

Sussex* Stanhope Boro* (2821)

125 Main St*

List Price: \$425,000

Multi-family Agent Complete Report



MLS#: **3719090** Section:
 Status: **UC** ZN:
 Rms: **13** GRS: **LENAPE VLY**
 Bdrrm: **5** MSJR:
 FB: **2** HS: **LENAPE VLY**
 HB: **0** Acres: **0.28***
 ZIP: **07874-2665*** LtSz: **68X181***
 RZIP: SqFt:
 Block: **11304*** CLR:
 Lot: **25*** CL:
 Unit #: GSMLS.com: **Yes**
 Floor #: FHA 55+: **No**
 Bldg #: YB/Desc/Ren: **1900 / Approximate, Renovated / 2020**
 #Units: **2** Style: **2-Two Story**

LP: **\$425,000**
 OLP: **\$425,000**
 SP:
 LD: **06/10/2021**
 XD: **12/10/2021**
 UCD: **07/09/2021**
 ACD: **10/13/2021**
 CD:
 ADM: **29**
 DOM: **29**
 Terms:
 SDA:

Directions: Rt 80W to exit 27B, to Rt. 183N, left on Main St. Stanhope (at Enrite gas Station).

Remarks: Newly Renovated 2 Family, on quiet, quaint, Main St. Stanhope. Village Business District allows for commercial possibilities! NEW: kitchens(2), bathrooms(2), windows(35), roof, plumbing! Updated electric (2 services); newly painted interior; new interior doors, glistening hardwood floors. 2 driveways (one on each side); large flat backyard; 12 x16' shed. Great income property; live on one floor, rent other to tenants. Desirable Main St Stanhope; built around 1900; old-world charm. Valley Road School (PreK-8) rated a "9" out of a poss. 10. Lenape Valley High School. Closing date flexible. Close to Lake Musconetcong; about a mile from rt. 80, 46, and 206. In Sussex County (good for lower taxes and insurance rates. Flexible closing date

Agent Remarks: Call owner for info and showings @ 973-527-1066

GENERAL INFORMATION

Basemnt: **Yes / Unfinished** Garage: **0 /**
 Drive: **4 / Additional Parking, See Remarks** Roof: **Composition Shingle**
 Exterior: **Clapboard, Wood, Wood Shingle** Interior: **Blinds, Carbon Monoxide Detector, High Ceilings, Fire Extinguisher,**
 ExtFeat: **Enclosed Porch(es), Partially Fenced, Open Porch(es), Storage Shed,** **Wood Floors, Smoke Detector**
 Storm Door(s), Thermal Windows/Doors

UNIT INFORMATION

	Lvls:	#Rms:	#Bdr:	#Bth:	#FP:	H/C:	SqFt:	Rent:	S.Dep:	Exp:	Rooms:
U1:	1	7	3	1.0	0	No	1022	\$1,650	\$00		Bedrooms, Dining Room, Kitchen, Laundry Room, Living Room, Porch
U2:	1	6	2	1.0	0	No	1100	\$1,650	\$00		Attic, Bedrooms, Dining Room, Kitchen, Porch

Appl:
 U1: Carbon Monoxide Detector, Ceiling Fan(s), Dishwasher, Self-Cleaning Oven, Refrigerator, Range/Oven - Electric, Smoke Detector, Stackable Washer/Dryer
 U2: Carbon Monoxide Detector, Ceiling Fan(s), Dishwasher, Kitchen Exhaust Fan, Self-Cleaning Oven, Range/Oven - Electric, Satellite Dish/Antenna, Smoke Detector

	Tenant:	Phone:	T/O Pays:
U1:	on file	555-555-5555	Owner Pays Water, Tenant Pays Electric, Tenant Pays Heat
U2:	on file	555-555-5555	Owner Pays Water, Tenant Pays Electric, Tenant Pays Heat

