

30452 239 BOYDEN AVENUE, MAPLEWOOD



Board of Realtors of the Oranges and Maplewood

Photo by George B. Biggs, Inc.



30452 239 Boyden Ave., Mplwd. \$124,900 3F
 Bet: Elmwood & Springfield Map Grids M9
 Lot 50x336x336x50 Lot 2, Blk. 31-34, Plate 24
 3F Victorian, wood, asph rf, part ss/scrs
 1st-4-o.p., EF, lr, dr, ei kit, br, bath s o t, rear entr.
 2nd-5-EF, lr, dr, ei kit w/dw, 2 br, bath s o t, rear entr.
 3rd-5-EF, lr, dr, ei kit, 2 brs, bath s o t, rear entr
 4th-floored ins. attic (possible exp.)
 Bsmt: full, toi, laund, out. ent., storage
 Hot Water: Gas, furnace & hw htr. 1 yr. old
 4-car garage, det, wood, paved drive
 L-8, 8 B-20, 9 '80 Rate \$8.52 Tax \$2530.42 Poss. 30 days
 o.a.a. Key @ LR. Excel. cond. Orig. woodwork w/some ex-
 quisite detail. Extensive plumbing & elec. upgrading.
 Remodeled kits. 1st & 2nd flrs. Tenant on 1st flr:
 Miss Linda Caron, 762-5692, Rented @ \$310 mo-mo.
 Owner on 2nd & 3rd flrs. Convenient location. Potent-
 tial professional location via variance by buyer's
 application & expense.

SEE ADDITIONAL INFORMATION (over)

LR:RLS 277-1770 4002001/10002001 (CB 3-\$45)
 Owner: Egon & Ede I. Kahl, prem, 761-4304 Bus: 1624 Spring-
 field Ave., Mplwd. 763-3393 (Call owner direct for all
 appts.) NEGOTIATIONS THRU L.B.
 3F 239 Boyden Ave., Mplwd. 14-3-4 5 brs. \$124,900

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ADDITIONAL INFORMATION

Included: 2nd & 3rd flrs., all wall to wall carpeting, fixtures, drapes, curtains, blinds, shades. Furniture negotiable. Call owner direct for all appointments. 1 heating unit. Heat supplied by owner. Owners expenses: Fuel \$1155.76; Water \$174.46, Separate gas & elec; Ins. \$251.71; Repairs \$263.17. K-6 Seth Boyden GS, Mplwd. Jr HS, Columbia HS, St. Joseph's Paro, Bus 25,70, Mplwd RR ST. Subject to errors & omissions.

#8155--4/27/81 If used as multi-family potential annual gross income from 3 apts approx \$18,000 a yr.

#8172--6/4/81 Price reduced to \$113,900

#8192--7/22/81 Owner offers 11% mtge, 5 to 30 yr w/no poin to qual. buyer

#8197--8/3/81 Under contract.

#8226--10/15/81 Sale comp. Selling price \$90,000 PMM.

Real Estate Directory April 1945

239 Boyden Avenue, Maplewood

Sold to Wm. E. R. Kahl for \$9,500