

•31819

21 Hobart Ave., S.H.

\$185,000 / 175,000



31819 21 Hobart Ave., S.H. ~~\$185,000~~ 1F

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,lr w/fp,dr,kit,brk.area,toi,3 brs,3 baths,  
den/fam.rm,laund,sitting rm/office.

Attic-pull-down str.

Bsmt-1-rec.rm,stge.

HW:FA:Gas Central A/C

2-car att.garage,paved drive

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

water heater relatively new. Roof approx. 6 yrs.old.

SEE ADDITIONAL INFORMATION (OVER)

LR:BMD 467-3883 80015001/20015002 (CB 3 - \$45)

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

Stone Bridge Rd.,Cos Cob,Conn.06807,(203)661-5042

ALL PRELIM. NEGO THRU L.R. (Sally Rowe)

1/6/82 CONTRACT  
3/11/82 SOLD  
\$155,000 1/82 CONV.MTG.

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

## 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. \$70,000-1st. 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.

10/31/55 SOLD - ASSO. BLDG. MLBR. 37.000

31282 21 Hobart Ave., S.H. \$38,500 1  
Corner Old Short Hills Rd. All Cash  
Lot 80 x 184.79 x 185.31 x 80 (full ins.)  
Frame, front brick, ranch, blt. new, comp. rf, wea. wind. & drs.  
1st-6-vest., c.h., l.r., p., d.r., brk.rm., kit., back, open  
p., laund., toilet, 3 bedrms., 2 t.baths-master w/  
stall; other w/shower over tub  
Basement: outside ent. Copper w.p.  
Air Cond: Gas  
2-car garage, att.  
LB: JLF & Son SO 2-8400 9/2/55-In force until cancelled  
Owner: Arthur F. Kull, 296 Walnut St., Nutley NU 2-4129  
Asso. Bldr. Member. Comm. split 90-6 $\frac{1}{2}$ -3 $\frac{1}{2}$ %  
Not yet assessed.  
This is a new home now under construction. Choice  
convenient location. Easement across front of lot  
for community driveway. S.H. GS, Mlbrn. Jr. HS, Mlbrn. H.S.,  
St. Rose of Lima Paro., Bus 70, 72, Mlbrn. R.R. St.

✓  
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21 Hobart Ave., S.H. 6-2-2 toi. AC: Gas \$38,500