

A CLAM-TASTIC PLAN

for the Valley to Vet's community of Highlands Borough, NJ

APPENDICES

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STUDY AREA MOD IV DATA — SORTED

APPENDIX: MOD IV DATA

Block	Lot	Property Location	Property Class	Zone	Land Desc	EPL Statute	EPL Facility Name	Current Taxes	Land Assmnt	Building Assmnt	2014
											Improvement to Land Ratio
38.01	11.01	1 BAY AVENUE	4A	B-2	200 X 57			4175.67	98300	57800	0.59
38.01	12	15 BAY AVENUE	4A	B-2	66 X 60			6390.58	160400	78500	0.49
38.01	15.01	23 BAY AVENUE	4A	B-2	54 X 68			8996.02	136100	200200	1.47
38.01	16	49 BAY AVENUE	1	B-2	207 X 113			6700.3	258300	0	0.00
38.01	17.01	55 BAY AVENUE	2	B-2	25 X 200			4316.42	65000	101400	1.56
38.01	17.02	55 BAY AVENUE	2	WC-1	17 X 195			4140.02	65000	94600	1.46
38.01	17.03	53 BAY AVENUE	2	WC-1	17 X 186			3703.26	65000	87400	1.34
38.01	17.04	51 BAY AVENUE	2	WC-1	17 X 178			4518.75	65000	109200	1.68
38.01	17.05	49 BAY AVENUE	2	WC-1	17 X 169			3940.29	65000	86900	1.34
38.01	17.06	47 BAY AVENUE	2	WC-1	20 X 160			4326.79	65000	101800	1.57
39	1.01	VETERANS PARK	15C	WC-1		54:4-3.3	DOCK BULKHEAD	0	1700000	107700	0.06
39	7.01	34 BAY AVENUE	4A	WC-1	47632 SQ FT			28189.15	817500	236300	0.29
39	8	26 BAY AVENUE (DOCK)	4A	WC-1	20 X 311			4485.98	120500	47200	0.39
39	9	24 BAY AVENUE	4A	WC-1	44 X 160			12436.08	134600	330300	2.45
39	10	18 BAY AVENUE	4A	WC-1	96 X 237 IRR			20565.4	657400	111400	0.17
39	11	14 BAY AVENUE	1	WC-1	10 X 241 IRR			3354.04	129300	0	0.00
39	12	12 BAY AVENUE	4A	WC-1	107 X 156			16258.65	459300	148500	0.32
39	13	6 BAY AVENUE	2	WC-1	30 X 121			3857.28	140000	8700	0.06
39	14	2 BAY AVENUE	4A	WC-1	241 X 140			52232.05	1180900	771700	0.65
39	15	2 SOUTH BAY AVENUE	4A	WC-1	107 X 110			15367.88	435800	138700	0.32
40	11.02	EXTENSION OF FIRST ST	4A	R203	117 X 135			3528.33	116700	15200	0.13
40	12.02	45 SHORE DRIVE UNIT 1 & 2	2	R203	49 X 101			8715.84	124500	211500	1.70
40	13.02	43 SHORE DRIVE	2	R203	49 X 110			8609.49	119200	212700	1.78
40	14.02	41 SHORE DRIVE	2	R203	50 X 105			7831.29	125500	176400	1.41
40	15.02	39 SHORE DRIVE	2	R203	50 X 104			7338.43	125000	157900	1.26
40	17.01	MILLER STREET	15F	R203	82 X 160		FRANK HALL PARK	0	173800	0	0.00
40	18.19	MILLER STREET	1	R203	103 X 159			4970.15	185800	0	0.00
40	20	MILLER STREET	15C	R203	15 X 159	0	PARKWAY	0	8900	0	0.00
40.01	21.01	WEST NORTH STREET	15F	B-2	92 X 102 IRR	54:04 03 0:	SEWERAGE TREAT	0	189300	74200	0.39
40.01	21.02	WEST NORTH STREET	15A	B-2	154 X 94	54:4-3.01	SEWAGE TREATMI	0	147800	0	0.00
40.01	22.01	SOUTH SECOND STREET	15C	B-2	832X71 FT	54 04 03 0:	GARAGE	0	1014000	124200	0.12
