

Essex* Irvington Twp.* (1609)

86-88 HARRISON PL*

List Price: \$449,000

Multi-family Agent Complete Report



MLS#: **3605574** Section: **Res**
 Status: **S** ZN: **THURGOOD**
 Rms: **9** GRS: **CHANCELLOR**
 Bdrm: **5** MSJR: **IRVINGTON**
 FB: **3** HS: **0.12***
 HB: **0** Acres: **50 X 106***
 ZIP: **07111-4359*** LtSz: **Taupe**
 RZIP: SqFt: **Yes**
 Block: **205*** CL: **No**
 Lot: **7*** GSMLS.com: **2019 / Renovated, Under Construction / 2019**
 Unit #: **2** FHA 55+: **3-Three Story**
 Floor #: YB/Desc/Ren: **Style:**
 Bldg #: **#Units:**

LP: **\$449,000**
 OLP: **\$525,000**
 SP: **\$363,000**
 LD: **12/16/2019**
 XD: **09/30/2020**
 UCD: **05/07/2020**
 ACD: **09/12/2020**
 CD: **07/29/2020**
 ADM: **118**
 DOM: **143**
 Terms: **Conventional**
 SDA: **No**

Directions: **Clinton Ave to Harrison Place**

Remarks: **Perfect combination of renovation and lucrative income, this 3 story, 3 unit investment property is most desired because of the close proximity to NYC and the residential community. All of today's features:hardwood floors, tones of gray wood-grain bath tile, painted with popular shades, high-end interior panel doors, & beautiful fixtures. First floor has TWO BEDROOMS; a vast family room open to the custom kitchen, mahogany kitchen cabinets & white/gray speckled granite. Second floor unit has 3 bedrooms, its own second story with full bath. This can be used as a private suite or a separate rental unit. ALL UTILITIES HAVE BEEN SEPARATED; a big bonus for the next owner. The exterior is finished with a soft tan siding & a brick staircase, driveway has Belgium block curbing & large grass backyard.**

Agent Remarks: **This home is very close to finishing but last minute personal choices for interior products are still available to the buyer. Very convenient to NYC, shopping, churches, schools, and fine dining!**

GENERAL INFORMATION

Basemnt: **Yes / Unfinished** Garage: **0 /**
 Drive: **5 / Blacktop, On-Street Parking** LotDesc: **Level Lot**
 Exterior: **Vinyl Siding** Roof: **Asphalt Shingle**
 ExtFeat: **Thermal Windows/Doors** Interior: **Carbon Monoxide Detector, Fire Extinguisher, Tile Floors, Wood Floors, Smoke Detector**

UNIT INFORMATION

| | Lvls: | #Rms: | #Bdr: | #Bth: | #FP: | H/C: | SqFt: | Rent: | S.Dep: | Exp: | Rooms: |
|-----|-------|-------|-------|-------|------|------|-------|-------|--------|------|--|
| U1: | 3 | 5 | 2 | 1.0 | 0 | No | 0 | \$00 | \$00 | | Bedrooms, Eat-In Kitchen, Family Room, Master Bedroom, Porch |
| U2: | 2 | 6 | 3 | 2.0 | 0 | No | 0 | \$00 | \$00 | | Bedrooms, Eat-In Kitchen, Family Room, Living Room, Master Bedroom |

Appl:
 U1: **Carbon Monoxide Detector, Kitchen Exhaust Fan, Self-Cleaning Oven, Refrigerator, Range/Oven - Gas, Smoke Detector**
 U2: **Carbon Monoxide Detector, Kitchen Exhaust Fan, Self-Cleaning Oven, Refrigerator, Range/Oven - Gas, Smoke Detector**

Tenant: Phone: T/O Pays:
 U1: **xxxxxx 00000 Owner Pays Electric, Owner Pays Gas, Owner Pays Heat, Owner Pays Water**
 U2: **xxxxxxx 000000 Owner Pays Electric, Owner Pays Gas, Owner Pays Heat, Owner Pays Water**

UTILITIES

Cool: **2 Units, Central Air** Sewer: **Public Sewer**
 Heat: **2 Units, Forced Hot Air** Utilities: **All Underground, Gas In Street**
 Fuel: **Gas-Natural** WtrHt: **Gas**
 Service: **Cable TV Available, Garbage Included** Water: **Public Water**

FINANCIAL INFORMATION / TAX INFORMATION

Taxes: **\$5,398 / 2018** TaxRt: **5.701 / 2018** BldAsmt: **\$71,700** LndAsmt: **\$23,000** TotAsmt: **\$94,700**
 GOI: **\$00** TOE: **\$00** NOI: **00** FarmAsm: **No** HmWrnty: **No**
 LenderAprvReq: **No** Easement: **No /**

