

Essex\* East Orange City\* (1605)

88 ROOSEVELT AVE\*

List Price: \$115,000

Land Agent Complete Report



MLS#: <b>3623105</b>	Section: <b>Presidential</b>	LP: <b>\$115,000</b>
Status: <b>A</b>	ZN:	OLP: <b>\$115,000</b>
ZIP: <b>07017-4640*</b>	GRS:	SP:
RZIP: <b>07017</b>	MSJR:	LD: <b>03/11/2020</b>
Block: <b>301*</b>	HS:	XD: <b>03/30/2021</b>
Lot: <b>22*</b>	Acres: <b>0.15*</b>	UCD:
#Lots: <b>1</b>	MinSz:	ACD:
FHA55+: <b>No</b>	LtSz: <b>47X140*</b>	CD:
LotDesc:	Zoned: <b>Residential 1 Family</b>	ADM: <b>228</b>
GSMLS.com: <b>Yes</b>		DOM: <b>230</b>
		Terms:
		SDA:

Directions: **Off Springdale Av.**

Remarks: **VACANT LOT IN R-1 ZONE: Single-Family Residential, Lot 47 x 140, Residential neighborhood near public transportation and major highways. Walking distance to schools, Taxes year 2019 @ \$4,444. An Investors Dream Project.**

GENERAL INFORMATION

Curruse: **Vacant/Unimproved** Survey: **No**  
RdSurf: **Blacktop/Asphalt Road**

ADDITIONAL INFORMATION

RdDesc: **Blacktop/Asphalt Road**

UTILITIES

Sewer: **Public Sewer in Street** OthUtil: **No Utilities**  
Water: **None**

FINANCIAL INFORMATION / TAX INFORMATION

Taxes: <b>\$4,444 / 2019</b>	TaxRt: <b>5.400 / 2019</b>	BldAsmt: <b>\$00</b>	LndAsmt: <b>\$82,300</b>	TotAsmt: <b>\$82,300</b>
AssnFee: <b>\$ /</b>	FarmAsm:	LenderAprrvReq: <b>No</b>	Easement: <b>Unknown /</b>	

SHOWING INFORMATION

Owner: **Dante Caraballo & Shanquel Caraballo**  
Posses: **Flexible**  
Show: **Vacant** Sign **Yes**

LISTING OFFICE INFORMATION

ListOff: <b>RE/MAX SOLUTIONS (1728)</b>	Ph: <b>973-731-1200</b>	Email: <b>yolandavbass@gmail.com</b>
ListAgt1: <b>YOLANDA BASS (210758)</b>	Ph: <b>973-220-9073</b>	Fax:
BB: <b>2.5% - \$100</b>	SA: <b>0</b>	TB: <b>2.5% - \$100</b>
LType: <b>Exclusive Right to Sell</b>	BREL: <b>Disclosed Dual Agent</b>	VarComm: <b>No</b>

Essex\* East Orange City\* (1605)

14 COTTAGE PL\*

List Price: \$120,000

Land Agent Complete Report



MLS#: **3660224** Section:  
 Status: **S** ZN:  
 ZIP: **07017-1808\*** GRS:  
 RZIP: MSJR:  
 Block: **903\*** HS:  
 Lot: **9.2\*** Acres: **0.12\***  
 #Lots: **1** MinSz:  
 FHA55+: **No** LtSz: **46X111\***  
 LotDesc: Zoned: **Residential Multi-Family, Residential 2 Family**  
 GSMLS.com: **Yes**

LP: **\$120,000**  
 OLP: **\$120,000**  
 SP: **\$120,000**  
 LD: **08/30/2020**  
 XD: **02/28/2021**  
 UCD: **09/03/2020**  
 ACD: **10/06/2020**  
 CD: **10/07/2020**  
 ADM: **4**  
 DOM: **4**  
 Terms: **Cash**  
 SDA:

Directions: **Dodd Street to Girard to Cottage**

Remarks: **NICE OPEN LOT! BUILDER'S DELIGHT! COME WITH YOUR VISION!! THERE'S ALSO ANOTHER LOT RIGHT NEXT TO THIS FOR SALE SAME PRICE SAME SIZE! DOUBLE THE SIZE DOUBLE THE OPPORTUNITY!**

GENERAL INFORMATION

RdSurf: **See Remarks**

ADDITIONAL INFORMATION

RdDesc: **See Remarks**

UTILITIES

Sewer: **See Remarks**

Water: **None, See Remarks**

FINANCIAL INFORMATION / TAX INFORMATION

Taxes: **\$2,916 / 2019** TaxRt: **5.400 / 2019** BidAsmt: **\$00** LndAsmt: **\$54,000** TotAsmt: **\$54,000**  
 AssnFee: **\$ /** FarmAsm: LenderAprrvReq: **No** Easement: **No /**