41	2.01	57 BAY AVENUE	2	B-2	28 X 150 IRR			7693.8	152600	144000	0.94
41	3	59 BAY AVENUE	2	B-2	23 X 100 IRR			3958.44	78000	74600	0.96
41	4	61 BAY AVENUE	2	B-2	40 X 150			5348.83	144000	62200	0.43
41	5	65-67 BAY AVENUE	2	B-2	40 X 150			6394.21	144000	102500	0.71
41	6	69-71 BAY AVENUE	2	B-2	40 X 85			5584.88	112800	102500	0.91
41	7	30 SECOND STREET	2	B-2	40 X 65			3470.77	100800	33000	0.33
41	8	75 BAY AVENUE	4A	B-2	60 X 150			8212.25	216000	91000	0.42
41	9	BAY AVENUE	4A	B-2	60 X 150			3317	118800	5200	0.04
41	10	85-87 BAY AVENUE	15F	B-2	40 X 150	54:04-03.2:	HALL	0	144000	211800	1.47
41	13.01	95-99 BAY AVENUE	1	B-2	120 X 150			5603.04	216000	0	0.00
42	1	60 BAY AVENUE	2	B-2	48 X 105 IRR			10209.98	226800	166800	0.74
42	2	9 SHREWSBURY AVENUE	1	R202	33 X 50			2095.95	80800	0	0.00
42	3	11 SHREWSBURY AVENUE	2	R202	29 X 48			3712.01	119600	23500	0.20
42	4	13 SHREWSBURY AVENUE	2	R202	38 X 49			5341.05	121800	84100	0.69
42	5	15 SHREWSBURY AVENUE	2	R202	40 X 82			5649.73	151600	66200	0.44
42	6	17 SHREWSBURY AVENUE	2	R202	40 X 100			7758.65	170000	129100	0.76
42	7	19 SHREWSBURY AVENUE	2	R202	40 X 100			6700.3	170000	88300	0.52
42	8	21 SHREWSBURY AVENUE	2	R202	40 X 100			6749.59	170000	90200	0.53
42	9	8 KAY STREET	2	R202	40 X 97 IRR			5003.83	92500	100400	1.09
42	10	88 BAY AVENUE	4A	B-2	47 X 132			8840.88	157900	172600	1.09
42	12.01	84 BAY AVENUE	2	B-2	80 X 100			7442.19	240000	46900	0.20
42	13	78 BAY AVENUE	4A	B-2	58 X 100			5192.17	174000	20100	0.12
42	14	74 BAY AVENUE	2	B-2	45 X 100			2451.33	94500	0	0.00
42	15	68 BAY AVENUE	4A	B-2	25 X 77			5304.52	67500	130800	1.94
43	1	18 SHREWSBURY AVENUE	2	WT-R	115 X 153			14969.97	411900	165200	0.40
43	1.01	18 SHREWSBURY AVENUE	1	WT-R	50 X 50			119.32	4600	0	0.00
43	2	20 SHREWSBURY AVENUE	2	WT-R	54 X 153			12612.67	413200	92300	0.22
43	3	22 SHREWSBURY AVENUE	2	WT-R	50 X 150			12640.56	408500	78800	0.19
43	4	24 SHREWSBURY AVENUE	2	WT-R	50 X 152			18282.51	408500	296300	0.73
43	5	28 SHREWSBURY AVENUE	2	WT-R	55 X 153			12783.23	414400	78400	0.19
43	6	30 SHREWSBURY AVENUE	2	WT-R	55 X 146			10733.97	413800	0	0.00
43	7	32 SHREWSBURY AVENUE	2	WT-R	47 X 145			13055.6	404500	0	0.00
43	8	34 SHREWSBURY AVENUE	2	WT-R	47 X 144			10168.48	334100	57900	0.17
43	9	36 SHREWSBURY AVENUE	2	WT-R	45 X 144			13390.23	401800	114400	0.28
43	10	38 SHREWSBURY AVENUE	2	WT-R	54 X 144			14267	412100	48000	0.12
43	11.02	1 JACKSON STREET	1	WT-R	80 X 63			11745.63	413200	0	0.00
43	11.03	40 SHREWSBURY AVENUE	2	WT-R	62 X 66			5722.36	175700	44900	0.26
44	1	23 SHREWSBURY AVENUE	2	R202	40 X 100			7935.05	170000	135900	0.80
44	2	25 SHREWSBURY AVENUE	15F	R202	40 X 100	54:4-3.30(A	DISABLED VETERA	0	170000	97900	0.58

