. Ins. \$325. Clinton GS, S.O. Jr., Columbia HS, Our Lady of Sorrows Paro. S.O. RR Sta. Subject to errors & omissions.

NOT FOR RENT.

2/29/84 Nego. wood burning stove in bsmt.

3/8/84 Add'l. key w/R. Connolly, S.O. for owners apt.

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