

Residential Client Full Report



Garden State M.L.S.: Residential/Condo/Coop STATUS: A MEDIA: 10
 MLS#: 2471872 CO: Morris* TOWN: Roxbury Twp.* (2336)
 AD: **73 LAZARUS DR*** ZIP: 07852* LP: \$589,000
 SE: Poets Peak CLR: White/Brk
 ZN: R-1.8 GRS: Jefferson
 MSJR: Eisenhower HS: Roxbury RCOMZIP: 07852
 BLDG#: UNIT#: BLK:8304* LOT:13*
 CL: No SDA:Yes GSMLS.COM: Yes #1M: 10 FHA 55+: No
 STYLE: Colonial
 YB / DESC / REN: 1999 / Approximate /
 RMS: 9 BDRM: 4 FB: 2 HB: 1 TBTH: 2.1 SQFT:

GENERAL INFORMATION

GARAGE: 2 / Attached Garage, Garage Door Opener LTSZ: 7940 SF*
 DRIVE: 2 Car Width, Blacktop ACRES: .18*
 P-USE: OTP: Fee Simple BSMT: Yes Full, Unfinished
 LTDES: Level Lot POOL: No /
 ROOF: Asphalt Shingle FP: 1 / Family Room, Gas Fireplace
 EXTER: Brick, Vinyl Siding
 EXTFT: Patio
 DIR: Rt 46 West, Left on Mooney Rd, Left on Conkling Rd, Left on Lazarus to #73.
 REM: Open House 1/27 1-4PM! Pristine 4BR Colonial with Study. Perfect condition, nothing to do. Full brick front with arched entry. 2 story
 foyer, dynamic open floor plan. Perfection in Poet's Peak!
 ADD REM: Open House Sun 1/27 1-4PM!! Roxy 2 features a nice open floor plan with the kitchen open to the breakfast area & family rm. Multi-
 zone heating & central A/C. The basement is very finishable with high ceilings. This is a perfect family home with lots of space and in
 perfect condition. Features a family room with cath ceiling, floor-to-ceiling gas fireplace, custom wood blinds, and recessed lighting.
 Tiled kitchen with upgraded cabinets and recessed lighting. Huge master bedroom with dual walk-in closets and master bath with
 jacuzzi. Light, bright, neutral, lots of windows, great neighborhood!

ADDITIONAL INFORMATION

LIV: 12x15 / First DIN: 12x13 / First KIT: 10x13 / First FAM: 18x13 / First DEN: 10x11 / First
 1BD: 20x13 / Second 2BD: 10x12 / Second 3BD: 10x13 / Second 4BD: 11x12 / Second
 OTH 1: 10x13 / Breakfast / OTH 2: / / OTH 3: / / OTH 4: / /
 KITCH: Pantry, Separate Dining Area PETS:
 DINE: Formal Dining Room IN-LAW SUITE:
 MSTBR: Full Bath, Walk-In Closet MODIFIED HANDICAP:
 MSTBH: Jacuzzi-Type, Stall Shower
 FLOOR: Carpeting, Ceramic Tile, Vinyl-Linoleum, Wood
 INTER: Blinds, Cathedral Ceiling, High Ceilings, Security System, Skylight, Whirlpool, Walk-In Closet
 APPL: Dishwasher, Range/Oven-Gas
 AMNT:
 EXCLU: Chandeliers, Refrigerator
 LEVELB:
 LEVELG:
 LEVEL1: Breakfast Room, Den, Dining Room, Family Room, Kitchen, Laundry Room, Living Room, Powder Room
 LEVEL2: 4 Or More Bedrooms, Bath Main, Bath(s) Other
 LEVEL3: OTHLEV:

UTILITIES INFORMATION

HEAT: 1 Unit, Forced Hot Air, Multi-Zone WATER: Public Water
 COOL: Central Air, Multi-Zone Cooling WTRHT: Gas
 SEWER: Public Sewer FUEL: Gas-Natural
 SERVC: Cable TV Available, Garbage Included UTIL: All Underground, Electric, Gas-Natural

FINANCIAL INFORMATION

FEE: \$ / FLDAREA: No FLDINSR: TAXES: \$10,839 TRTYR: 2007 LNDASMT: \$54,500
 APPLF: \$ EASEMNT: Yes / Utility TXRATE: 3.49 TAXYR: 2007 BLDASMT: \$256,100
 OTHER: \$ / HMWRNTY: FARMASM: TOTASMT: \$310,600
 FEINC: POSSES: Negotiable

UNDER CONTRACT / SOLD INFORMATION

SP: \$ UCD: CD: DOM: 25 ADM: 25 LD: 01/07/2008
 OLP: \$579,000 WD:

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MARC A PAOLELLA