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44	3	27 SHREWSBURY AVENUE	2	R202	40 X 100	5413.68	170000	38700	0.23
44	4	29 SHREWSBURY AVENUE	2	R202	40 X 100	4526.53	150000	24500	0.16
44	5	31 SHREWSBURY AVENUE	1	R202	40 X 100	4526.53	150000	0	0.00
44	6	33 SHREWSBURY AVENUE	2	R202	40 X 100	5906.54	170000	57700	0.34
44	7	35 SHREWSBURY AVENUE	2	R202	40 X 100	5086.83	170000	26100	0.15
44	8	37 SHREWSBURY AVENUE	2	R202	40 X 100	7418.84	204000	82000	0.40
44	9	21 JACKSON STREET	2	R202	50 X 80	3756.11	93000	51800	0.56
44	10	25 JACKSON STREET	2	R202	30 X 80 IRR	4670.82	92500	97200	1.05
44	11	17 CENTER STREET	2	R202	40 X 100	5701.61	90000	129800	1.44
44	12	15 CENTER STREET	2	R202	40 X 100	8793.66	90000	249000	2.77
44	13	13 CENTER STREET	2	R202	40 X 100	3795.02	90000	56300	0.63
44	14.01	11 KAY STREET	2	R202	50 X 120	5896.16	121300	106000	0.87
44	14.02	7 KAY STREET	2	R202	50 X 120	8409.75	97000	227200	2.34
45	1	9 CENTER STREET	2	R202	101 X 50	3011.63	82100	34000	0.41
45	2.01	33-35-37 JACKSON STREET	1	R202	COMMON AREA	0	0	0	#DIV/0!
45	2.02	33-A JACKSON ST.	2	R202		7338.43	115000	167900	1.46
45	2.03	35-B JACKSON ST.	2	R202		7242.45	115000	164200	1.43
45	2.04	37-C JACKSON ST.	2	R202		7242.45	115000	164200	1.43
45	2.05	39-D JACKSON ST.	2	R202		7390.31	115000	169900	1.48
45	4.01	102 BAY AVENUE	4A	B-2	95 X 120	12692.88	307800	166700	0.54
45	6.01	98 BAY AVENUE	1	B-2	80 X 100	3112.8	120000	0	0.00
45	7	92 BAY AVENUE - KAY STREE	1	B-2	40 X 83	1431.89	55200	0	0.00
46	1	103-107 BAY AVENUE	4A	B-2	80 X 150	18323.75	288000	397000	1.38
46	2	111 BAY AVENUE	4A	B-2	40 X 150	5994.67	144000	80100	0.56
46	3	123 BAY AVENUE	4A	B-2	120 X 150	17770.02	432000	232300	0.54
46	4	125 BAY AVENUE	15D	B-2	80 X 150	0	288000	224600	0.78
46	5	139 BAY AVENUE	4C	B-2	35 X 150	6508.35	126000	124900	0.99
46	6	141 BAY AVENUE	2	B-2	45 X 150	6472.03	162000	87500	0.54
46	7	143 BAY AVENUE	2	B-2	40 X 150	6872.08	144000	112900	0.78
46	8	BAY AVE & WEST NO ST	2	B-2	38 X 150	8946.71	136800	208100	1.52
47	1	38 JACKSON STREET	2	R202	50 X 100	6134.81	95000	141500	1.49
47	2	11 JOHN STREET	2	R202	60 X 101	4044.05	100000	55900	0.56
47	4.01	JOHN STREET	2	R202	30 X 103	1880.65	68000	4500	0.07
47	4.02	5 JOHN STREET	2	R202	30 X 102	1878.06	58000	4400	0.08
47	5	1 JOHN STREET	2	R202	70 X 102	3986.98	105000	48700	0.46
47	6	132 BAY AVENUE	4A	B-2	29 X 102	7107.48	87000	178700	2.05
47	7	130 BAY AVENUE	4A	B-2	29 X 101	4817.67	87000	93100	1.07
47	8	128 BAY AVENUE	4A	B-2	22 X 100	8370.08	66000	246900	3.74