SHOWING INFORMATION

Owner: **HUERTA, SEGUNDA*** OwnerPh: **908-000-0000**
 Instr: **Vacant: Simply text your name, agency, and day/time of visit to LA 908-447-2133** Posses: **POT**
 Show: **GSMLS Lockbox, Text Agent** Sign **Yes**

LISTING OFFICE INFORMATION

ListOff: **WEICHERT REALTORS (000601)** Ph: **908-766-7447** Email: **hydesandra@aol.com**
 ListAgt1: **SANDRA HYDE (261419)** Ph: **908-447-2133** Fax:
 BB: **2.5-450** SA: **0** TB: **0**
 LType: **Exclusive Right to Sell** BREL: **Disclosed Dual Agent** VarComm: **Yes**

SELLING OFFICE INFORMATION

SellOff: **KELLER WILLIAMS SUBURBAN REALTY (3719)** Ph: **973-251-0100** Email: **DawnMMasenya@gmail.com**
 SellAgt1: **DAWN MASENYA (305337)** Ph: **201-241-1727** Fax: **201-825-9208**

Essex* Irvington Twp.* (1609)

16 STANLEY ST*

List Price: \$375,000

Multi-family Agent Complete Report



MLS#: **3604926** Section: **North**
 Status: **S** ZN: **Residential**
 Rms: **12** GRS:
 Bdrm: **6** MSJR:
 FB: **2** HS:
 HB: **0** Acres: **0.08***
 ZIP: **07111-2527*** LtSz: **33.50 X 100***
 RZIP: **07111** SqFt:
 Block: **79*** CLR: **Green**
 Lot: **85*** CL:
 Unit #: GSMLS.com: **Yes**
 Floor #: FHA 55+: **No**
 Bldg #: YB/Desc/Ren: **1965 / Renovated / 2019**
 #Units: **2** Style: **3-Three Story**

LP: **\$375,000**
 OLP: **\$375,000**
 SP: **\$375,000**
 LD: **12/10/2019**
 XD: **12/10/2020**
 UCD: **01/30/2020**
 ACD: **02/07/2020**
 CD: **01/31/2020**
 ADM: **51**
 DOM: **51**
 Terms: **FHA**
 SDA:

Directions: Linden to Stanley Street

GENERAL INFORMATION

Basemnt: **Yes / Full, Unfinished** Garage: **2 / Attached Garage**
 Drive: **6 / 2 Car Width** LotDesc: **Level Lot**
 Exterior: **Brick, Vinyl Siding** Roof: **Asphalt Shingle**
 ExtFeat: **Sidewalk, Storm Door(s), Storm Window(s)** Interior: **Carbon Monoxide Detector, Fire Extinguisher, Smoke Detector**

UNIT INFORMATION

| Lvls: | #Rms: | #Bdr: | #Bth: | #FP: | H/C: | SqFt: | Rent: | S.Dep: | Exp: | Rooms: |
|-------|-------|-------|-------|------|------|-------|---------|---------|------|--|
| U1: 1 | 5 | 3 | 1.0 | 0 | No | 9999 | \$9,999 | \$9,999 | | Bedrooms, Eat-In Kitchen, Living/Dining Room |
| U2: 1 | 5 | 3 | 1.0 | 0 | No | 9999 | \$9,999 | \$9,999 | | Bedrooms, Eat-In Kitchen, Living/Dining Room |
| U3: 3 | 2 | | 1.0 | | | | | | | Rec Room |

Appl:
 U1: **Carbon Monoxide Detector, Smoke Detector**
 U2: **Carbon Monoxide Detector, Smoke Detector**
 U3: **Carbon Monoxide Detector, Smoke Detector**

Tenant: Phone: T/O Pays:
 U1: **N/A** **999-999-9999** **Owner Pays Water, Tenant Pays Electric, Tenant Pays Gas, Tenant Pays Heat**
 U2: **N/A** **999-999-9999** **Owner Pays Water, Tenant Pays Electric, Tenant Pays Gas, Tenant Pays Heat**

UTILITIES

Cool: **Wall A/C Unit(s)** Sewer: **Public Sewer**
 Heat: **2 Units, Forced Hot Air** Utilities: **All Underground**
 Fuel: **Gas-Natural** WtrHt: **Gas**
 Service: **Cable TV Available** Water: **Public Water**

FINANCIAL INFORMATION / TAX INFORMATION

Taxes: **\$8,865 / 2018** TaxRt: **5.701 / 2018** BldAsmt: **\$137,100** LndAsmt: **\$18,400** TotAsmt: **\$155,500**
 GOI: **\$9,999** TOE: **\$9,999** NOI: **9,999** FarmAsm:
 LenderApprvReq: **No** Easement: **Unknown /** HmWrnty:

