

106 W Park Ave, Hamilton, NJ 08610

Residential

Settled

\$174,000



Beds: 3
 Baths: 1 / 1
 MLS #: 6603726
 Tax ID #: 03-02376-00002
 Building:
 Floor Number:
 Age: 83
 New Construct: No
 Condition: Average+
 Ownership: Fee Simple
 Interior Sq Ft: 1,156 / Assessor
 Type: Single/Detached
 Style: Cape
 Design: 2 Story
 Central Air: No

Location

County: Mercer
 MLS Area: Hamilton Twp (21103)
 Subdiv / Neigh: None Available
 School District: [Hamilton Townsh](#)

Tax Information

Taxes / Year: \$5,719 / 2015
 Assessment: \$109,800
 Block / Lot: 02376 / 00002
 Land Assessment: 31,200
 Imprv Assessment: 78,600

Rooms

Total Rooms: 6
 Full Baths: 1 Main, 0 Up, 0 Low
 Living/Great Room: 19 x 13 Main
 Kitchen: 10 x 6 Main
 Main Bedroom: 15 x 11 Main
 Third Bedroom: 25 x 10 Upper

Lot Information

Acres / Lot Sq Ft: .14 / 6,250
 Lot Dimensions: 50X125
 Land Use / Zoning: Res
 Waterfront: No

Condo/HOA Association

Condo / HOA: No / No
 Recurring Fee:
 One-Time Fee:
 Adult 55+/62+ Community: No

Part Baths: 0 Main, 0 Up, 1 Low
 Dining Room: 14 x 13 Main
 Family Room: 25 x 13 Basement
 Second Bedroom: 14 x 11 Main

Features

Exterior: Vinyl Exterior, No Swimming Pool

Interior: No/Unknown Accessibility Modifications, Basement Laundry, No Fireplace, Finished Wood Floors, Wall to Wall Carpet

Kitchen: Full Kitchen, Gas Cooking

Basement: Full Basement, Finished Partial Basement

Parking: 2 Car Garage, Detached, 3+Car Parking, Driveway Parking

Utilities: Wall/Window Air Conditioning, Gas Heating, Hot Water Heat , Gas Hot Water, Public Water, Public Sewer

Inclusions: Washer, Dryer, Refrigerator, 4 A/C Units And Electric Fp

Remarks

Public: Charming 2-story home on one of Hamilton's prettiest treed lined streets filled with quaint homes. Oversized living room which leads to a large formal dining room. Home has 2 large dormers and 2nd floor had new electric baseboard heat. Sunroom with French doors leading to large front porch. Finished basement. New cement driveway in 2012. Seller has full certificate of occupancy.

Showing

Appointment Phone:

Show Instructions: Do not turn key to right when opening door. Turn key to LEFT ONLY.

Showing Features: Combo Lockbox

Cross Street: S. Broad

Map Grid:

Directions: S. Broad St to W. Park Ave

Listing OfficeListing Agent: [Dennis Breza \(Lic#7834344\)](#)

(609) 259-2711

Listing Office: [Gloria Nilson & Company Real Estate - Robbinsville](#) (MNIL02)

2346 Route 33 , Robbinsville, NJ 08691

Office Phone: (609) 259-2711

Office Fax:

(609) 259-2866

Compensation

Buyer Broker: 2.5%-50

Transaction Broker:

2.5%-50

Dual/Var Comm: No

Sub Agent Broker: 0

Listing Information

Original Price: \$174,900

PMP: 476

List Contract Date: 07/01/2015

DOM: 66

Last Modified: 12/25/2015

Short Sale/REO: No/No

Off Market Date: 10/05/2015

Broker Interest: No

List Expire Date: 01/01/2016

Sign: Yes

Agreement Type: ER

Prospects Excluded: No

Earliest Possession: 30-90 Days

Owner: Lillian Dionne

Property Disclosure: Yes

Contract/Settlement InformationBuyer's Office: [Farley & Ferry Realty, Inc](#) (55509)

(609) 822-1836

Buyer's Agent: [Mary Lou Ferry \(60056937\)](#)

(609) 822-1836

Financing: Conventional

Pending Date: 10/05/2015

Price Before Sale:

\$174,900

Settled Date: 12/10/2015

Seller Concess: No

© TREND - All information, regardless of source, should be verified by personal inspection by and/or with the appropriate professional(s). The information is not guaranteed. Measurements are solely for the purpose of marketing, may not be exact, and should not be relied upon for loan, valuation, or other purposes. Copyright 2016. Created: 03/04/2016 12:18 PM