47	9	126 BAY AVENUE	4A	B-2	25 X 100	6722.27	75000	176300	2.35
47	10	124 BAY AVENUE	15C	B-2	25 X 100	0	75000	0	0.00
47	11	122 BAY AVENUE	4A	B-2	25 X 100	4847.1	75000	106200	1.42
47	12	120 BAY AVENUE	4A	B-2	72 X 100	12066.92	216000	235100	1.09
48	1	45 CENTER STREET	4C	R202		12192.65	210000	245800	1.17
48	2	29 CORNWELL STREET	15F	R202	36 X 95	3290.81	87600	48900	0.56
48	3	39 CORNWELL STREET	2	R202	69 X 93	9916.86	103100	279200	2.71
48	4	43 CORNWELL STREET	2	R202	50 X 87	5465.56	93500	117200	1.25
48	5	45 CORNWELL STREET	2	R202	51 X 82	4069.99	93500	63400	0.68
48	6	10 JOHN STREET	2	R202	80 X 100	7845.87	110000	202100	1.84
48	7	30 JACKSON STREET	4A	R202	43 X 100 IRR	10309.45	236900	148500	0.63
49	1	39 SHREWSBURY AVENUE	2	R202	40 X 100	11512.17	170000	273800	1.61
49	2	41 SHREWSBURY AVENUE	2	R202	40 X 100	4609.54	170000	7700	0.05
49	3	43 SHREWSBURY AVENUE	2	R202	40 X 100	5325.48	170000	35300	0.21
49	4	45 SHREWSBURY AVENUE	2	R202	40 X 100	5086.83	170000	26100	0.15
49	5	47 SHREWSBURY AVENUE	1	R202	40 X 100	5462.96	170000	0	0.00
49	6	49 SHREWSBURY AVENUE	2	R202	44 X 100	6508.35	172000	78900	0.46
49	7	51 SHREWSBURY AVENUE	2	R202	49 X 100	6124.43	174500	61600	0.35
49	8	53 SHREWSBURY AVENUE	2	R202	40 X 100	9278.74	170000	202700	1.19
49	9	55 SHREWSBURY AVENUE	2	R202	70 X 100	6881.88	185000	80300	0.43
49	10	57 SHREWSBURY AVENUE	2	R202	37 X 100	5826.12	168500	56100	0.33
49	11	23 CORNWALL STREET	2	R202	66 X 95	4972.7	102300	89400	0.87
49	12	27 CORNWELL STREET	2	R202	44 X 81	5870.22	90200	136100	1.51
49	13	50 CENTER STREET	2	R202	53 X 104	3457.8	96500	36800	0.38
49	14	48 CENTER STREET	2	R202	56 X 100	3795.02	98000	48300	0.49
49	15.01	1 SEAVIEW POINTE	2	R202		7449.97	150000	137200	0.91
49	15.02	2 SEAVIEW POINTE	2	R202		7047.9	150000	121700	0.81
49	15.03	3 SEAVIEW POINTE	2	R202		7047.9	150000	121700	0.81
49	15.04	4 SEAVIEW POINTE	2	R202		7366.96	150000	134000	0.89
49	16	38 CENTER STREET	2	R202	40 X 100	4248.97	90000	73800	0.82
49	17	20-22 JACKSON STREET	2	R202	63 X 40	4451.3	106300	65300	0.61
49	18	JACKSON & CENTER ST	2	R202	40 X 40	3172.46	81800	40500	0.50
50	1	52 SHREWSBURY AVENUE	4A	WC-1	150 X 173	23959.98	780000	115700	0.15
50	2	52 SHREWSBURY AVENUE	4A	WC-1	193 X 156	31781.67	974700	213400	0.22
50	3	54 SHREWSBURY AVENUE	2	WC-1	25 X 191	7019.36	226200	44400	0.20
50	4	56 SHREWSBURY AVENUE	4A	WC-1	135 X 177	45116.55	708800	977800	1.38
51	1	CORNWALL & SHREWSBURY	1	WC-1	70 X 98	2671.82	103000	0	0.00

