

**ALL FIELDS DETAIL**



<b>MLS #</b>	121770	<b>Bedrooms</b>	4
<b>Status</b>	ACTIVE	<b>Full Baths</b>	3
<b>Type</b>	Single Family	<b>Lavs</b>	2
<b>Address</b>	631 W Glenwood Avenue	<b>Lot Size</b>	1 to 6000 SqFt
<b>Address 2</b>			
<b>City</b>	West Wildwood		
<b>State</b>	NJ		
<b>Zip</b>	08260		
<b>Area</b>	West Wildwood		
<b>Class</b>	RESIDENTIAL		
<b>Asking Price</b>	\$430,000		
<b>Sale/Rent</b>	For Sale		
<b>IDX Include</b>	Yes		

**GENERAL**

<b>District - Township</b>	13-W. Wildwood	<b>Agent</b>	Joseph Zarroli - (609) 402-8900
<b>Listing Office 1</b>	FASY REAL ESTATE - Main (609) 522-4999	<b>Listing Agent 2</b>	
<b>Listing Office 2</b>		<b>Commission Trans Agent</b>	2.5
<b>Commission Sub Agent</b>	0.00	<b>Commission Buyers Agent</b>	2.5
<b>Commission Var Rate Y/N</b>	Y	<b>Comm. Exempt Clause Y/N</b>	
<b>Comm. Exclusive Agency Y/N</b>		<b>Bonus to Selling Office</b>	none
<b>May B Sub to 3rd pty Appr</b>	Yes	<b>Owner 1</b>	
<b>Owner First Name</b>	Waters View	<b>Owner Last Name</b>	Developers LLC
<b>Owner 2</b>		<b>Listing Date</b>	7/24/2008
<b>Square Feet</b>		<b>Approx Year Built</b>	2007
<b>New Construction Y/N</b>	Yes	<b>Lot Size</b>	0.0781 acs
<b>Frontage</b>		<b>Lot Number</b>	9
<b>Sub Lot</b>		<b>Block Number</b>	116
<b>Sub Block</b>		<b>Record #</b>	
<b>District</b>		<b>Zoned</b>	T-C
<b>Possession</b>	at closing	<b>House Color</b>	
<b>Total Rooms</b>	7	<b>Near</b>	
<b>Publish to Internet Y/N</b>	Yes	<b>Mapping</b>	
<b>Tax ID</b>		<b>Status Date</b>	7/24/2008
<b>Associated Document Count</b>	0	<b>Original Price</b>	\$430,000

**FEATURES**

<b>LOCATION</b>	<b>PARKING</b>	<b>APPLIANCES INCLUDED</b>	<b>WATER</b>
Island	Garage	Range	City
<b>CONSTRUCTION</b>	Concrete Driveway	Oven	Public
Upside Down	4 car parking	Microwave Oven	<b>SEWER</b>
<b>EXTERIOR</b>	<b>OTHER ROOMS</b>	Refrigerator	City
Vinyl	Living Room	Washer	Public
<b>OUTSIDE FEATURES</b>	Dining Room	Dryer	<b>FINANCING AVAILABLE</b>
Deck	Kitchen	Dishwasher	Conventional
Sidewalks	Other	Disposal	<b>SHOWING INFORMATION</b>
	<b>INTERIOR FEATURES</b>	Smoke/Fire Detector	Sign on Property
	Cathedral Ceilings	<b>HEATING</b>	Key in Office
	Fireplace	Gas Natural	Appointment Only
	Walk in Closet	<b>COOLING</b>	Tenant Occupied
	Wall to Wall Carpet	Central Air Condition	Contact Listing Broker
		<b>HOT WATER</b>	
		Gas	

**FINANCIAL**

<b>Taxes</b>	3,330.00	<b>Tax Year</b>	2007
<b>Total Assessment</b>		<b>Qualifier</b>	
<b>Financing Remarks</b>			

**SOLD STATUS**

<b>How Sold</b>	<b>Contract Date</b>
<b>Closing Date</b>	<b>Sold Price</b>
<b>Selling Agent 1</b>	<b>Selling Office 1</b>
<b>Buyers Name</b>	<b>Buyer First Name</b>
<b>Buyer Last Name</b>	<b>Seller Paid Points</b>
<b>Seller Paid Closing Costs</b>	<b>New Loan Mortgagee</b>

**SOLD STATUS**

**New Interest Rate  
Amount Down**

**Variable  
Additional Financial Info**

**REMARKS**

SHORT SALE ALERT! YES this is a short-sale but NO you will not be left hanging! I have received the bank's assurance to review and reply to all offers within 72 hours on this spectacular 4 bed 3.5 bath single family home in West Wildwood. Boasting a spacious floorplan complete with vaulted Cathedral ceilings and a Living Room with Fireplace, this home is truly an entertainer's delight with all the "must haves" of a luxury property!

**ADDENDUM**

Currently tenant occupied (Summer Seasonal) minimum 24 hours notice required on all showings.

**DISCLAIMER**

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