SHOWING INFORMATION

Owner: **Care of The Real Estate Company** Posses: **At Closing**
 Instr: **Text Susana 973-885-8127** Sign **Yes**
 Show: **Courtesy Call, Text Agent**

LISTING OFFICE INFORMATION

ListOff: **THE REAL ESTATE COMPANY (5204)** Ph: **908-686-7800** Email: **susanabances@gmail.com**
 ListAgt1: **SUSANA BANCES (231617)** Ph: **973-885-8127** Fax: **231617**
 BB: **2% - \$100** SA: **0** TB: **0**
 LType: **Exclusive Right to Sell** BREL: **Disclosed Dual Agent** VarComm: **No**

SELLING OFFICE INFORMATION

SellOff: **ELITE REALTORS OF NEW JERSEY (3569)** Ph: **973-994-9009** Email: **riashaw@aol.com**
 SellAgt1: **GLORIA DE CRUISE (250820)** Ph: **908-347-4451** Fax: **732-796-6989**

Essex* Irvington Twp.* (1609)

46 ARGYLE TER*

List Price: \$375,000

Multi-family Agent Complete Report



MLS#: **3606904**
 Status: **S**
 Rms: **12**
 Bdrm: **6**
 FB: **4**
 HB: **0**
 ZIP: **07111-3701***
 RZIP:
 Block: **130***
 Lot: **39***
 Unit #: **2**
 Floor #: **2**
 Bldg #: **2**
 #Units: **2**

Section:
 ZN: **MULTI**
 GRS: **BERKELEY**
 MSJR: **UNIVERSITY**
 HS: **IRVINGTON**
 Acres: **0.07***
 LtSz: **34 X 90***
 SqFt: **2424**
 CLR:
 CL:
 GSMLS.com: **Yes**
 FHA 55+: **No**
 YB/Desc/Ren: **1963 / Standing /**
 Style: **2-Two Story**

LP: **\$375,000**
 OLP: **\$375,000**
 SP: **\$375,000**
 LD: **12/30/2019**
 XD: **06/30/2020**
 UCD: **02/17/2020**
 ACD: **05/01/2020**
 CD: **05/01/2020**
 ADM: **30**
 DOM: **49**
 Terms: **FHA**
 SDA: **Yes**

Directions: **Minutes away from Garden State Parkway, Rt 22, Rt 78, and N.J. Turnpike**

Remarks: **Completely updated Brick two family on a quiet tree lined street. Two units, 6 large bdrms, 4 full baths, Livingrooms, Dining rooms, eat in Kitchens. New Cabinets and countertops, ceramic tile floors, dishwashers, microwave, refrigerators. Both apartment baths- new Ceramic tiles floors & walls, all new fixtures, shower doors, vanities. Ensuite bathroom in each apartments Master bedroom. Floors - Ceramic and hardwood floors. Basement- un finished with separate heat and hot water with washer and dryer hook up. 2 car attached Garage, spacious backyard. Live in one unit and rent other unit with garage, use of backyard and laundry for \$2100 and pay your mortgage with the rent and You Live Free!!!**

Agent Remarks: **Call owner direct for avail, appts, quests, at 908-256-9073. ltd serv. Email offers to anjanadulani@yahoo.com and cc admin@realmartrealty.com.**

GENERAL INFORMATION

Basemnt: **Yes / Partial, Unfinished, Walkout**
 Drive: **2 / 2 Car Width, Blacktop**
 Exterior: **Brick**
 ExtFeat: **Metal Fence, Storm Door(s)**

Garage: **2 / Attached Garage**
 LotDesc: **Open Lot**
 Roof: **Composition Shingle**
 Interior: **Fire Alarm Sys, Carbon Monoxide Detector, Fire Extinguisher, Tile Floors, Wood Floors, Security System, Walk-In Closet**

UNIT INFORMATION

| U1: | Lvls: | #Rms: | #Bdr: | #Bth: | #FP: | H/C: | SqFt: | Rent: | S.Dep: | Exp: | Rooms: |
|--------------------------|---|-------|--|-------|------|------|-------|-------|--------|------|---|
| U1: | 1 | 6 | 3 | 2.0 | 0 | No | 1212 | \$00 | \$00 | | Bedrooms, Dining Room, Eat-In Kitchen, Living Room, Master Bedroom, Storage |
| U2: | 1 | 6 | 3 | 2.0 | 0 | No | 1212 | \$00 | \$00 | | Attic, Bedrooms, Dining Room, Eat-In Kitchen, Living Room, Storage |
| Appl: | | | | | | | | | | | |
| U1: | Cooktop - Gas, Dishwasher, Kitchen Exhaust Fan, Microwave Oven, Wall Oven - Electric, Refrigerator, Security System, Smoke Detector | | | | | | | | | | |
| U2: | Carbon Monoxide Detector, Cooktop - Gas, Dishwasher, Kitchen Exhaust Fan, Microwave Oven, Wall Oven - Electric, Refrigerator, Security System | | | | | | | | | | |
| Tenant: Phone: T/O Pays: | | | | | | | | | | | |
| U1: | NA | NA | Tenant Pays Electric, Tenant Pays Gas, Tenant Pays Heat, Tenant Pays Water | | | | | | | | |
| U2: | NA | NA | Tenant Pays Electric, Tenant Pays Gas, Tenant Pays Heat, Tenant Pays Water | | | | | | | | |

