

4 Sale Realty

Member Full Report courtesy of: **Mark L. Greco**
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1 325 8th Ave, Haddon Heights, NJ 08035

RES ACT \$349,900



MLS #:	6198836	Beds, Baths:	3 1/2
MLS Area:	20418	Ownership:	FeeSimple
	Haddon Heights	Type:	Single/Detac
	Boro	Design:	2-Story
County:	Camden	Style:	Colonial
Tax ID #:	18-00052-00020	Basement:	Y
Subdiv / Nei:	West Side	Age:	103
School Dist:	Haddon Heights	Int SF:	2,090/ A
- High:		Unit Floor #:	
- Middle:		Central Air:	Y
- Elem:		Internet:	N / Y

Directions

Cross Street: High

Map Grid:

Room Dimensions

LR/GR: 27 x 12 M **Main BR:** 13 x 12 U
Dining: 14 x 12 M **2nd BR:** 12 x 12 U
Kitchen: 15 x 10 M **3rd BR:** 12 x 10 U
Family: 15 x 10 M **4th BR:**

Inclusions: Window Treatments,

Exclusions: Washer, Dryer, Refrigerator

Other Information

Rooms:

Bath Full: 0M 1U 0L

Bath Part: 1M 0U 1L

Model:

Builder:

Tax Information

Taxes / Yr: \$8768 / 2012 **Blk** 00052
Assessment: 325700 **Lot** 00020

Association Info

Condo / HOA: N / N
Recur Fee / Freq:

Lot Information

Acr / SF: 0.26 / 11,500
Lot Dim: 58X200

Land Use: **Zoning:** Resid
Waterfront: N

Features

Utilities: GasHeat, HotAirHeat, ProgThermostat, GasHotWater, CentralAir, Wall/WndowAC, PublicWater, PublicSewer, 200-300AmpEI **Parking:** NoGarage, 3+CarParking, DrivewayPrk **Exterior:** Sidewalks, StreetLights, Fencing, Alu/SteelExt, ConcreteFoun, FrontYard, RearYard, ShingleRoof, Shed(s), Patio, Porch, NoPool **Bsmt:** FullBasement, FinishedBsmt, OutSide/WlKO **Interior:** WalkUpAttic, FinshedAttic, OneFirePI, Gas/Propane, FinishedWood, W/WCarpeting, Vinyl/LinFl, TileFl, CeilingFan(s), Attic/HseFan, Stain/LeadGl, CableTVWired, EnrgyEfficntWdws, ReplacementWdws, Foyer/VestEn, Den/Study/Li, NoModifs/Unk, UpprFlrLndry **Kit:** KitW/BrkfstR, GasCooking, KitPantry, KitCookTop, WallOven, DoubleOven, SelfClnOven, BuiltInDishW, Disposal **Finance:** ConventnalFi **Cond:** Average+

Remarks

Public: Classic and lovely beautifully maintained two-story Colonial on the best street in Haddon Heights! Across from ball fields, and park, and a short walk to beautiful downtown. This home is in move in condition. A new storm door opens into a foyer entrance. New fiberglass front door opens into spacious living room,(carpeted) with hardwood floors underneath and gas fireplace. Could easily turn into great room. Large dining room with chair rail and built in corner cabinets. Kitchen has electric double wall oven, refinished cabinets and newer countertops. Breakfast room with beautiful picture frame window over-looking garden. Cozy great room with powder room which can easily be turned into an office. 2nd floor has three bedrooms and laundry room. Full bath newly remodeled with ceramic tile floors. Finished attic which could make a large 4th bedroom, with attic fan, heat, a/c and a large closet. 1/2 finished basement with wood paneling and carpet. Unfinished section has closets and partial bath. **Agent:** Same owners for 40 years looking to down-size. Sale contingent on owners finding suitable housing.

Brokerage Information

4 Sale Realty, LLC	4SALERTY	(856) 728-4200	SBr:	OPr: \$349,900
ListAgent: Lori Priore	60037922	(856) 728-4200	BBr: 3%	LDt: 04/10/2013
CoListAg:	Appointment Phone:	(609) 707-3257	TBr:	XDt: 04/10/2014

Show: Call to show.

Show: CallToShow, TenantOccupS, ComboLockBox, KeyLockBox, OwnerPresent **Poss:** Negotiable

Agmt: ER **Limited Service** **OMD:**

Sign: N **DVB:** Y **LMD:** 04/11/2013

BkInt: N **LBon:** **DOM:** 7

Owner: Michael J & Ernestine M Bonitatis **Disclosure:** Y **PrExc:** N **PMP:** 7

Short Sale: N

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