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51	2	3 CORNWALL STREET	4A	WC-1	100 X 69	16151.65	369000	234800	0.64
51	3	68 SHREWSBURY AVENUE	2	WTCT	29 X 109	4783.34	114800	69600	0.61
51	4	68 1/2 SHREWSBURY AVENUE	2	WTCT	36 X 150	8586.14	290800	40200	0.14
52	1	CORNWALL ST & BAY	15C	B-2	35 X 78	0	94500	0	0.00
52	2	140 BAY AVENUE	4A	B-2	35 X 74	7690.63	91400	196100	2.15
52	3	60 CORNWALL STREET	2	R202	30 X 70	3447.43	83100	49800	0.60
52	4	58 CORNWALL STREET	2	R202	30 X 70	2640.69	83100	18700	0.23
52	5	56 CORNWALL STREET	2	R202	30 X 70	4399.42	83100	86500	1.04
52	6	54 CORNWALL STREET	2	R202	30 X 70	2922.46	83100	39200	0.47
52	7	52 CORNWELL STREET	2	R202	30 X 72	446.17	0	17200	#DIV/0!
52	8	50 CORNWALL STREET	2	R202	60 X 70	3521.68	96100	49300	0.51
52	9	46 CORNWALL STREET	2	R202	30 X 70	2949.38	83100	30600	0.37
52	11.01	42 CORNWELL STREET	2	R202	60 X 70	3597.88	96100	42600	0.44
52	12	40 CORNWALL STREET	2	R202	60 X 70	5805.37	96100	127700	1.33
52	13	38 CORNWALL STREET	1	R202	30 X 70	2155.61	83100	0	0.00
52	14	32 CORNWALL STREET	2	R202	30 X 70	3237.31	83100	41700	0.50
52	15	30 CORNWALL STREET	2	R202	30 X 70	3027.2	83100	33600	0.40
52	16	28 CORNWALL STREET	2	R202	30 X 70	2951.97	83100	30700	0.37
52	17	24 CORNWALL STREET	2	R202	30 X 70	6020.67	83100	149000	1.79
52	18	22 CORNWALL STREET	2	R202	30 X 70	3193.21	83100	40000	0.48
52	19	20 CORNWALL STREET	2	R202	52 X 70	3584.91	92600	45600	0.49
52	20	16 CORNWALL STREET	2	R202	44 X 70	3828.74	107000	40600	0.38
53	1	MILLER ST	15F	B-2	100 X 159	0	244000	836300	3.43
53	2	65 MILLER STREET	4C	B-2	128 X 100	21127.15	300000	489800	1.63
53	3	9 WEST NORTH STREET	2	B-2	122 X 60	3641.98	95500	44900	0.47
53	4	7 NORTH STREET	2	B-2	10 X 160 IRR	2846.26	90900	38100	0.42
53	5	63 MILLER STREET	2	B-2	31 X 78	5014.2	84000	109300	1.30
53	6	BAY AVE & MILLER ST	1	B-2	40 X 40	1084.29	41800	0	0.00
53	7	BAY AVENUE	1	B-2	20 X 40	596.62	23000	0	0.00
53	8	157 BAY AVENUE	4A	B-2	60 X 39	3664.75	88900	48100	0.54
53	9	151 BAY AVENUE	4A	B-2	38 X 39	3712.9	82000	56800	0.69
54	1	150 BAY AVENUE	4A	B-2	93 X 128	9876.33	306900	81000	0.26
54	3.01	146-148 BAY AVE	4A	B-2	26 X 130	4255.92	87400	71700	0.82
54	4	144 BAY AVENUE	4A	B-2	39 X 112	8680.38	121700	202800	1.67
54	5	38 NORTH STREET	2	B-2	52 X 38	3437.05	86400	46100	0.53
54	7.01	49 MILLER STREET	2	R202	60 X 160 IRR	10892.21	121900	298000	2.44
54	9.01	34 NORTH STREET	2	R202	30 X 160	2842.05	87900	31300	0.36
54	10	32 NORTH STREET	2	R202	30 X 80	3603.07	83800	55100	0.66
54	11	43 MILLER STREET	2	R202	30 X 80	4390.67	83800	95100	1.13
54	12	39 MILLER STREET	2	R202	60 X 160	3870.25	105700	43500	0.41
54	13	35 MILLER STREET	2	R202	25 X 80	5379.96	81500	125900	1.54
54	14	33 MILLER STREET	2	R202	35 X 80	4396.83	86100	83400	0.97
54	15	28 NORTH STREET	2	R202	60 X 80	5833.91	97600	127300	1.30
54	16	29 MILLER STREET	2	R202	30 X 100	5610.82	85000	131300	1.54
54	17	27 MILLER STREET	2	R202	30 X 160	3747.35	87900	66200	0.75
54	18	25 MILLER STREET	2	R202	35 X 80	3596.9	86100	62200	0.72
54	19	22 EAST NORTH STREET	2	R202	35 X 80	1937.72	60300	14400	0.24
54	20.01	23 MILLER STREET	2	R202	24 X 80	3024.6	81000	35600	0.44
54	21.01	21 MILLER STREET	2	R202	37 X 80	4360.51	87000	81100	0.93
54	21.02	24 NORTH STREET	2	R202	61 X 79	7089.4	97500	175800	1.80
54	22	19 MILLER STREET	2	R202	39 X 159	6403.61	93000	163500	1.76
54	23	15 MILLER STREET	2	R202	42 X 159 IRR	3981.79	96300	57200	0.59
54	24.01	11-13 MILLER STREET	4A	R202	50 X 104 IRR	6955	96000	164000	1.71
54	24.02	65 SHREWSBURY AVENUE	2	R202	50 X 55	3442.24	62100	70600	1.14
54	25	26 EAST NORTH STREET	2	R202	30 X 60	3146.52	81900	39400	0.48
55	1	70 SHREWSBURY AVENUE	4A	WTCT	59 X 169 IRR	13072.73	406100	82600	0.20
55	2	80 SHREWSBURY AVENUE	2	WTCT	38 X 59	4516.15	84300	89800	1.07
55	4.01	88 SHREWSBURY AVENUE	4A	WTCT	66 X 172	16178.4	379900	224900	0.59
56	1	24 MILLER STREET	2	R202	46 X 80	4972.7	91200	100500	1.10
56	2	12 FIFTH STREET	2	R202	83 X 46	6033.64	97000	135600	1.40
56	3	20 MILLER STREET	2	R202	55 X 80	4184.12	95300	66000	0.69
56	4	MILLER STREET	1	R202	49 X 81	596.62	23000	0	0.00
56	5	16 MILLER STREET	2	R202	52 X 160	7644.52	100900	193800	1.92
56	6	12 MILLER STREET	2	R202	52 X 80	5922.1	140900	87400	0.62
56	7	ALLEY OFF MILLER STREET	2	R202	35 X 52	2701.97	82300	31500	0.38
56	8	ALLEY OFF MILLER ST	1	R202	57 X 52	1167.3	45000	0	0.00
56	9	MILLER ST	15C	WC-1	10 X 170	0	10400	0	0.00
56	10	MILLER ST	15C	WTCT	80 X 227	0	401600	4400	0.01
56	11	1 PRIVATE ROAD	1	WTCT	25 X 52	1794.07	78800	0	0.00
56	12	2 PRIVATE ROAD	2	WTCT	65 X 270 IRR	12383.76	416300	61100	0.15
56	13	FIFTH ST	15C	WTCT	50 X 507	0	370000	0	0.00
56	14	18 FIFTH STREET	4C	WTCT	50 X 507	17077.2	370000	231000	0.62
56	15	22-24 FIFTH STREET	2	WTCT	43 X 520	14351.38	360200	176300	0.49
56	16	26 FIFTH STREET	2	WTCT	50 X 522	15317.05	370000	202600	0.55
56	17	30 FIFTH STREET	2	WC-1	41 X 522	11872.74	353300	104400	0.30