UTILITIES

Cool: **Window A/C(s)** Sewer: **Public Sewer**
 Heat: **Radiators - Steam** Utilities: **Electric**
 Fuel: **Oil Tank Above Ground - Inside** WtrHt: **Electric**
 Service: **Cable TV, Garbage Included** Water: **Public Water**

FINANCIAL INFORMATION / TAX INFORMATION

Taxes: \$7,742* / 2020*	TaxRt: 4.240* / 2020	BldAsmt: \$124,900*	LndAsmt: \$57,700*	TotAsmt: \$182,600*
GOI: \$99,999,999	TOE: \$99,999,999	NOI: 99,999,999	FarmAsmt:	HmWrnty:
LenderApprvReq: No	Easement: No /			

SHOWING INFORMATION

Owner: **SMITH, PETER*** Poses: **closing**
 Instr: **Call owner for info and showings @ (973) 527-1066** Sign: **No**
 Show: **Call Owner**

LISTING OFFICE INFORMATION

ListOff: YOUR TOWN REALTY (4981)	Ph: 855-600-2465	Email: ronnie@yourtownbroker.com
ListAgt1: RONNIE GLOMB (276163)	Ph: 973-865-5050	Fax: 866-715-8006
BB: 2%-\$200	SA: 0	TB: 0
LType: Exclusive Agency	BREL: Transaction Broker	VarComm: No

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Info. deemed RELIABLE but not GUARANTEED - ALL Room Sizes are Approx.

DANIEL SCHOENBAECHLER

Sussex* Stanhope Boro* (2821)

120 MAIN ST*

List Price: \$449,900

Multi-family Agent Complete Report



MLS#: **3681813** Section:
 Status: **S** ZN:
 Rms: **12** GRS:
 Bdrm: **6** MSJR:
 FB: **3** HS: **LENAPE VLY**
 HB: **1** Acres: **0.70***
 ZIP: **07874-2632*** LtSz: **116X295 IRR***
 RZIP: **07874** SqFt:
 Block: **11302*** CLR:
 Lot: **3*** CL:
 Unit #: GSMLS.com: **Yes**
 Floor #: FHA 55+: **No**
 Bldg #: YB/Desc/Ren: **1830 / Approximate /**
 #Units: **2** Style: **Duplex-Side by Side, 2-Two Story**

LP: **\$449,900**
 OLP: **\$464,900**
 SP: **\$458,900**
 LD: **12/05/2020**
 XD: **06/05/2021**
 UCD: **03/23/2021**
 ACD: **05/19/2021**
 CD: **05/18/2021**
 ADM: **108**
 DOM: **108**
 Terms: **FHA**
 SDA: **Yes**

Directions: (GPS use 120-124 Main Street) Rt 183 to Main St to 120-124 Main St

Remarks: **Spacious 2 family Victorian is a great investment opportunity! Conveniently located near Rt 206, Rt 80, and Rt 46, this legal 2 family home features 3 bedrooms and 1.5 bathrooms on one side and 3 bedrooms and 2 bathrooms on the other. Public water, public sewer, high ceilings, open floor plan, detached garage, and an oversized lot make this a must see! Furnaces replaced in 2019/2020 respectively and new roof installed 2014.**

Agent Remarks: **Fireplace & garage as-is. Vacant side can be shown upon showing approval. If buyer has interest, arrangements will be made with the tenants to see the occupied side. Pre approved buyers only.**

GENERAL INFORMATION

Basemnt: **Yes / Unfinished**
 Drive: **6 / 2 Car Width, Blacktop**
 Exterior: **Vinyl Siding**

Garage: **2 / Detached Garage**
 LotDesc: **Level Lot, Open Lot**
 Roof: **Asphalt Shingle**
 Interior: **Carbon Monoxide Detector, High Ceilings, Fire Extinguisher, Smoke Detector**

UNIT INFORMATION

	Lvls:	#Rms:	#Bdr:	#Bth:	#FP:	H/C:	SqFt:	Rent:	S.Dep:	Exp:	Rooms:
U1:	2	6	3	1.1	1	No	0	\$00	\$00		Attic, Bedrooms, Dining Room, Kitchen, Living Room, Master Bedroom
U2:	2	6	3	2.0	0	No	0	\$1,850	\$2,775		Attic, Bedrooms, Dining Room, Kitchen, Living Room, Master Bedroom

