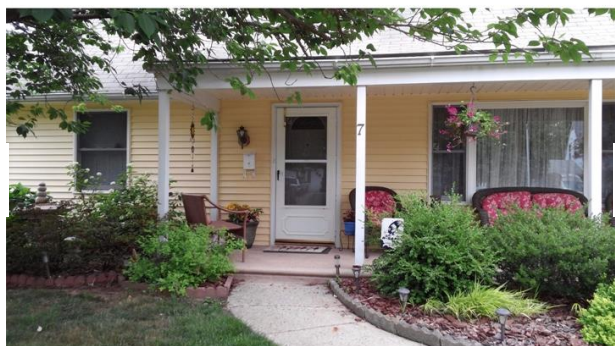


7 Hepburn Ln, Willingboro, NJ 08046

Residential Settled

↑ \$140,000



Bed: 4
Baths: 2 / 0
MLS #: 6601290
Tax ID #: 38-00619-00033
Building:
Floor Number:
Age: 52
New Construct: No
Condition: Average+
Ownership: Fee Simple
Interior Sq Ft: 1,835 / Assessor
Price / Sq Ft: \$76.29
Type: Single/Detached
Style: Cape
Design: 1.5 Story
Central Air: Yes

Location

County: Burlington
MLS Area: Willingboro Twp (20338)
Subdiv / Neigh: Hawthorne
School District: [Willingboro Twp](#)

Lot Information

Acres / Lot Sq Ft: .15 / 6,500
Lot Dimensions: 65X100
Land Use / Zoning: Res
Waterfront: No

Tax Information

Taxes / Year: \$5,709 / 2015
Assessment: \$157,500
Block / Lot: 00619 / 00033
Land Assessment: 38,700
Imprv Assessment: 118,800

Condo/HOA Association

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

Rooms

Total Rooms:	8		
Full Baths:	1 Main, 1 Up, 0 Low	Part Baths:	0 Main, 0 Up, 0 Low
Living/Great Room:	24 x 15	Main	Kitchen: 20 x 10 Main
Family Room:	12 x 18	Main	Main Bedroom: 17 x 17 Upper
Second Bedroom:	16 x 10	Upper	Third Bedroom: 12 x 12 Main
Fourth Bedroom:	9 x 12	Main	Laundry Room: 8 x 6 Main

Features

Exterior: Vinyl Exterior, Concrete Foundation, Shingle Roof, Exterior Lights, Fencing, Satellite Dish, Sidewalks, Street Lights, Deck, Porch, Front Yard, Rear Yard, Side Yard(s), Shed(s), No Swimming Pool

Interior: Cable TV Wired, Security System, Access Panel Attic, Den/Study/Library, No/Unknown Accessibility Modifications, Main Floor Laundry, No Fireplace, Tile Floors, Vinyl/Lin Floors, Wall to Wall Carpet

Kitchen: Eat-In Kitchen, Built In Dishwasher, Electric Cooking

Basement: Basement None

Parking: No Garage, Attached Built In, 2-Car Parking

Utilities: Central Air, Gas Heating, Hot Air, 100-150 Amps , Gas Hot Water, Public Water, Public Sewer

Inclusions: Washer Dryer Refrigerator Stove Dishwasher

Remarks

Public: This home has been meticulously maintained throughout the years. That is to say that this home is in move-in-condition. the kitchen and the baths have been upgraded in the recent past. Also has within the last 6 months a new heater,central air and water heater have been installed.Newer appliances as well. Come and enjoy the spacious living areas with plenty of storage space. Anderson windows are top of the line and vinyl siding was installed with 1/2in. insulation underneath. Weather siting on the front porch or on the custom deck in the fenced in back yard you can enjoy the year round colors of the gardens. The back yard also comes complete with a one of a kind custom built shed. And for your peace of mind this home comes with a whole house alarm already installed. Nothing to to do but pack your bags and enjoy your new home.

Agent: 24hr. notice required please be careful not to allow the cat out.

Showing

Appointment Phone: (800) 746-9464

Showing Features: 24 Hour Notice, Call To Show, Combo Lockbox

Cross Street: Henderson **Map Grid:**

Directions: From levitt pwky to Van Sciver to left on Hampshire to right on Henderson to left onto hepburn house on left.