SHOWING INFORMATION

Owner: **L & B ASSOCIATES, LLC\***  
 Instr: **TEXT AGENT FOR ANY INFORMATION**  
 Show: **Text Agent**

Posses: **IMMEDIATELY**  
 Sign **Yes**

LISTING OFFICE INFORMATION

ListOff: **RE/MAX SELECT (158131)**  
 ListAgt1: **AZIZA ARNETTE (298169)**  
 BB: **2% -\$100**  
 LType: **Exclusive Right to Sell**

Ph: **973-739-8008** Email: **Azizasellshomes@gmail.com**  
 Ph: **862-485-8488** Fax:

SA: **0** TB: **2% -\$100**  
 BREL: **Disclosed Dual Agent** VarComm: **No**

SELLING OFFICE INFORMATION

SellOff: **WEICHERT REALTORS (000650)**  
 SellAgt1: **SIGITAS STUPINKEVICIUS (254673)**

Ph: **973-731-6064** Email: **sigistu@verizon.net**  
 Ph: **201-978-6995** Fax:

Essex\* East Orange City\* (1605)

16 COTTAGE PL\*

List Price: \$120,000

Land Agent Complete Report



MLS#: **3660226** Section:  
 Status: **S** ZN:  
 ZIP: **07017-1808\*** GRS:  
 RZIP: MSJR:  
 Block: **903\*** HS:  
 Lot: **9.1\*** Acres: **0.12\***  
 #Lots: **1** MinSz:  
 FHA55+: **No** LtSz: **42X120\***  
 LotDesc: Zoned: **Residential Multi-Family**  
 GSMLS.com: **Yes**

LP: **\$120,000**  
 OLP: **\$120,000**  
 SP: **\$120,000**  
 LD: **08/30/2020**  
 XD: **02/28/2021**  
 UCD: **09/03/2020**  
 ACD: **10/06/2020**  
 CD: **10/07/2020**  
 ADM: **4**  
 DOM: **4**  
 Terms: **Cash**  
 SDA:

Directions: **Dodd St to Cottage St**

Remarks: **NICE OPEN LOT! BUILDER'S DELIGHT! COME WITH YOUR VISION!! THERE'S ALSO ANOTHER LOT RIGHT NEXT TO THIS FOR SALE SAME PRICE SAME SIZE! DOUBLE THE SIZE DOUBLE THE OPPORTUNITY!**

GENERAL INFORMATION

RdSurf: **Dirt Road, See Remarks**

ADDITIONAL INFORMATION

RdDesc: **Dirt Road, See Remarks**

UTILITIES

Sewer: **See Remarks**

Water: **None**

FINANCIAL INFORMATION / TAX INFORMATION

Taxes: **\$2,754 / 2019** TaxRt: **5.400 / 2019** BidAsmt: **\$00** LndAsmt: **\$51,000** TotAsmt: **\$51,000**  
 AssnFee: **\$ /** FarmAsm: LenderAprrvReq: **No** Easement: **No /**

SHOWING INFORMATION

Owner: **L & B ASSOCIATES, LLC\*** Posses: **IMMEDIATELY**  
 Instr: **TEXT AZIZA FOR ANY INFORMATION (862)485-8488** Sign: **Yes**  
 Show: **Text Agent**

LISTING OFFICE INFORMATION

ListOff: **RE/MAX SELECT (158131)** Ph: **973-739-8008** Email: **Azizasellshomes@gmail.com**  
 ListAgt1: **AZIZA ARNETTE (298169)** Ph: **862-485-8488** Fax:  
 BB: **2% -\$100** SA: **0** TB: **2% -\$100**  
 LType: **Exclusive Right to Sell** BREL: **Disclosed Dual Agent** VarComm: **No**

SELLING OFFICE INFORMATION

SellOff: **WEICHERT REALTORS (000650)** Ph: **973-731-6064** Email: **sigistu@verizon.net**  
 SellAgt1: **SIGITAS STUPINKEVICIUS (254673)** Ph: **201-978-6995** Fax:

3623105 • 88 ROOSEVELT AVE\*, East Orange City\* • (1605)



front

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

STUART L. DAVIS

3660224 • 14 COTTAGE PL\*, East Orange City\* • (1605)



4902538

**front view of lot**



4902538

**side view of lot**

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STUART L. DAVIS

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**Front View**



**Side View**

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STUART L. DAVIS