APPENDIX: MOD IV DATA

56	18	34 FIFTH STREET	2	WC-1	31 X 521	11717.1	340300	111400	0.33
57	1	42 MILLER STREET	2	R202	43 X 80	3872.84	89800	59500	0.66
57	2	40 MILLER STREET	2	R202	30 X 80	3898.78	83800	66500	0.79
57	3	38 MILLER STREET	2	R202	30 X 80	3343.67	83800	45100	0.54
57	4	36 MILLER STREET	2	R202	30 X 80	2521.37	83800	13400	0.16
57	5	34 MILLER STREET	2	R202	43 X 85	5782.03	90200	132700	1.47
57	6	30 MILLER STREET	2	R202	20 X 50	3034.98	77000	40000	0.52
57	7	7 FIFTH STREET	2	R202	32 X 21	3322.91	67800	60300	0.89
57	8	9 FIFTH STREET	2	R202	27 X 21	2155.61	67000	16100	0.24
57	9	13 FIFTH STREET	1	R202	54 X 64 IRR	2518.77	97100	0	0.00
57	10	15 FIFTH STREET	2	R202	50 X 100	4176.34	95000	66000	0.69
57	11	8 FOURTH STREET	2	R202	35 X 136	4044.05	90000	65900	0.73
57	12	RIGHT OF WAY	15C	R202	10 X 136	0	5700	0	0.00
57	13	10 FOURTH STREET	2	R202	40 X 74	2674.41	74300	28800	0.39
57	14	12 FOURTH STREET	2	R202	40 X 62	3348.85	85800	43300	0.50
57	15	14 FOURTH STREET	2	R202	25 X 100	5107.59	82500	114400	1.39
57	16	16 FOURTH STREET	2	R202	25 X 100	3932.5	82500	69100	0.84
57	18.01	20 FOURTH STREET	2	R202	50 X 100	6365.68	95000	150400	1.58
57	20.01	22 FOURTH STREET	2	R202	75 X 100	5641.95	107500	110000	1.02
57	21.01	27 VALLEY STREET	2	R202	50 X 95	5021.98	94500	99100	1.05
57	21.02	27 VALLEY STREET	1	R202	50 X 95	2451.33	70000	0	0.00
57	22	33 FIFTH STREET	2	R202	45 X 100	5673.08	92500	126200	1.36
57	23	31 FIFTH STREET	2	R202	25 X 100	4272.32	82500	82200	1.00
57	24	29 FIFTH STREET	2	R202	25 X 100	2928.63	82500	30400	0.37
57	25	27 FIFTH STREET	2	R202	50 X 100	2464.3	95000	26100	0.27
57	26	23 FIFTH STREET	2	R202	25 X 100	3810.59	82500	64400	0.78
57	27	21 FIFTH STREET	2	R202	25 X 100	4111.49	82500	76000	0.92
57	28	19 FIFTH STREET	2	R202	25 X 100	3700.66	82500	69800	0.85
58	1	154 BAY AVENUE	2	B-2	62 X 62	4134.84	150700	8700	0.06
58	3.01	50 MILLER STREET	15F	R202	50 X 70	0	91800	426400	4.64
58	5.01	48 MILLER STREET	2	R202	35 X 87 IRR	4088.14	91900	65700	0.71
58	7.01	44 MILLER STREET	2	R202	63 X 87	5255.44	99600	103000	1.03
58	8	9 FOURTH STREET	2	R202	40 X 80	4386.45	88400	80700	0.91
58	9	11 FOURTH STREET	1	R202	40 X 81	1605.69	61900	0	0.00
58	10	15 FOURTH STREET	2	R202	25 X 100	3626.41	82500	57300	0.69
58	11	17 FOURTH STREET	2	R202	25 X 100	3071.3	82500	0	0.00
58	12	21 FOURTH STREET	2	R202	70 X 100	6272.29	105000	136800	1.30
58	13	25 FOURTH STREET	2	R202	25 X 100	3182.84	82500	40200	0.49
58	14	27 FOURTH STREET	2	R202	55 X 100	4350.14	97500	70200	0.72
58	15	31 FOURTH STREET	2	R202	50 X 100	5180.22	95000	104700	1.10
58	16	35 FOURTH STREET	2	R202	20 X 100	5291.76	80000	124000	1.55
58	17.01	192 BAY AVENUE	1	B-2	45 X 100	2451.33	94500	0	0.00
58	18	190 BAY AVENUE	4A	B-2	25 X 100	6767.75	75000	178000	2.37
58	19	188 BAY AVENUE	4A	B-2	50 X 100	8383.45	150000	163400	1.09
58	23.01	182 BAY AVENUE	4A	B-2	70 X 101	7300.08	210000	62900	0.30
58	24	170 BAY AVENUE	4A	B-2	75 X 101 IRR	13120.88	325800	164700	0.51
58	25	168 BAY AVENUE	4A	B-2	35 X 80	7893.92	96600	198500	2.05
58	26	164 BAY AVENUE	2	B-2	35 X 82	5684.38	96600	130900	1.36
59	2.01	80 MILLER STREET	2	R203	43 X 81	2923.44	89800	22900	0.26
59	2.02	MILLER STREET	1	R203	81 X 41	1216.59	46900	0	0.00
59	3	78 MILLER STREET	2	R203	28 X 163	5097.21	86700	109800	1.27
59	4	76 MILLER STREET	2	R203	59 X 72	4321.6	95700	70900	0.74
59	5	SECOND ST	15C	B-2	56 X 91	0	112900	7500	0.07
59	6	SECOND TO MILLER	15C	B-2	10 X 163 IRR	0	181100	31000	0.17
59	7	72 MILLER STREET	2	R203	55 X 75	3409.16	94800	55900	0.59
59	8	66 MILLER STREET	2	R203	59 X 60	4057.02	93300	63100	0.68
59	9	165 BAY AVENUE	4A	B-2	60 X 52	6778.45	135000	118400	0.88
59	10	171 BAY AVENUE	15C	B-2	104 X 118	0	330700	436100	1.32
59	11.01	181 BAY AVENUE	15D	B-2	100 X 76	0	270000	393900	1.46
59	11.02	179 BAY AVENUE	2	B-2	50 X 76	5862.44	135000	91000	0.67
59	13.01	187 BAY AVENUE	2	B-2	50 X 95	4664.01	147000	32800	0.22
59	14	191 BAY AVENUE	2	B-2	25 X 79	2718.51	67500	37300	0.55
59	16.01	193-195 BAY AVENUE	2	B-2	45 X 90	5639.36	129600	87800	0.68
59	17	53 VALLEY STREET	2	R202	20 X 80	3019.42	79200	37200	0.47
59	18	28 SECOND STREET	1	R202	25 X 100	2140.05	82500	0	0.00
59	19	26 SECOND STREET	2	R202	25 X 100	3226.94	82500	41900	0.51
59	20	24 SECOND STREET	2	R202	25 X 75	3561.56	81300	56000	0.69
59	21	22 SECOND STREET	2	R202	25 X 90	3587.5	82000	56300	0.69
59	22	20 SECOND STREET	2	R202	25 X 100	3535.62	82500	53800	0.65
59	23	18 SECOND STREET	2	R202	25 X 100	3447.43	82500	50400	0.61
59	24	16 SECOND STREET	2	R202	25 X 100	4233.41	82500	80700	0.98
59	25	12 SECOND STREET	2	R202	50 X 100	3706.83	95000	47900	0.50
59	26	10 SECOND STREET	2	R202	25 X 100	2927.65	82500	40000	0.48
59	27	FIRST ST	15C	R202	7 X 270	0	4600	0	0.00
59	29.01	11 SECOND STREET	2	R202	50 X 100	2824.87	95000	13900	0.15

