



6831 - 63 COLLINWOOD RD.
MPLW.

POST CARD

CORRESPONDENCE

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Board of Realtors of the Oranges and Maplewood

Photo by George B. Biggs, Inc

45,000



Board of Realtors of the Oranges and Maplewood

Photo by George B. Biggs, Inc.

\$49.500

21251 63 Collinwood Rd., Mplwd. \$47,500 ~~45,000~~ 1
 Former #18849-new photo \$16,000 mtg. @ 4%
 Just above Wyoming Ave. \$15,500 approx. bal.
 Lot 85 x 149 due in 15 years
 Frame & Stone, Early Amer. Modern Col., \$175 mtg. pyts. incl.
 blt., 16 yrs., wood-shingle roof prin., int., taxes,
 1st-5-c.h., l.r., firepl., libr., d.r., fire & ins.
 brk.rm., t.kit., butler's pantry, Eliz. Port Banking
 t.lav., open p., md's rm., bath All Cash Above Mtg.
 2nd-4-4 bedrms., 2 dressing rms., 3 t. baths-master & other
 w/ stall; other w/ shower over tub
 3rd-attic, bessler stairs, exhaust fan
 Basement: rec. rm. w/ bar & powder rm., lav., toilet, laund.,
 outside ent. Brass & copper w. p. (2 rec.rms.)

Steam! Gas, condld. rad.

2-car garage, att., lighted

L.B:G.R.McL. SO 2-4400-5 4/27/49-Exp. 10/27/49

Owner: William & Miriam G. Katz, prem., SO 3-3855

1949 Assess: Land \$3,000

1949 Rate \$5.⁰⁵

Bldg. 9,800

*646.40 " Taxes * [REDACTED]

Poss. 30 to 60 days. S.Mt.G.S., Mplwd. Jr.H.S., Columbia H.S.

SEE ADDITIONAL INFORMATION

63 Collinwood Rd., Mplwd.

9-4-2

ST: Gas

\$45,000

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 21251 63 Collinwood Rd., Mplwd.

\$47,500

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ADDITIONAL INFORMATION

Weatherstripped windows & doors. Full insulation. May be seen week days from 10 A.M. to 5 P.M. w/out appt. Someone there at all times. Weekends by appt. only. Please present your business card when inspecting or showing. Unexpected circumstances necessitate owner moving into larger home. Brand new roper de-lux gas stove installed & new 8 ft. freezer in storage rm. in basement incl. If purchase price is fair, owner will incl. 11 ft. refrig. & new washing machine. Yard is beautiful & has 2 terraces & barbecue. \$5,000 spent on home in past 6 mos., incl. full decoration, electrical work, plumbing, new marble firepl, enlarge garage, canvassed ceilings, all new double shades (also full custom venetian blinds go w/ house, & are stored in attic. New 1½ inch gas pipe line to kit. installed (excellent gas pressure. New incinerator installed. Rubber t. in rec.rm. is cracked & broken, but not due to dampness. Original rubber flr. 16 yrs. old & is dried out. House in absolutely perfect condition & owner has a great deal more invested in it than the asking price is. Excellent value. D.R. crystal chandelier an heirloom & cannot go w/ house. Blond cyprus & dark walnut dressing rms. 63 Collinwood Rd., Mplwd. 9-4-2 ST: Gas \$47,500

- #3300 5/5/49 Phone jacks in all rms. except d.r. and 1
bedrm. 2 telephone extensions.
- #3301 5/9/49 Approved.
- #3306 5/19/49 Owner has purchased another house and is
very anxious to sell. This is a most
beautiful home. Please push. Correct card
to: '49 tax rate \$5.05; '49 taxes \$646.40.
- #3315 6/13/49 Awaiting reduction to \$45,000. Owner anxious
- #3316 6/14/49 Price reduction to \$45,000. Well below ap-
proved price & is very mod. & attractive.
One of better homes to show & a good buy.
- #3320 6/23/49 L.B. believes owner will consider \$40,000
~~or a fraction above. Contact E.B. with of-~~
fers and they will assist. Owner anxious.
Has purchased another home.
- #3348 8/30/49 L.B. believes owner will take \$37,000 with-
out new chenille carpeting & \$39,000 with
carpeting. Owner has owned this house less
than a yr., pd. \$40,000 for it and spent
over \$6,000 on doing house over. Owner pur-
chased a lgr. home & will take this tremen-
dous loss. Best value we have in a mod.,
luxury home w/lge. rms.
- #3351 9/8/49 Sold by McLintock & owner. Listed by
McLintock.

P.E.D. - 11/48 - sold to Wm. Katz,
prem. for 40M.