Listing Office

Listing Agent: [Michael Fabi \(Lic#0453921\)](#)

(609) 234-0707

Listing Office: [BHHS Fox & Roach-Medford](#) (YFRR16)

352 Stokes Rd , Medford, NJ 08055-8477

Office Phone: (609) 654-1888 **Office Fax:** (609) 953-1714

Compensation

Buyer Broker: 3%-100 **Transaction Broker:** 0

Dual/Var Comm: No

Sub Agent Broker: 0

Listing Information

Original Price: \$157,000 **PMP:** 180

List Contract Date: 06/27/2015 **DOM:** 180

Last Modified: 02/24/2016 **Short Sale/REO:** No/No

Off Market Date: 01/05/2016 **Broker Interest:** No

List Expire Date: **Sign:** Yes

Agreement Type: ER **Prospects Excluded:** No

Earliest Possession: Immediate **Owner:** Walter E & Carol N Phelps

Property Disclosure: Yes

Contract/Settlement Information

Buyer's Office: [Keller Williams Real Estate-Langhorne](#) (KELWLML) (215) 757-6100

Buyer's Agent: [Olga St.Pierre \(Lic#RS308789\)](#) (267) 242-2712

Financing: FHA 203(b)

Pending Date: 01/05/2016 **Price Before Sale:** \$132,500

Settled Date: 02/23/2016

Seller Concess: Yes, \$8,400, closing costs

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39 Hawthorne Ln, Willingboro, NJ 08046

Residential Settled

\$144,939



Beds: 4
Baths: 2 / 0
MLS #: 6697216
Tax ID #: 38-00612-00019
Building:
Floor Number:
Age: 53
New Construct: No
Condition: Average+
Ownership: Fee Simple
Interior Sq Ft: 1,835 / Assessor
Price / Sq Ft: \$78.99
Type: Single/Detached
Style: Cape
Design: 1.5 Story
Central Air: Yes

Location

County: Burlington
MLS Area: Willingboro Twp (20338)
Subdiv / Neigh: Hawthorne
School District: [Willingboro Twp](#)
 - High: Willingboro H.S.
 - Middle: Memorial JHS

Lot Information

Acres / Lot Sq Ft: .15 / 6,500
Lot Dimensions: 65X100
Land Use / Zoning: RES
Waterfront: No

Tax Information

Taxes / Year: \$5,644 / 2015
Assessment: \$155,700
Block / Lot: 00612 / 00019
Land Assessment: 37,500
Imprv Assessment: 118,200

Condo/HOA Association

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

Rooms

Total Rooms:	6		Part Baths:	0 Main, 0 Up, 0 Low	
Full Baths:	1 Main, 1 Up, 0 Low		Kitchen:	18 x 18	Main
Living/Great Room:	21 x 15	Main	Second Bedroom:	16 x 10	Upper
Main Bedroom:	18 x 17	Upper	Fourth Bedroom:	11 x 9	Main
Third Bedroom:	12 x 12	Main			
Laundry Room:	10 x 5	Main			

Features

Exterior: Vinyl Exterior, Shingle Roof, Fencing, Sidewalks, Patio, Porch, Front Yard, Rear Yard, Side Yard(s), Shed(s), No Swimming Pool

Interior: Cable TV Wired, Replacement Windows, Access Panel Attic, Pull-Down Stairs Attic, No/Unknown Accessibility Modifications, Main Floor Laundry, No Fireplace, Laminate Floors, Vinyl/Lin Floors, Wall to Wall Carpet

Kitchen: Eat-In Kitchen, Self-cleaning Oven, Electric Cooking

Basement: Basement None

Parking: 1 Car Garage, Attached Built In, 2-Car Parking

Utilities: Central Air, Gas Heating, Hot Air , Gas Hot Water, Public Water, Public Sewer

Inclusions: Full Appliance Package

Exclusions: One Year Home Warranty Included

Remarks

Public: Meticulous cared for home that has upgrades galore! Newer kitchen is a chef's dream with plenty of cabinets, extra counter space, recessed lighting, modernized stainless steel appliance package and many other special enhancements. Four large bedrooms have upgraded carpet. Large living room is refined with crown molding and laminate flooring. Home is freshly painted with newer windows, siding, heat & a/c. Beautiful and professionally landscaped fenced in back yard with brick patio, and huge shed. Super clean garage for storage or pulling your car in for those cold nights. 2016 The Year of Home Ownership!!

Agent: RE/MAX Main St Realty requires certified funds for deposits.

Showing

Appointment Phone: (800) 275-7577

Showing Features: Call To Show

Cross Street: Hampshire [Map Grid:](#)

Directions: Van Sciver Pkwy to 39 Hawthorne

Listing Office

Listing Agent: [Demetrius Tilley \(Lic#9136288\)](#)

(609) 504-9064

Listing Office: [RE/MAX Main St. Realty](#) (BRMR01)

236 Route 38 Ste 110 , Moorestown, NJ 08057-3276

Office Phone: (856) 866-2525 [Office Fax:](#) (856) 866-5532

Compensation

Buyer Broker: 3%-100 [Transaction Broker:](#)