APPENDIX: MOD IV DATA

59	30	13 SECOND STREET	2	R202	25 X 100	5346.23	82500	123600	1.50
59	31	15 SECOND STREET	2	R202	25 X 100	6892.26	82500	183200	2.22
59	32	17 SECOND STREET	2	R202	50 X 100	3348.85	95000	34100	0.36
59	33	23 SECOND STREET	2	R202	50 X 100	6430.53	95000	152900	1.61
59	34	41 SECOND STREET	2	R202	50 X 70	3281.41	91800	34700	0.38
59	35	114 SHORE DRIVE	2	R202	50 X 70	7756.06	91800	207200	2.26
60	1	101 SHORE DRIVE	2	R203	91 X 101	6477.22	170500	79200	0.46
60	3.01	103 SHORE DRIVE	2	R203	25 X 165 IRR	9268.36	177200	180100	1.02
60	4	105 SHORE DRIVE	2	R203	50 X 165	7501.85	155000	134200	0.87
60	5	107 SHORE DRIVE	2	R203	62 X 165	5193.19	162200	38000	0.23
60	6	109 SHORE DRIVE	2	R203	37 X 165	5156.87	147200	127800	0.87
60	7.01	113 SHORE DRIVE	1	R203	53 X 165	2913.08	108900	0	0.00
60	7.02	113 SHORE DRIVE	2	R203	52 X 165	7003.8	110000	160000	1.45
61	15	SHORE DRIVE	15F	R203	63 X 53	0	61000	0	0.00
61	19.01	215 SHORE DRIVE	15F	MF	.87ACS	0	1900000	8749000	4.60
61	20	207 SHORE DRIVE	2	R203	50 X 100	4132.24	125000	34300	0.27
61	21	205 SHORE DRIVE	2	R203	50 X 100	4596.57	125000	52200	0.42
61	22	203 SHORE DRIVE	2	R203	25 X 100	4596.57	112500	64700	0.58
61	23	201 SHORE DRIVE	2	R203	25 X 100	4945.78	112500	87800	0.78
62	1	43 SECOND STREET	2	R202	50 X 83	3343.67	93000	35900	0.39
62	3	47 SECOND STREET	2	R202	50 X 81	3753.52	93000	51700	0.56
62	4.01	49 SECOND STREET	1	R202	50 X 80	4046.64	93000	0	0.00
62	5	51 SECOND STREET	1	R202	25 X 80	422.82	16300	0	0.00
62	6.01	51 SECOND STREET	2	R202	37 X 80	4355.33	87000	80900	0.93
62	6.02	53 SECOND STREET	2	R202	37 X 80	4715.89	87000	94800	1.09
62	7	57 SECOND STREET	2	R202	50 X 79	3219.15	92500	31600	0.34
62	8	61 SECOND STREET	2	R202	75 X 78	5169.84	103800	95500	0.92
62	9	67 SECOND STREET	2	R202	50 X 77	4343.97	92500	84600	0.91
63	1	56 VALLEY STREET	2	R202	25 X 100	2565.47	82500	16400	0.20
63	2	54 VALLEY STREET	2	R202	35 X 100	3452.61	87500	45600	0.52
63	3	50 VALLEY STREET	2	R202	40 X 100	6005.11	90000	141500	1.57
63	4	VALLEY STREET	2	B-2	50 X 100	2855.99	105000	5100	0.05
63	5	197 BAY AVENUE	4A	B-2	50 X 50	8070.48	112500	189200	1.68
63	6	203 BAY AVENUE	1	B-2	50 X 50	1460.42	56300	0	0.00
64	1	196 BAY AVENUE	4A	B-2	50 X 75	6206	135000	97000	0.72
64	2	208 BAY AVENUE	1	B-2	50 X 75	1750.95	67500	0	0.00
64	3	38 VALLEY STREET	2	R202	25 X 100	4007.73	82500	72000	0.87
64	4	36 VALLEY STREET	2	R202	25 X 100	3621.22	82500	57100	0.69
64	5	32-34 VALLEY STREET	15F	R202	75 X 100	0	107500	172000	1.60
66	1	36 FIFTH STREET	2	WT-C	37 X 504	17530.25	355500	320300	0.90

SINGLE-FAMILY RESIDENTIAL SALES, 2012-13

PAUL CEFALO WEICHERT REALTORS RUMSON, NJ 732-673-9421

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Status:	Closed (2/19/2013)	Cat:	SF	MLS#:	21206316m
Type:	Detached	ListPrice:	\$125,000	OrigPrice:	\$167,000
County:	Monmouth	ApxYrBlt:	1984	ApxSqFt:	950 SqFt
Muni:	HIGHLANDS	Rooms:	4	Bedrooms:	2
Postal:	16 OCEAN AVE	Baths:	1/0	Levels:	1
Address:	HIGHLANDS, NJ 07732	Bsmt:	N	FP/#:	N/
Area/Sec:	NONE	Garage:	N/O Car	WF:	N
Cmplx/Sub:	NONE	WV:	N	WtrTyp:	
ParcelID:	100--15-	Handicap:	N:	LnkdML#:	
LotSz/Acr:	25X95/				
ElemSch:	HIGHLANDS				
MiddleSch:	HENRY HUDSON REG				
HighSch:	HENRY HUDSON				
OthElem:	MOTHER TERES				
OthHigh:	MATER DEI				
Style:	Ranch				
Model:					
Zoning:	Resident				
Directions:	Linden Ave. to Waterwitch Ave. to Bay Ave. Left on Bay-Right on Central to Ocean Ave. (one way st.)				

