



**EDISON (50)**  
**10 MELBOURNE ST**

**\$359,900**  
**ML# 901699**

Section:	SOUTH EDISON	Status:	Active/RES
Out of County:		Tax/Year:	\$4,344 /2007
Zoning:		Assc\$/Oth\$:	
Zip Code:	08817	Lot:	00035
School:		Block:	00351 E
Land Assessment:	\$65,000	Building Assessment:	\$46,100
		Total Assessment:	\$111,100

**GENERAL INFORMATION**

Type of Property:	Cape Cod	Bedrooms:	4	Full Baths:	1	YrBlt:	1950
Style:		Rooms:	7	Half Baths:	1	Pool:	N
Possible Use:				Total Baths:	2	Living Area SqFt:	
Lot Size:	50X100			Basement SqFt:			
Lot Desc:		Acres:	0.0				
Garage:	0	Carport:					
Driveway:	1 Car Width, Concrete	Roof Desc:	Asphalt Shingle				
Exterior Feat:	Deck, Fencing/Wall, Patio, Storage Shed, Sidewalk, Screen/Storm Window-Existing	Exterior Desc:	Vinyl Siding				

Directions: WOODBRIDGE AVE.TO PARKWAY TO MELBOURNE

BRIGHT,SUNNY,OPEN FLOOR PLAN UPDATED CAPE, IN A QUIET LOCATION. FEATURES GLEAMING HARDWOOD FLOORS THROUGHOUT.LOTS OF CLOSET SPACE, 2 ZONE HEATING,HAS FULL BASEMENT. EXCELLENT SCHOOLS, CLOSE TO NY TRAINS AND MAJOR HGWYS.WALK TO THE PARK AND MUCH MORE. A MUST SEE.NEW STAINLESS STEEL APPLIANCES STOVE,DISHWASHER AND FRIDGE

**ADDITIONAL INFORMATION**

Living Room Dim:	18X11	Dining Room Dim:		Kitchen Dim:	23X13	Other Room Dim:		
Family Room Dim:		1 Bed Dim:	18X11	2 Bed Dim:	13X8	Poss In-Law Suite:		
Den Dim:		3 Bed Dim:	22X9	4 Bed Dim:	22X9			
Floor:	Finished Wood-Some, Ceramic Tile-Some			Handicap Modified:	N	Stories:	2.0	
Baths Desc:		Dining Desc:	N	Fireplace:	0			
Master Bedroom:		Kitchen:	Breakfast Bar, Separate Dining Area					
Interior:		Appliances Incl:	Microwave Oven, Disposal, Range/Oven Gas, Trash Compactor					

**DESCRIPTIVE FEATURES ARE DEFINED TO MEAN "WHERE EXISTING".**

Exclusions:	WASHER AND DRYER,WIN TREAT,FRIDGE IN THE BASEMENT,WINE FRIDGE IN KIT		
Level 1 Desc:	2 Bedrooms, Kitchen, Living Room, Powder Room, Dining Room	Level 2 Desc:	2 Bedrooms, Main Bath
Level 3 Desc:	None	Other Level:	
Attic:		Basement:	Y / Full Basement

**UTILITIES INFORMATION**

Heat:	Baseboard Hotwater, Multi Zone	Fuel:	Natural Gas
		Cool:	Air Conditioner Central, Ceiling Fan(S)
Utilities:	Natural Gas Utilities, Electric Utilities	Water:	Public Water
Water Heater:	Gas	Sewer:	Public Sewer
Services Info:	Garbage Included In Tax, Sewer Charge	Volts:	Amps:

**PENDING/CLOSED INFORMATION**

Sale Price:		Contract Date:	
Days on Market:		Closing Date:	

BASIC DESCRIPTIVE INFO ONLY; NOT GUARANTEED. SIZES APPROX. TAX IS ESTIMATED. 08/05/08 07:53 AM