

**16221 511 BOYDEN AVE., A/K/A 513-515 BOYDEN  
AVENUE, MAPLEWOOD**



**Board of Realtors of the Oranges and Maplewood**

**Photo by George B. Biggs, Inc.**

16221 R 511 Boyden Ave., Mplwd.  
a/k/a 513-515 Boyden Ave., Mplwd.

64,900  
~~\$67,000~~ 2F



16221 511 Boyden Ave., Mplwd.

~~\$67,000~~

2F

Corner Evelyn Ct.

Lot 50x104 Lot 203 Blk 46-1

2F, approx. 15 yrs, fr, 1/2 brk, comp rf, all ss/scrs, 220 VS, 100 /amps

1st-5-lr, dr, kit, 2 brs, bath

2nd-5-lr, dr, kit, 2 brs, bath

Bsmt-unfin, laund, walk in stge, cop. w.p.

FA: Gas 2 units sup by tenant

2-car blt in garage, Paved drive

L-8.1 B-26.1 '75 rate 6.88 Taxes \$2352.96. Poss: 30 days.

2nd flr apt. is owner's daughters'. All rms are extra lrg.

Was model home. Maid on prem. 6 days. Tenants: 1st-owner.

2nd Barry & Audrey Friedman, 761-5006. Owner's annual exp:

Fuel \$600, water \$120, ins. \$196. 1st-w/w cptg. in all rms,

mirror tiles on walls (1 yr. old), all light fix. incl dr

chand, 3 a/c's (2-3 yrs., 1-2 yrs) 6,500 BTU & 2 8,500 BTU.

all shades brand new, new range hood incl. 2nd-w/w cptg.

in both brs, a/c in br (10,000 BTU), blt in a/c (18,500 BTU),

Mirror tile on wall, new range hood-1 yr, all new shades,

all lighting fix, incl. Cptg. in lr, dr nego. Newly painted

int. Bsmt-washer, dryer incl-3 yrs. old humidifier. New awn-

ings on frt & side ent. Beautiful landscaping. Rose bushes

& many flowers & vegetable garden. Wired fenced in yard &

patio. Home is immaculate in & out. Seth Boyden GS, S.O. Jr.

Columbia HS, St. Joseph or St. Paul Paro. Bus 14, 94. Mplwd.

RR Sta. Subject to Errors & Omissions.

LR:MR 376-8660 60015006/90030006 (6-60-40-o.a.a.)

Owner: Samuel Wolf, sole, prem. 761-4828 or 761-5006

2F. 511 Boyden Ave, Mplwd. 10-2-2 4 brs.

~~\$67,000~~

#7437--8/18/76 Price reduced to \$64,900.OFFERS. Bonus of \$1,000 offered to Selling broker.

#7441--8/26/76 Under contract by outside broker.

#7464--10/21/76 Contingency removed. Selling price \$60,000

16221

511 Boyden Ave., Mplwd.  
a/k/a 513-515 Boyden Ave., Mplwd.

69,000  
~~72,900~~

2F



69,000

16221 511 Boyden Ave., Mplwd.  
Corner Evelyn Ct.

~~72,900~~

2F

Lot 50x104 Lot 203 Blk 46-1 /amps  
2F, approx. 15 yrs, fr, 1/2 brk, comp rf, all ss/scrs, 220 VS, 100  
1st-5-lr, dr, kit, 2 brs, bath  
2nd-5-lr, dr, kit, 2 brs, bath  
Bsmt-unfin, laund, walk in stge, cop. w. p.  
FA: Gas 2 units sup by tenant /arranged  
2-car blt in garage, Paved drive  
L-8.1 B-26.1 '75 rate 6.88 Taxes \$2352.96. Poss: 90 days or  
2nd flr apt. is owner's daughters'. All rms are extra lrg.  
Was model home. Maid on prem. 6 days. Tenants: 1st-owner.  
2nd Barry & Audrey Friedman, 761-5006. Owner's annual exp:  
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511 Boyden Ave, Mplwd. 10-2-2 4 brs. \$69,000

#7381--4/5/76 Price reduced to \$69,000

#7411--6/17/76 Re-Instate. Sale by IMA fell thru