



Beds: 4  
 Baths: 2 / 0  
 MLS #: 6596775  
 Tax ID #: 38-00212-00012  
 Building:  
 Floor Number:  
 Age: 56  
 New Construct: No  
 Condition: Average+  
 Ownership: Fee Simple  
 Interior Sq Ft: 1,372 / Assessor  
 Price / Sq Ft: \$93.29  
 Type: Single/Detached  
 Style: Cape  
 Design: 1.5 Story  
 Central Air: Yes

**Location**

County: Burlington  
 MLS Area: Willingboro Twp (20338)  
 Subdiv / Neigh: Buckingham Park  
 School District: [Willingboro Twp](#)  
 - High: Willingboro H.S.  
 - Middle: Memorial JHS  
 - Elementary: Martin Luther King, Jr. E.S.

**Lot Information**

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

**Tax Information**

Taxes / Year: \$3,855 / 2014  
 Assessment: \$111,700  
 Block / Lot: 00212 / 00012  
 Land Assessment: 32,300  
 Imprv Assessment: 79,400

**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:	15 x 10	Main
Living/Great Room:	17 x 14	Main	Second Bedroom:	16 x 9	Upper
Main Bedroom:	16 x 14	Upper	Fourth Bedroom:	11 x 9	Main
Third Bedroom:	12 x 11	Main			

**Building Information**

Farm: Rehabbed: 2014

**Features**

**Exterior:** Asbestos Exterior, On Slab Foundation, Sidewalks, Street Lights, Front Yard, Level Lot, Rear Yard, No Swimming Pool

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**Interior:** Cable TV Wired, Ceiling Fan(s), No/Unknown Accessibility Modifications, Main Floor Laundry, No Fireplace

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**Kitchen:** Kitchen & Breakfast Room, Built In Dishwasher, Built In Microwave, Built In Range, Energy Efficient Appliance, Self-cleaning Oven, Gas Cooking

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**Basement:** Basement None

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

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**Utilities:** Central Air, Gas Heating, Baseboard Heat, Radiant Heat, 100-150 Amps , Gas Hot Water, Public Water, Public Sewer

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**Inclusions:** Washer, Dryer Refrigerator

**Remarks**

**Public:** The rehab is complete and this stunning 4 bedroom 2 full bath Cape Cod is just waiting for its new owner. Upon entering your new home you'll be greeted with glistening hardwood floors and an abundance of natural light of your great room with fresh paint and new ceiling fan. Your stunning kitchen with cherry, counters, granite counter tops, backsplash and full stainless appliance package and breakfast room will be the heart of your new home. Downstairs you will also find your brand new laundry closet with brand new front loading washer and dryer, 2 bedrooms, and a full bath. Upstairs you'll find the main bedroom a second full bath and your 4th bedroom. All bedrooms feature brand new carpet and fresh paint. Both of your full baths have been completely updated, your windows and central air are also brand new helping you have a more efficient home. Stop paying your landlord's mortgage and come by and see how affordable owning can be.

**Agent:** RE/MAX requires all escrow deposits be certified funds. Submit all offers with pre-approval and proof of funds to bobtherealtor@robertmillaway.com

#### Showing

**Appointment Phone:** (800) 275-7577

**Show Instructions:** Schedule through trend or appointment number.

**Showing Features:** Combo Lockbox

**Cross Street:** Bentley

**Map Grid:**

**Directions:** Levitt Pkwy to Sunset to Bentley to Bermuda Circle

#### Listing Office

**Listing Agent:** [Robert J. Millaway \(Lic#0791082\)](#)

(856) 426-1522

**Listing Office:** [RE/MAX Preferred - Cherry Hill](#) (RMPRECH)

1736 Rt 70 East , Cherry Hill, NJ 08003

**Office Phone:** (856) 616-2626

**Office Fax:**

#### Compensation

**Buyer Broker:** 3%-\$100

**Transaction Broker:**

**Dual/Var Comm:** No

#### Listing Information

**Original Price:** \$130,000

**PMP:** 37

**List Contract Date:** 06/20/2015

**DOM:** 37

**Last Modified:** 10/01/2015

**Short Sale/REO:** No/No

**Off Market Date:** 07/26/2015

**Broker Interest:** No

**List Expire Date:**

**Sign:** Yes

**Agreement Type:** ER

**Prospects Excluded:** No

**Earliest Possession:** Immediate

**Owner:** RPS LLC

**Finance Accepted:** Conventional, FHA203(b), VA

**Property Disclosure:** No

#### Contract/Settlement Information

**Buyer's Office:** [Keller Williams Realty - Cherry Hill](#) (KELWLM-M)

(856) 321-1212

**Buyer's Agent:** [Sharyn White \(Lic#1538380\)](#)

(856) 321-1212

**Financing:** FHA 203(b)

**Pending Date:** 07/26/2015

**Price Before Sale:** \$130,000

**Settled Date:** 09/30/2015

**Seller Concess:** Yes, \$6,000





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