

ALL FIELDS DETAIL



MLS #	124518	Bedrooms	2
Status	ACTIVE	Full Baths	1
Type	Condo	Lavs	0
Address	119 E Magnolia Avenue	Number of Stories	Three
Address 2	Magnolia Avenue Condos #9		
City	Wildwood		
State	NJ		
Zip	08260		
Area	Wildwood		
Class	CONDO/TOWNHOUSE		
Asking Price	\$119,900		
Sale/Rent	For Sale		
IDX Include	Yes		

GENERAL

District - Township	14-Wildwood City	Agent	Joseph Zarroli - (609) 402-8900
Listing Office 1	FASY REAL ESTATE - Main (609) 522-4999	Listing Agent 2	
Listing Office 2		Commission Trans Agent	3.0%
Commission Sub Agent	-0-	Commission Buyers Agent	3.0%
Commission Var Rate Y/N	N	Comm. Exempt Clause Y/N	N
Comm. Exclusive Agency Y/N	N	Bonus to Selling Office	N
May B Sub to 3rd pty Appr	Yes	Owner 1	
Owner First Name	Frederick & Sharon	Owner Last Name	Brendlinger
Owner 2		Listing Date	1/4/2009
Square Feet	422	Approx Year Built	1986
New Construction Y/N	No	Lot Number	9
Sub Lot		Block Number	235
Sub Block		Record #	
Zoned		Possession	
Near		Unit	9
Rooms	4	Publish to Internet Y/N	Yes
Mapping		Tax ID	
Status Date	1/4/2009	Associated Document Count	0
Original Price	\$119,900	Days On Market	6

FEATURES

LOCATION	APPLIANCES INCLUDED	SHOW INFORMATION	HOT WATER
Inside Lot	Range	Sign On Property	Electric
UNIT LOCATION	Oven	Key In Office	PARKING
Top Floor	Self-Clean Oven	Appointment Only	Parking Pad
Corner	Microwave Oven	Tenant Occupied	1 Car
OTHER ROOMS	Refrigerator	WATER	Assigned Parking
Kitchen	Smoke/Fire Detector	City	Black Top Driveway
Breakfast Nook	ALSO INCLUDED	Public	FINANCING AVAILABLE
COMMON AREA FEATURES	Drapes	SEWER	Conventional
Deck/Porch	Curtains	City	SEASONAL/YEAR ROUND
Enclosed/Cov. Porch	Shades	Public	YEAR ROUND USAGE
Cable TV	Blinds	COOLING	
Outside Shower	Rugs	Wall Air Conditioning	
	HEATING		
	Electric		
	Baseboard		

FINANCIAL

Taxes	2218.72	Tax Year	2009
Total Assessment		Qualifier	
Mortgage Holder		Condo Fee	425Q

SOLD STATUS

How Sold	Contract Date
Closing Date	Sold Price
Selling Agent 1	Sell Team
Selling Office 1	Buyers Name
Buyer First Name	Buyer Last Name
Seller Paid Points	Seller Paid Closing Costs
Total Square Feet	New Loan Mortgagee

SOLD STATUS

**New Interest Rate
Amount Down**

**Variable
Additional Financial Info**

REMARKS

SHORT SALE ALERT! Make your offer today on this 2 bed 1 bath top floor corner unit remodeled from top to bottom & features brand new Berber Carpeting, Kitchen Cabinets & Tile. Heated for year-round use this property is a very affordable vacation getaway & an even better investment opportunity. 3 short blocks to the beach.

ADDENDUM

Furnishings available by separate bill of sale. All sales commissions subject to bank approval and may be subject to reduction or discount. Property being sold as-is.

ADDITIONAL PICTURES



DISCLAIMER

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