Appl:
 U1: **Carbon Monoxide Detector, Dishwasher, Microwave Oven, Refrigerator, Range/Oven - Electric, Smoke Detector**
 U2: **Carbon Monoxide Detector, Dishwasher, Refrigerator, Range/Oven - Electric, Smoke Detector**

	Tenant:	Phone:	T/O Pays:
U1:	TBD	999-999-9999	Tenant Pays Electric, Tenant Pays Heat, Tenant Pays Water
U2:	TBD	999-999-9999	Tenant Pays Electric, Tenant Pays Heat, Tenant Pays Water

UTILITIES

Cool: **No Cooling** Sewer: **Public Sewer**
 Heat: **2 Units, Radiators - Hot Water** Utilities: **Electric**
 Fuel: **Oil Tank Above Ground - Outside** Water: **Public Water**
 Service: **Cable TV Available, Garbage Included**

FINANCIAL INFORMATION / TAX INFORMATION

Taxes: \$15,110* / 2019*	TaxRt: 4.157* / 2019	BldAsmt: \$291,500*	LndAsmt: \$72,000*	TotAsmt: \$363,500*
GOI: \$00	TOE: \$00	NOI: 00	FarmAsmt:	HmWrnty:
LenderApprvReq: No	Easement: Unknown /			

SHOWING INFORMATION

Owner: **C/O Listing Brokerage**
 Instr: **Contact ShowingTime appt center 800-746-9464. One side vacant.**
Occupied side will be shown after buyer confirms interest. Follow COVID guidelines.
 Show: **GSMLS Lockbox, See Showing Instructions**

Posses: **POT**
 Sign **Yes**

LISTING OFFICE INFORMATION

ListOff: WEICHERT REALTORS (000609)	Ph: 908-879-7010	Email: jeffreymkalafut@gmail.com
ListAgt1: JEFFREY KALAFUT (301026)	Ph: 973-886-6797	Fax: 973-874-0801
BB: 2.5%-65	SA: 0	TB: 0
LType: Exclusive Right to Sell	BREL: Disclosed Dual Agent	VarComm: No

SELLING OFFICE INFORMATION

SellOff: RE/MAX HOUSE VALUES (2153)	Ph: 973-601-1212	Email: kimkulpeksa@optonline.net
SellAgt1: KIM KULPEKSA (235544)	Ph: 201-874-0284	Fax: 9736011211

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5031129

Front View



5031129

Front View



5031129

Living Room



5031129

Living Room



5031129

Dining Room



5031129

Dining Room



5031129

Foyer



5031129

Kitchen



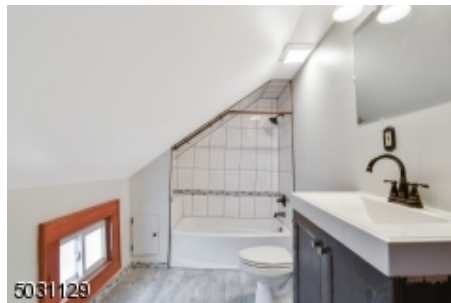
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Kitchen



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Bedroom



5031129

Bathroom



5031129

Bedroom



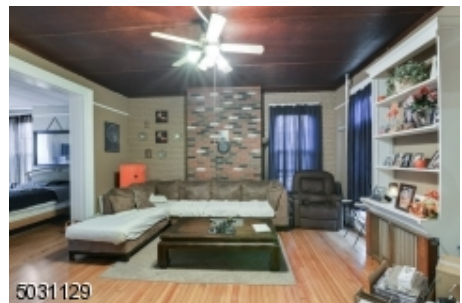
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Bedroom



5031129

Bedroom



5031129

Living Room



Kitchen



Bedroom



Bedroom



Bedroom



Backyard



Backyard



Side view