Dual/Var Comm: No

Sub Agent Broker: 0

Listing Information

Original Price: \$144,939 [PMP:](#) 12

List Contract Date: 01/18/2016 [DOM:](#) 12

Last Modified: 03/23/2016 [Short Sale/REO:](#) No/No

Off Market Date: 01/29/2016 [Broker Interest:](#) No

List Expire Date: [Sign:](#) Yes

Agreement Type: ER [Prospects Excluded:](#) No

Earliest Possession: Immediate [Owner:](#) Awesome Future Home Owner

Finance Accepted: Conventional, FHA203(b), VA [Property Disclosure:](#) No

Contract/Settlement Information

Buyer's Office: [Weichert Realtors-Burlington](#) (YWEI04) (609) 386-0066

Buyer's Agent: [Robert Howard \(Lic#1109088\)](#) (609) 386-0066

Financing: VA

Pending Date: 01/29/2016 [Price Before Sale:](#) \$144,939

Settled Date: 03/22/2016

Seller Concess: No

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20 Hancock Ln, Willingboro, NJ 08046

Residential Settled

↓ \$144,000



Beds: 4
Baths: 2 / 0
MLS #: 6793409
Tax ID #: 38-00613-00006
Building:
Floor Number:
Age: 52
New Construct: No
Condition:
Ownership: Fee Simple
Interior Sq Ft: 1,575 / Assessor
Price / Sq Ft: \$91.43
Type: Single/Detached
Style: Cape
Design: 1.5 Story
Central Air: Yes
Recent Change: 05/16/2016 : Sold : ACT->STL

Location

County: Burlington
MLS Area: Willingboro Twp (20338)
Subdiv / Neigh: Hawthorne
School District: [Willingboro Twp](#)
 - High: Willingboro H.S.
 - Middle: Memorial JHS

Lot Information

Acres / Lot Sq Ft: .15 / 6,500
Lot Dimensions: 65X100
Land Use / Zoning: res
Waterfront: No

Tax Information

Taxes / Year: \$5,452 / 2015
Assessment: \$150,400
Block / Lot: 00613 / 00006
Land Assessment: 37,500
Imprv Assessment: 112,900

Condo/HOA Association

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

Rooms

Total Rooms:			
Full Baths:	0 Main, 0 Up, 0 Low	Part Baths:	0 Main, 0 Up, 0 Low
Living/Great Room:	0 x 0 Main	Kitchen:	0 x 0 Main
Main Bedroom:	0 x 0 Upper	Second Bedroom:	0 x 0 Upper
Third Bedroom:	0 x 0 Main	Fourth Bedroom:	0 x 0 Main

Features

Exterior: Vinyl Exterior, No Swimming Pool

Interior: No/Unknown Accessibility Modifications, Main Floor Laundry, No Fireplace

Kitchen: Eat-In Kitchen, Gas Cooking

Basement: Basement None

Parking: 1 Car Garage, Attached Built In, 2-Car Parking

Utilities: Central Air, Gas Heating , Gas Hot Water, Public Water, Public Sewer

Remarks

Public: Its time to make your move! Wait till you see the quality of craftsmanship in this renovated Hawthorne Cape!! The Kitchen is beautiful, clean and bright with Granite, soft close cabinets a

spectacular tile floor and a large eating area. full laundry room off kitchen. Bathrooms redone floors done yard done,garage full house length front porch!!!! This is the one! Make your appointment today!This home will include a HOME WARRANTY! BACK UP OFFERS ONLY

Showing

Appointment Phone: (800) 275-7577
 Show Instructions: log and show
 Cross Street: Hampshire Map Grid:
 Directions: Rt. 130 to Charleston, left on Hampshire left on Hancock

Listing Office

Listing Agent: [Dolores Defreitas \(Lic#0566840\)](#)
 (856) 904-8460
 Listing Office: [BHHS Fox & Roach-Moorestown](#) (YFRR07)
 4230 Dearborn Circle , Mt. Laurel, NJ 08054-2429
 Office Phone: (856) 234-0011 Office Fax: (856) 234-3979

Compensation

Buyer Broker: 3% Transaction Broker:
 Dual/Var Comm: No

Listing Information

Original Price:	\$147,500	PMP:	213
List Contract Date:	10/14/2015	DOM:	213
Last Modified:	05/16/2016	Short Sale/REO:	No/No
Off Market Date:	02/26/2016	Broker Interest:	No
List Expire Date:		Sign:	Yes
Agreement Type:	ER	Prospects Excluded:	No
Earliest Possession:		Owner:	Omar Simmons
		Property Disclosure:	No

Contract/Settlement Information

Buyer's Office:	Realty Mark Advantage (54908)	(856) 457-4900
Buyer's Agent:	Deedra Richardson (Lic#4761842)	(609) 682-0726
Financing:	Conventional	
Pending Date:	02/26/2016	Price Before Sale:
Settled Date:	05/13/2016	\$147,500
Seller Concess:	Yes, \$2,000	

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