

Lamon Associates

Member Full Report courtesy of: **Jeff Shapiro**
1 to 1 of 1 Listings

Office: (856) 829-8090
Mobile Phone: (856) 296-5076
E-mail: jnshapiro@COMCAST.NET

1256 Hainesport Mt Laurel Rd, Mount Laurel, NJ

RES STL \$1,140,000



MLS #:	4722337	Beds, Baths:	3 2/1
MLS Area:	20324	Ownership:	FeeSimple
	Mount Laurel Twp	Type:	Single/Detac
County:	Burlington	Design:	2-Story
Zip Code:	08054 -9524	Style:	Ranch
Tax ID #:	24-00800-00007 01-QFARM	Basement:	Y
Subdiv / Nei:	None Available	Age:	26
School Dist:	Mount Laurel Twp	Int Sq Ft:	/
- High:	Lenape	Unit Floor #:	
- Middle:		Central Air:	Y
- Elem:		Internet:	Y / N

Directions

Hainesport-Mt. Laurel Road North, pass Gaskill Road, before Walton on right.

Cross Street: Walton

Map Grid:

Room Dimensions

LR/GR: 20 x 14 M Main BR: 16 x 13 M Brkf Rm: 11 x 13 M Farm: Y
Dining: 16 x 11 M 2nd BR: 12 x 13 M Bonus: 9 x 5 M
Kitchen: 13 x 10 M 3rd BR: 13 x 11 M Scr Prch: 22 x 14 M
Family: 21 x 19 M 4th BR:

Inclusions: Ref., Washer,Dryer, All "As Is."

Exclusions: Lift In Detached Garage And Small Portable Shed.

Other Information

Total Rooms: 8
Bath Full: 2M 0U 0L
Bath Part: 1M 0U 0L
Model:
Builder:

Tax Information

RE Taxes / Yr: \$8611 / 2005 **Blk** 00800

Assessment: 0 **Lot** 00007 01-QFARM

Association Info

Condo / HOA: N / N **Assc Fee / Freq:**

Lot Information

Acr / SqFt: 8.46 / 368,517
Lot Dim: 900 x 410

Land Use: **Zoning:** R-3
Waterfront: N

Features

Utilities: HtPump-EBkUp, HotAirHeat, ElectricHtWt, CentralAir, OnSitWell/Sp, OnSiteSeptic, 200-300AmpEI
Parking: 4+CarGarage, Att/BuiltInG, DetachedGar, GarDoorOpner, Oversizedgar, 3+CarParking, DrivewayPrk
Exterior: Paddock, LawnSprinkl, Fencing, UndrgrndElec, ExteriorLght, BrickExt, StoneExt, Block/BrickF, LevelLot, PitchedRoof, ShingleRoof, Barn/FarmBld, Shed(s), 2ndGarage, NoPool
Bsmt: FullBasement **Interior:** WalkUpAttic, FlooredAttic, OneFirePI, StoneFirePI, FamRoomFireP, W/WCarpeting, Vinyl/LinFI, TileFI, CableTVWired, SprinklerSys, BayWindow, StallShower, FulBathMnBed, Foyer/VestEn, Util/MudRoom, NoModifs/Unk, MainFlrLndry **Kit:** KitW/BrkfstR, PropCooking, KitPantry, DoubleOven, SelfClnOven
Finance: ConventnalFi **Cond:** Average+

Remarks

Public: Rare opportunity to own 8.46 acres of farmland-assessed property. Endless possibilities, currently used as a horse farm "Blue Hill Acres" with 2 separate barns for 6 horses plus a 2-story detached 49' x 42' garage that was used to refinish and store antique cars. Ranch style home was built with high basement at ground level, plus an unfinished full second floor for an additional 4 bedrooms and 2 full baths. Call agent for appointment and more details. This is an absolutely beautiful property, don't let this opportunity slip away! See also MLS # 4722354.

Brokerage Information

Weichert Realtors-Moores-town	YWEI01	(856) 235-1950 x140	SBr: 0	OPr: \$1,300,000
ListAgent: Rosanne Gentile	BGENTIRO	(856) 235-1950	BBr: 3%-\$30	LDt: 04/28/2006
CoListAg:	Office Phone:	(856) 235-1950	TBr: 0	
Show: Call office for appointment. 856 235 1950.				
Show: CallToShow Poss: 30-90Days				

Agmt:	ER			
Sign:	Y	DVB:	N	OMD: 07/17/2006
BkInt:	N	LBon:		LMD: 06/15/2007
Photo:	N	PrExc:	Y	DOM: 81

Owner: of record

Disclosure: Y

Contract & Settlement Information

SellOffice: Lamon Associates-Cinnaminson	BLAM01	(856) 829-8090	PDt: 07/17/2006	LPr: \$1,300,000
SellAgent: Jeff Shapiro	BSHAPIJE	(856) 296-5076		SDt: 06/14/2007