

31731 12 HAUSMANN COURT, MAPLEWOOD ⚡



Board of Realtors of the Oranges and Maplewood

Photo by George B. Biggs, Inc.

19669 12 HAUSMANN COURT, MAPLEWOOD



Board of Realtors of the Oranges and Maplewood

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31731 A 12 Hausmann Ct., Mplwd. \$118,000 2F

Near Boyden

Lot: 40x100 Lot 81 Plt 27(45-3)

2F, fr, brk, comp. rf, all ss/scrs, 220 VS.

1st-6-lr, dr, kit, 3 brs, 1½ baths.

2nd-6-lr, dr, kit, 3 brs, 1½ baths.

Bsmt-fin, toi, laund, out. ent, stge.

HW: Gas 2 units supplied by tenant

2-car blt-in garage, paved drive

L-18.0 B-62.8 '81 Rate \$3.46 Taxes \$2795.68 Poss:

1/31/82 o.a.a. Mod. eat-in kits.w/dishwashers. Unusually lrg. rms.w/attractive layout. Walk to shopping, transp., & schools. Burglar alarm 2nd flr. 2

zone heating for 1st flr. & grd.flr. 2nd flr. incl: window treatments in 2nd flr. fam.rm. 4 A/C's. Nego:

2 washers, 2 dryers, 1 refrig. 2nd flr. Fenced-in yard.

1st flr. 3 A/C's incl. Gutters replaced 2 yrs ago.

Dead end street. Key w/L.R. 1st flr: Mr. Kent, mo-mo

no lease, \$700, poss. at time of closing. 2nd flr:

Mrs. Sperandeo, 762-1033. Seth Boyden GS, Mplwd. Jr.,

Columbia HS, Immac.Heart Paro. Bus 107. Mplwd. RR Sta.

Subject to errors & omissions.

LR:BTCO. 379-1661 8009001/2009002 (CB 3-\$45)

Owners: Victor & Theresa Sperandeo, c/o L.R.

ALL NEGO THRU L.R.

2F. 12 Hausmann Ct., Mplwd. 12-2-2-2 lavs. 6 brs. \$118,000

#8236--11/9/81 Under contract.

#8280--2/25/82 Sale comp.. Selling price \$112,000 Assum

19669 12 Hausmann Ct., Mplwd.

\$79,500. 2F



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\$79,500. 2F

Bet: Boyden Ave & Irvington Line

Lot 40x100 Lot 81 Plt 27

2F, approx. 13 yrs, fr, brk frt, comp rf, all ss/scrs, 220 VS,
100 amps

1st-6-dr, lr, sci.kit, 3 brs, 1½ mod.baths

2nd-6-dr, lr, sci.kit, 3 brs, 1½ mod.baths

Attic

Bsmt-finished, cop.w.p.

HW: Gas 2 heating units

2-car att.garage, paved drive

L-8.0 B-31.6 '77 Rate 7.51 Taxes \$2973.96 Poss: 9-1-77

or seller to have 3 mos. after closing to vacate. Custom

blt home, beautifully maintained, spacious rms. Incl:
w/w cptg, drapes, fixture in dr & frt hall to be replaced.

(2nd flr). Finished bsmt heated, zoned. 7 a/c's, washer,

dryer, refrig. nego. 2nd flr tenant, \$305, lease expires

2/79. Seth Boyden GS, Mplwd Jr, Columbia HS, bus 16, 14.

Subject to errors & omissions.

LR:RS 762-7300 50019007/80019007 (6-60-40-o.a.a.)

Owners: Murray & Sydelle Laubstein, 1st flr prem. 761-6253

2F 12 Hausmann Ct., Mplwd. 12-2-2-2 lavs 6 brs. \$79,500.

#7589--8/18/77 Sold by Degnan. Selling price \$77,000

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•31731 12 Hausmann Ct., Mplwd. ^{118,000} \$129,000 2F •



See Map 31731 A

31731 12 Hausmann Ct., Mplwd. ^{118,000} \$129,000 2F
Near Boyden ^{118,000}

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LR:BTCO. 379-1661 8009001/2009002 (CB 2.5 - \$45)

Owners: Victor & Theresa Sperandeo, c/o L.R.

ALL NEGO THRU L.R.

2F. 12 Hausmann Ct., Mplwd. 12-2-2-2 lavs. 6 brs. \$118,000.

#8219--9/24/81 Price reduced to \$118,000 Anxious.

#8228--10/21/81 Under contract.

#8229--10/22/81 Sale fell thru. Relisted.