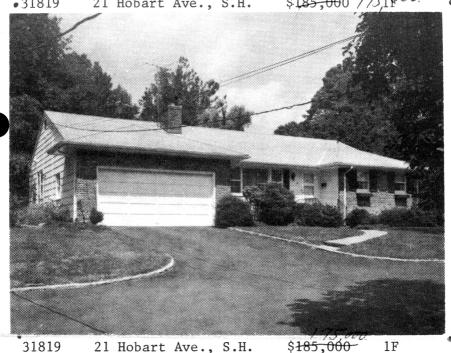
\$1.85,000 /75,1800 •31819 21 Hobart Ave., S.H.



Near Old Short Hills Rd. Map Grid H-7

Lot: 80x185 Lot 13 Blk 1506 Plt 15

R,fr,brk,comp.rf,part_ss/scrs,220 VS,125 amps. 1st-8-ch,1r w/fp,dr,kit,brk.area,toi,3 brs,3 baths, den/fam.rm, laund, sitting rm/office.

Bsmt-1-rec.rm, stge. HW:FA:Gas Central A/C

Attic-pull-down strs.

2-car att.garage, paved drive

\$155,000 1/82 CONV.NTG-> L-30.7 B-62.4 '81 Rate \$3.66 Taxes \$3407.50 Poss: Immed. Key w/L.R.-Mlbrn. & Allsopp. Termite Policy w/Western. Well maintained ranch set back from street. Nice shrubbery & trees. Access to house is from a private drive (common drive to two other

houses) that can be used for extra parking. M.br. can have sitting rm. or office. Lrg. pan. rec.rm. w/bar. Patio looks over backyard which backs up to adjacent land locked land. Approx. 25 yrs.old. Central air is 2 yrs.old. Oven, range, disposal, hot

Owners: James W. & Lorean N. Ellwanger, 92 N. Old

water heater relatively new. Roof approx. 6 yrs.old. SEE ADDITIONAL INFORMATION (OVER) LR:BMD 467-3883 80015001/20015002 (CB 3 - \$45)

Stone Bridge Rd., Cos Cob, Conn. 06807, (203) 661-5042 ALL PRELIM. NEGO THRU L.R. (Sally Rowe)

\$185,000- 175,00n 21 Hobart Ave., S.H. 9-3-2 3 brs.

ADDITIONAL INFORMATION:

Low heating bills. Close to school, shopping, park & transportation. Incl: w/w carpeting, draperies, electric garage door opener. S.H. GS, Mlbrn.Jr., St.Rose of Lima Paro. Mlbrn. RR Sta. Subject to errors & omissions.

9/8/81 This ranch was underestimated because of the price at one time. Pl. see it at \$185,000. We painted & stripped all the wallpaper & it makes a good impression now. Owner anxious for offers.

9/23/81 You're welcome to an Open Hse this Sun.12-3. Freshly painted liv. rm & hallway make it cheery. Come see for the first time or to refresh your memory on this 3-4 br, 3 bath ranch.

9/29/81 Substantial price reduction forthcoming. Also the bank is willing, at this time, to finance approx. \$70,000 @ $4\frac{1}{2}$ -5% for 3 to 5 yrs. below market rate. Call.

Sally Rowe, @ Degnan, 467-3883 for details. Now you can sell this 3 br, 3 bath ranch. 10/5/81 Price reduced to \$175,000. Don't forget the

\$70,000 financing @ $4\frac{1}{2}$ -5% below market rate. 10/21/81 \$115,000 financing avail. to qual. buyer on this brk & fr. ranch. \$70,000-lst. mtge. @ $4\frac{1}{2}$ -5% below market rate for 3-5 yrs. $3-3\frac{1}{2}$ pts. plus \$45,000 2nd. mtge, 13-14% for 2yrs, no points.

10/29/81 You can't beat the com bined \$115,000 finance from the bank and owner. 4-5% below market rates to qualified buyer. Call LR for details.

stall; other w/shower over tub

\$38,500

All Cash

Frame, front brick, ranch, blt.new, comp.rf, wea.wind.&drs.lst-6-vest.,c.h.,l.r., p.,d.r.,brk.rm.,kit.,back,open p.,laund.,toilet, 3 bedrms.,2 t.baths-master w/

(full ins.)

31282 21 Hobart Ave., S.H.

Lot 80 x 184.79 x 185.31 x 80

Basement: outside ent.Copper w.p.

Air Cond: Gas

BLDR.

ASSO.

SOLD

10/31/55

Corner Old Short Hills Rd.