18849 63 Collinwood Rd., Maplewood \$57,500 1
Former #6831-new photo All Cash \$52,500
Above Wyoming Ave. \$49,500
Lot 85 x 149
Frame & Stone, Modern Col. Farmhouse, blt. 18 yrs., woodshingle roof,
1st-4-c.h., 2 l.r. 18 x 30, firepl., d.r. 15 x 15, Modern G.E.
Monel Metal kit., t.lav., 2 open p., brk.rm., butler's pantry, md's rm., bath
2nd-4-4 bedrms., 3 t.baths-master & other w/stall; other w/shower over tub
3rd-attic, bessler stairs
Basement: 2 rec.rms., lav., toilet, laund., outside ent. Bronze w.p.
Steam: Gas, conclud. rad.

Vacant

2-car garage, att., permanent driveway
L.B.: A.J. - has Key SO 2-2400 12/16/47-Ex. 6/16/48
Owner: A.H. & Bertha L. Rachlin, prem., SO 2-1383
1947 Assess: Land \$3,000 1947 Rate \$4.47
Bldg 9,800 " Taxes \$572.

Quick poss. by arrangement. S. Mountain G.S., Mplwd. Jr. H.S.,
Columbia H. S. Painted-decorated recently. Kit. has 8 burner gas range. Level plot with stone patio. Full insulation.
SEE ADDITIONAL INFORMATION

63 Collinwood Rd., Mplwd. 8-4-2 ST: Gas \$49,500
18849 63 Collinwood Rd., Maplewood \$57,500 \$52,500
ADDITIONAL INFORMATION \$49,500

Roof entirely renovated last yr. Now in new condition. Libr. l.r. has hand ptd. Chinese wallpaper. D.r. has Katzenpach Audubon Bird wallpaper. Carpeting not included. Television & F. M. Aerials included. Phone jacks in all rms. except d.r. & 1 bedrm. 2 Telephone extensions. Answering service installation. 2 French Apache Rec.rms. w/full Brunswick bar. Carrier heater in rec.rm. Secret Liquor cabinet. Giant summer exhaust fan in attic. Extra heavy hand Hewn shingles on exterior. All weather spot light to light drive area at night. Master bedrm. suite includes the masters dressing rm. of all custom blt. pin stripe walnut wood and a huge cedar storage closet off this dressing rm. Also, the lady's dressing rm. in blond sycamore cabinet work including a total of 4 closets. Also, tiled master bath w/stall shower. Blt. in custom furniture subject to negotiations can be removed with proper allowance in price. Weatherstripped windows & doors. Curtain boxes included. Beautifully landscaped.

63 Collinwood Rd., Maplewood 8-4-2 ST: Gas \$49,500

#3093 12/22/47 Owner desires immediate action on property. He would like to sell by Jan. 15, 1948 although he is not forced to do so. Property is terrifically deceiving as to size from exterior, do not be fooled. Submit all reasonable offers.

12/22/47 *q.m. D. - Insp. Comm. figure \$43,500.*

#3095 12/29/47 L.B. suggests that any salesman showing property first ~~inspect~~ inspect the prem. with Mr. Pollitt. There are a number of intriguing extras which will be overlooked by anyone who does not know the property. The Insp. Comm. was unanimous in the opinion that there is absolutely nothing to compare with it on the books today.

#3102 1/15/48 Owner wants action this week. He is not forced to sell, but is most desirous of doing so. Submit all reasonable offers.

#3134 4/1/48 Price reduction to \$52,500. Owner wants action. Submit all reasonable offers.

#3149 5/6/48 Awaiting reduction to \$49,500. Owner is most anxious to sell within next 10 days. Wants ~~concentrated~~ concentrated action from all brokers.

#3152 5/13/48 Price reduction to \$49,500.

#3161 6/7/48 L.B. believes owner will accept \$40,000 net. This is not a price reduction. Owner is moving and is most anxious for immed.action.

#3166 6/17/48 House vacant. L.B. has key. Submit all reasonable offers.

#3193 8/23/48 ~~is~~ Expired M.L. sold by McLintock.

6831 63 Collinwood Rd., Molwd.
above Wyoming Ave.

\$35,000 1
\$18,000 1st mtg.
due 3 yrs. Held
by N.J. Mtg. &
Title Co.. Amort-
izing \$500 at end
of 1st and 2nd

Lot 85 x 150.
Stone front & shingle. Farm house
architecture. New.

4 years.

Sold by J. Chas. Osmin - B1174
1st - 5 - center hall, l.r., open porch,
d.r., tile k., lav., brkfst. rm.,
study, maid's rm., & bath

10/28/30

2nd - 5 - 4 rms., dressing rm., 2 tile baths

to Wm. G.

Bessler stairway to open attic on 3rd floor

Zaenglein

Steam, elec.

Poss. 11/21/30

2 car attached garage, in basement.

Listed Aug. 30, 1930. Expires March 2, 1931.

L.B. Oakes Brokerage Co. S.O. 2-2080

Associate Builder Listing - B.F. Jones 455 Waltoh Rd., Mplw

Tel. S.O. 2-2523

Oak floors. Recreation room and storage room in basement.

Brass piping. Large cedar closet.

Key over front door or at office of listing broker.

63 Collinwood Rd. Maplewood 10 3 2 St \$35,000