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1/77 bid - 40,000

7513 257 Walton Ave., S. O. \$49,900 ^{48,500} 1.
 Bet: Edgewood Terr. & Thornden Assum. Mtge w/ Yorkwood
 Lot 50x150x50x150 Lot 172 Blk 47 No Prep. Pen.
 Col: frame, comp. rf, all scrs/ss, 220 VS, 100 amps ^{new roof 9/3}
 1st-4-vest, 23x13 lr w/fp, 14x13.6 dr, brk.nk, mod. eat-in kit.
 w/dw, 15x9 den, T.V wiring, stereo wiring
 2nd-3-3 bedrms, bath w/s.o.t. /open stairs
 3rd-1-1 bedrm, attic w/40" attic fan, full ins, cedar closet,
 Bsmt-24x20 rec. rm, powder rm, out ent, work rm w/bench, pantry,
 St: Oil, 550 gal. tank
 2-car frame det. garage, paved drive ^{+ Colony.} /storage ✓
 L-11.8 B-24.8 '76 Rate 5.26 Taxes \$1925.16. Poss: 9/1/76
 or immed. Key w/LR, Klein & RCo. S.O. Owner transferred.
 Hse is immaculate, move-in condition. Beautiful grounds
 w/fruit trees, rose & vegetable gardens. Kit. has carpet-
 ing, range hood, gormet ceiling, GE dble oven. Rec. rm has 14'
 wet bar. Nego. dw, washer, dryer, 2 refrigs, piano. Termite pol-
 icy w/Western. Show anytime but w/appts. So. Mtn. GS, S.O. Jr,
 Columbia High, Our Lady of Sorrows Paro. Bus-31, 52. S.O./
 Mplwd. RR Station. Tenant, D. Howard, 762-5151 or 375-6762, - once x
 \$500 mo from 9/1/76 to 9/1/77. Subject to errors & omissions

LR: JTN 762-0480 80020006/110020006 (6-60-40-o-a-a)
 Owners: James P. & Mary H. Delaney, c/o LR - vacant - key box

Bus-I.B.M., White Plains, N. Y. 914-686-1094 - once x
 Conv. 257 Walton Ave., S. O. 8-1-2- 4 brs. \$49,900 ^{48,500}

- urnished but vacant. Key also w/Colony. Tenant:D.Howard,*
owner's mother, 375-6762 can be contacted for appts. Hse
will be vacant 9/1/76 at which time keybox will be installed.
- 9/1/76 Keybox will be installed when hse is no longer fur-
nished. Hse must be sold. Make reasonable offers. Keys
w/R.Connolly,S.O., Colony, Klein. Tenant is owner's mother
on prem. for only one month. Hse is not for rent. Add'l
phone for Delaney, 375-6762 temporarily. Call first & ring
bell before using key.
- 9/13/76 Owner has moved but friend is babysitting house.
Ring door bell before using key. Price reduction coming.
Very anx. for offers.
- 9/20/76 Hse vacant. Owners will accept any offers in the 40's.
Desperate. Price reduction forthcoming.
- 9/29/76 Vacant. Keybox on rear door- not on screen door. Key in
keybox is for rear door.
- 10/4/76 Reduced to \$48,500. Hse vacant. Keybox on rear door.
Excl: 2 refrigs. & piano. Nego: drapes, plus fp equip.
Anx. owner wants fast sale!
- 11/3/76 1st mtg.of approx \$15,000 @ 5 $\frac{1}{2}$ % available w/Yorkwood.
Owner willing to consider helping w/secondary financing to
qualified buyer Owners new phone 325-3133. New address:
9 Echo Ridge Rd.,Upper Saddle Brook, N.J. 07059.*