UTILITIES

Cool: **No Cooling, Window A/C(s)**
 Heat: **2 Units, Baseboard - Hotwater**
 Fuel: **Gas-Natural**
 Service: **Cable TV**

Sewer: **Public Sewer**
 Utilities: **Electric, Gas-Natural**
 WtrHt: **Gas**
 Water: **Public Water**

FINANCIAL INFORMATION / TAX INFORMATION

| | | | | |
|------------------------------|----------------------------|---------------------------|--------------------------|---------------------------|
| Taxes: \$8,386 / 2018 | TaxRt: 5.701 / 2018 | BldAsmt: \$131,000 | LndAsmt: \$16,100 | TotAsmt: \$147,100 |
| GOI: \$00 | TOE: \$00 | NOI: 00 | FarmAsmt: | HmWrnty: |
| LenderAprrvReq: No | Easement: Unknown / | | | |

SHOWING INFORMATION

Owner: **SIZES & SHAPES INC,***
 Instr: **Call owner direct for avail, appts, quests, at 908-256-9073. Email offers to anjanadulani@yahoo.com and cc admin@realmartrealty.com.**
 Show: **Call Owner, See Showing Instructions, Text Owner/Tenant**

OwnerPh: **908-256-9073**
 Posses: **AT CLOSING**
 Sign **Yes**

LISTING OFFICE INFORMATION

ListOff: **REALMART REALTY (3024)**
 ListAgt1: **JACK QIZHAN YAO (280183)**
 BB: **2%-\$150**
 LType: **Exclusive Agency**

Ph: **888-362-6543**
 Ph: **732-727-2285**
 Email: **info@realmartrealty.com**
 Fax: **732-719-1921**

SA: **0**
 BREL: **Transaction Broker**
 TB: **0**
 VarComm: **No**

SELLING OFFICE INFORMATION

SellOff: **UNKNOWN OFFICE (9999)**
 SellAgt1: **UNKNOWN AGENT (999999)**

Ph: **973-555-5555**
 Ph: **973-555-5555**
 Email:
 Fax: **973-555-5555**

3605574 • 86-88 HARRISON PL*, Irvington Twp.* • (1609)



Beautiful curb appeal



Three finished floors



Belgium block driveway



high end panel doors



large bedrooms



Mahogany custom cabinets



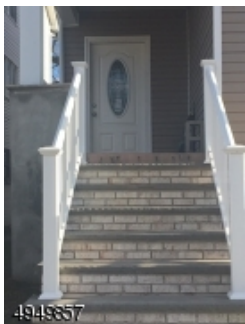
Gleaming Hardwood floors



Updated bathrooms



Popen family room and kitchen



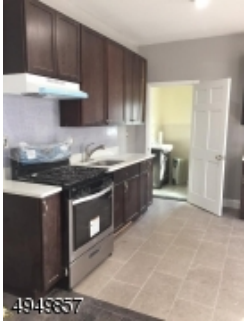
Beautiful front steps



Street curb appeal



kitchen in progress



Stainless steel appliances



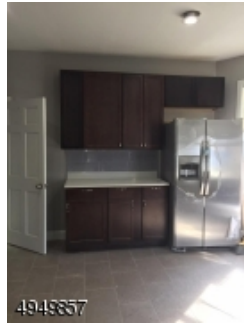
beautiful foyer



entrance to bacement



gleaming hardwood floors



High end refrigerator

Copyright, Garden State MLS, L.L.C.

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

STUART L. DAVIS

3604926 • 16 STANLEY ST*, Irvington Twp.* • (1609)



Front of the house

Copyright, Garden State MLS, L.L.C.

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

STUART L. DAVIS

3606904 • 46 ARGYLE TER*, Irvington Twp.* • (1609)



Image of listing



Image of listing



Image of listing

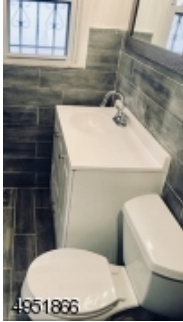


Image of listing



Image of listing



Image of listing