

26867 A 21 Delwick Lane, S.H.

\$265,000 1F

249,500



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Bet: Hillside & Montview

Lot 129.55x240 irreg. Approx. 1 acre. Lot 23 Blk 1502 Dutch Col., frame, wood roof, all ss & scrs.

1st-4-ch, lr, fp, dr, brk. area, kit, lav, open patio, den, open 2nd-4-3 brs., 2 baths-master w/stall & s.o.t., /porch. large area off hall used as study or sitting

rm., dressing rm. off master br.

Bsmt: semi rec. rm., lav., workshop, furnace rm.

FA: AC: Elec 2 separate units\*

1-car gar att; 2 car-gar. det. w/elec., paved drive

L-56 B-80, 3 '79 Rate \$3.12 Tax \$4252.56 Poss. 90

days or arr. S.H. GS, Mlbrn. Jr. HS, Mlbrn. HS, St.

Rosa Lima Paro. All prelim. neg. thru L.R. CORP. RULING

APPLIES. Key@LR. Termite policy w/Western. Unique home w/ special charm in secluded Old Short Hills. Grounds

completely shrubbed in for year round privacy & maintained so that alternate shrubs bloom ea.

month during spring & summer. Original home was

rebuilt in 1966. On 1st all covered floors are

either hardwood or random pegged floors.

Exquisite pool w/separate cabana dressing rm.

SEE ADDITIONAL INFORMATION - over

LR: RGS 379-5200 120028009/60028000 (6-50-50)

Owner: H. Keith & Susan B. McVicker, prem., 376-1955

Conv. 21 Delwick Lane, S.H. 8-2-1 lav. 3 brs \$265,000

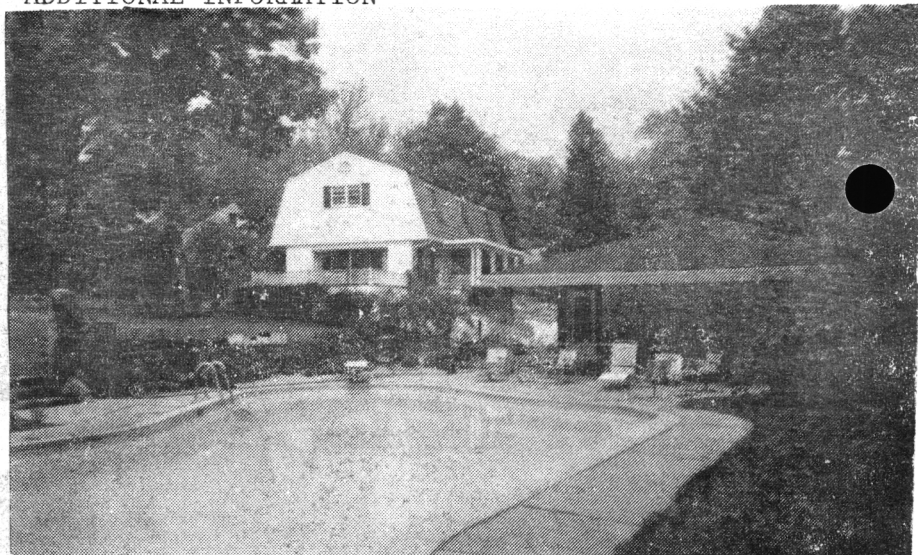
249,500

3/19/80 CONTRACT-WEICHERT, S.H.  
6/5/80 SOLD JMW \$236,25 3/80 NO MTG.

2/18/80 Owner out of town until Feb. 23<sup>rd</sup>. Dog was put in kennel. Pick up key @ LR for showing.  
 Owner anxious to make a deal.  
 2/21/80 Owner will nego. price.  
 2/25/80 Family back from vacation. Call direct for all appts. Call direct for all appts. This  
 Key w/ LR. 9 3/4 % mtge still avail. for \$159,500, 30 yrs. No Points. Owner will nego. price. This  
 offer cannot be duplicated.

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#### ADDITIONAL INFORMATION

Pool is 20x40 with new heater & compressor (still under warranty).

\*There are 2 separate heating & a/c systems for each floor. 1st flr has gas w/FA; 2nd flr has elec. heat & overhead A.C. Each room has its own thermostat. New 50 gal. hot water heater. Attic fan w/auto timer.

Special financing from Prudential for a qualified buyer. No points & no maximum loan & a very special percentage.

Included: 3 smoke detectors; humidifier; elec. air filter; swing on porch; gas grill; br. carpet.

Negotiable: some carpet on 1st flr & window treatments.

Subject to errors & omissions.

1/28/80 Get busy. Best house in Old Short Hills!

1/31/80 Get busy. Owners ready to make a deal.

Very anxious. Call LR.

2/14/80 9 3/4 % mtge available on \$159,500 for 30 yrs for qualified buyer- No Points. Let's make a deal.

ATTENTION!

The first meeting of the NEW REALTOR'S ASSOCIATE COMMITTEE will be held on Wednesday, March 5th @ 9 a.m. at Eppes Essen in Livingston.

Juice, Coffee, and Danish will be served.

Cost \$1.00.

Important topics will be discussed:

FHA-VA-MGC FINANCING BY A MORTGAGE EXPERT.

HOW WILL WE REPLACE THE CONVENIENCE OF KEYBOXES?

ARE COMPUTERS IN OUR FUTURE?

WHAT KIND OF SPEAKERS SHOULD WE INVITE TO OUR LUNCHES?

If you want the Realtor Associate's Committee to be heard, YOU must attend the meetings!

Please send your dollar in with your reservation as soon as possible to Dennis Tobin, 83 Park Ave., Maplewood, N.J. 07040.

Marian Laracy, Chairman  
Realtor Associate Committee  
R-2/80

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Dennis Tobin  
83 Park Avenue  
Maplewood, N. J. 07040

Enclosed is my check in amount of \$\_\_\_\_\_ for \_\_\_\_\_ reservations. Please make check payable (number) to "BOARD OF REALTORS". List names of people attending. RESERVATIONS MUST BE IN BY FEB. 26th!

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"How about NOT sitting with your office??? You already know the people you work with. Why not choose a table where you can introduce yourself, and find out what other people are thinking, and

2/27/80 Price reduction forthcoming. Fantastic price reduction plus gift of  $9\frac{3}{4}\%$  Mtge for 30yrs for \$159,500. No points. Makes this the hottest deal in S.H. Owner cooperative & ready.

2/28/80 Price reduced to \$249,500. Fantastic price reduction plus gift of  $3\frac{3}{4}\%$  mtge for 30 yrs for \$159,500.

3/5/80 Flash-  $9\frac{3}{4}\%$  mtge for \$159,500 avail. only up until March 12th. Owner will nego. from reduced price. Bring in the lucky buyer.

3/12/80 The party will be over on March 18th for a lucky buyer to take advantage of this unsurpassed intrinsic value.  $9\frac{3}{4}\%$  mtge for \$159,500, 30 yrs.-No points plus comforts & location of a delightful home. Sell it & collect a big commission.

**25414 21 DELWICK LANE, SHORT HILLS**



**BOARD OF REALTORS OF THE ORANGES AND MAPLEWOOD**

**PHOTO BY GEORGE BIGGS, INC.**

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