



26106 58 Old Short Hills Rd., S.H. \$125,000. 1F

Bet: Hillside & Hobart (Map H-7)

Lot 87x157 Lot 8 Blk 1302

Col,fr,comp rf,all ss/scrs,220 VS,100 amps

1st-5-ch,lr w/fp,dr,brk nk,kit,lav,fam.rm,library

2nd-4-4 brs,2 baths,M.w/s.o.t.,o.w/stall,sew.rm

3rd-1-br,toi,attic,closed stairs

Bsmt-out.ent.

ST:Gas

2½-car garage, paved drive

L-27.1 B-31.9 '79 Rate 3.12 Taxes \$1840.80 Poss:
30-60 days. Termite policy. Incl: all cptg,Culligan water purifier,blt-in a/c in fam.rm,all draperies & wind.treatments,lr mirror,gar.door opener. Excl: water softener,portable gas grill in fam.rm, all br a/c's,washer & dryer. All appts to be made directly thru owner. Approx.one hundred & twenty-five yr old updted CH col. Gem. Semi-mod.kit.w/brkfst & laund.areas,incl.d/w & garb.disposal. The a/c picture windowed fam.rm faces on beautifully landscaped private rear yard. 2½ car garage has conv.rear o/h door & auto.front door opener w/sep. tool rm. Copper plumbing thru-out. Insulation by Johns Manville. Conv.to all transp.& schools. Incl: all w/w cptg. Hobart GS S.H.,Mlbrn Jr & HS, St.Rose of Lima Paro.,Mlbrn or S.H.RR Sta. Subject to errors & omissions.

LR:BMD 325-1500 80030009/3001000 (6-60-40-o.a.a)

Owners:Hubert & Lillian H. Nelson, Prem., 376-5533

ALL NEGOTIATION THRU LR

Conv.58 Old S.H. Rd.,S.H.10-2-2½-lav 5brs.\$125,000.

1/2/80 CONTRACT-BURGDOFF
4/3/80 SOLD D&JB \$118, 12/79 CONV.MFG.

9/12/79 All nego. thru LR.

10/29/79 Seller will consider providing a $10\frac{1}{2}\%$ mtg. w/30% down to qualified buyer. Note: Last year total bill for heating, continuous hot water & cooking was \$648.00.

11/12/79 The commission split is changed to 50/50 of the Degnan Company