

30304

45 Nottingham Rd., S.H.

<sup>257,000.</sup>  
~~\$269,000~~ 1F

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Near Old Short Hills

Lot: 130x141 Lot 2 Blk 2304

Tud, stucco, stone, slate rf, all ss/scrs, 220 VS, 125 amps

1st-4-ch, lr w/fp, dr, kit, brk.rm, lav, bath, o.porch

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

3rd-2-attic-close strs, heated playrm. &amp; off. &amp; 3rd

Bsmt-laund, out.ent, bsmt.part.fin.

/stge.rm.

HW: Gas

2-car att. garage, paved drive

L-48.6 B-67.3 '80 Rate \$3.39 Taxes \$3929.01 Poss:

6/30 o.a.a. Key w/L.R. Termite Policy w/Terminex.

Elegant Tud.in excellent cond.on large lovely lot.All

white formica kit.w/ceramic tile, dbl.self-cleaning

oven &amp; plenty of stge.Magnificent wood moldings.Hse

painted in Sept.Every closet is cedar.Extensive burg-

lar alarm sys.Lrg.attic fan, antenna sys.w/amplifier,

laund.chute, heated auto.garage, new driveway.Parquet

flrs.in dr, sep.elec.baseboard heating in attic used

for playrm. & off.Whole attic ins.Realtors must con-tinue to put burglar sys.back on when leaving.SEE ADDITIONAL INFORMATION (over)

LR: GL 994-4323 30018001/50018001 (CB 3 - \$45)

Owners: Jesse &amp; Ellen Sprecher, Prem., 379-5018

Conv.45 Nottingham Rd., S.H. 10-3-2-lav.4 brs. <sup>257,000.</sup>  
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ADDITIONAL INFORMATION:

Key at L.R,Mlbrn. & Liv.Incl: w/w cptg,washer,new M.br A/C,gas grill.Not incl: refrig,dryer,fixtures in office & dr,entire downstairs window treatment & children's furniture & radiator cover. Nego: brk. rm. fixture,swing set. Water softner rented. CORP RULING APPLIES. S.H. GS,Mlbrn.Jr. & HS. Subject to errors & omissions.

**5/4/81 This house is still available. Large price reduction forthcoming. Bring in all offers.**

**5/6/81 Price reduced to \$259,000.**

03939 45 NOTTINGHAM ROAD, SHORT HILLS



Board of Realtors of the Oranges and Maplewood

Photo by George B. Biggs, Inc.