

5210 126 Oakview Ave., Mplwd.

~~\$45,900~~ 42,900
~~47,500~~



*5210 126 Oakview Ave., Mplwd.

~~\$47,900~~ 42,900¹.

Bet. Oakland Rd. & Norfolk Ave.

All cash

64X Lot 178.77x154.96 irreg, Lot 220, Bl. 31-2, Pl. 23

43yrs, frame, HW flrs, comp. rf, cap ins, wea. drs. winds, part scr/ss, 220 vs.

1st-4-sh, lr, fp, dr, kit. w/eating area, lav, den, open porch

2nd-3-3 brs, t. bath w/sh.o/tub

Ladder to storage thru closet, trap

Bsmt-laund, 3 scr. & jal. cellar windows, brass w.p.

ST: Oil, 1000 gal. tank, \$325 ann. cost

2-car frame garage, paved drive

L 9.7, B 16.7, rate 5.23, '70 tax \$1380.72. Poss. 7/1-90

days. Exceptionally clean well maintained custom-blt

Col, excellent move-in condition. Lovely grounds, all

walks & driveway in perfect condition. Beautiful open

porch across front w/scr. recessed around columns so

as not to detract from the perspective architectural

charm. Porch completely supported by iron foundation

to prevent sagging. Col. scr. & storm door on front

door, jal. doors on side ent. off kit. & sunporch or den.

Nego: dr a/c which takes care of lr, dr & kit; carpeting

in lr, dr, den, stairs & upstairs hall; (OVER)

LR: LA 762-6770 10-5-71

Owner Joseph E. & Grace K. Kuehne, prem, 762-4346

Conv. 126 Oakview Ave., Mplwd. 7-1-2-lav 3 brs ~~\$47,900~~ 42,900

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Insp fig 39,900

#6648--4/12/71 Call for all appts. If owner not home, L.R. has key and must accompany.

#6649--4/14/71 Correct: lot 64 x 178.77 x 154.96
Price increase to \$47,900.

#6653 4/23/71 Red. to \$42,900 Now APP.

#6656--4/30/71 Under contract by Mulcahy.

#6664--5/19/71 Contingency removed. Selling price \$40,000.

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Nego:refrig; custom-blt work bench in bsmt. There is a guest closet. All good closets thruout. Antenna set up for color TV. Cellar being painted. New mod.oil unit 5 yrs.old. Auto.timer for day-night temperature control. Bsmt.sump pump only to empty water from boiler. All new cop.rust-proof lines to oil tank. Entirely new meter board w/circuit breakers to avoid overload. Separate line for a/c. Tuscan GS, Mplwd.Jr, Columbia HS, St.Joseph Paro, Bus 25,70,107, Mplwd.RR.

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