EXCELLENT INVESTMENT!!!A good home for 1st time buyers or a 2nd home near beaches, restaurants and NYC Ferry. Entry foyer could be a small office, eat-in kitchen w/plenty of cabinet storage, HWBB heat, laundry/utility room has washer & dryer & leads to a small deck and yard. Access to attic from bedroom closet. Price reduction reflects work that needs to be done. House was rebuilt from the studs in 1984. ANXIOUS OWNER /SHOW & SELL - UTILITIES ARE OFF!

TaxYr:	2011	LandAsmt:	92,300	NewCnstr:	N	DeedRestr:	N			
Taxes:	\$3,445	ImprAsmt:	56,300	Farm:	N	FarmAssd:	N			
SpecAsmt:	N	TotAsmt:	148,600	AsmtStat:	Assessed					
Assoc:	N	MgmtType:		MgmtPhone:		AppEscrowReq:				
AssocFee:	\$0/	FeeIncl:		CommonEle:						
Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	#BsmtBth:	0.0
Living	1	12x10	Kitchen	1	15x12	Bedrm:Master	1	11x11	#Lvl1Bths:	1
Bedroom	1	12x7	Foyer	1	8x8	Utility	1	7x8	#Lvl2Bths:	0.0
									#Lvl3Bths:	0.0

Interior:	Attic-Other	LR:	FLR-W/WCarp	DR:	
Foy:		Kit:	Eat-in, FLR-Lin-Vnyl	MBR:	FLR-W/wCarp
GR/FR:		Flr:	W/WCarp, Linolm/v	Bsmt:	CrawlSpc
MBA:	Tub	Fuel:	NatGas	WatHt:	Nat Gas
HVAC:	HwBb				
Exterior:	Deck, StrmDrs, Fence	Park:	On Strt	Roof:	Shingled
Gar:	None	Pool:	N:	Bldg:	
Lot:	Level, Fenced/area	WtSw:	Public Sewer, Public Water		
Siding:	Vinyl				
Included:	Refriger, Gas Cook, Stove, Washer, Dryer, Ceil Fan, Screens				
Excluded:					

LstOff:	(2429) Better Homes Realty	Office:	(732) 291-0070	Own:	WITHHELD
LstAgt:	(2342) Helen Lehen	Office Ph	(732) 291-0070	OwnPh:	
CoOff:	()			Discl:	None
CoAgt:	()			Owner:	Individual
Comp:	SAC: 0 BAC: 2.5-100 DDAC: 0 TBC: 2.5			Pssn:	Negotiab, Immediate
Bonus:	Agncy: SD Typ: ER VRC: N LBox: Y IDX: Y			LD-EX:	2/16/2012-N/A
Show:	CallLo, Nego/lb, Lbx-monm, Sign:			DOM/CDOM:	291/291
AgntNotes:	N/A			Short Sale?	
				Fncng:	

SldPrice:	\$50,000	DOM:	291	SldOff:	(1136) Weichert Realtors-Ocean Ph:(732) 531-1600
ClseDate:	02/19/2013	DUC:	81	SldAgt:	(17228) Michael Russomanno Ph:(732) 531-1600 X 128
CntrDate:	11/30/2012	ContinueToShow:	N	SldTrms:	Cash
Concessions:		Sales Notes:	Price reflects storm damage.		

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PAUL CEFALO WEICHERT REALTORS RUMSON, NJ 732-673-9421

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Status:	Closed (6/6/2013)	Cat:	SF	MLS#:	21232526m
Type:	Detached			ListPrice:	\$74,900
County:	Monmouth			OrigPrice:	\$194,900
Muni:	HIGHLANDS			ApXyrBlit:	1943
Postal:	<u>38 OCEAN AVE</u>			ApXsqFt:	1,476 SqFt
Address:	HIGHLANDS, NJ 07732			Rooms:	8
Area/Sec:	NONE			Bedrooms:	4
Cmplx/Sub:	NONE			Baths:	2/0
ParcelID:	<u>00100-0000-00004-</u>			Levels:	2
LotSz/Acr:	/			Bsmt:	N
ElemSch:	HIGHLANDS			FP/#:	/
MiddleSch:	HENRY HUDSON REG			Garage:	N/0 Car
HighSch:	HENRY HUDSON			WF:	N
OthElem:				WV:	N
OthHigh:				WtrTyp:	
Style:	Colonial			Handicap:	N:
Model:					
Zoning:	Single F			LnkdML#:	
Directions:	Central, left on Beach Road, left on Ocean Avenue to #38 on right				

Foreclosure, As-Is, 4 bedrooms, 2 baths, first floor open floor plan. Frist floor damaged from Hurricane Sandy. Cash, FHA 203K loan or home renovation loans only. Buyer responsible for all inspections, permits and CO.

TaxYr:	2011	LandAsmt:	92,300	NewCnstr:		DeedRestr:	
Taxes:	\$5,715	ImprAsmt:	142,300	Farm:		FarmAssd:	
SpecAsmt:		TotAsmt:	234,600	AsmtStat:		Assessed	

Assoc:	N	MgmtType:		AssocMgmt:		MgmtPhone:		AppEscrowReq:	
AssocFee:	\$0/	FeeIncl:				CommonEle:			

<u>Room</u>	<u>Type</u>	<u>Lvl</u>	<u>Dimnsns</u>	<u>Room</u>	<u>Type</u>	<u>Lvl</u>	<u>Dimnsns</u>	<u>Room</u>	<u>Type</u>	<u>Lvl</u>	<u>Dimnsns</u>	#BsmtBth:	#Lvl1Bths:	#Lvl2Bths:	#Lvl3Bths:
													1	1	

Interior:		LR:	FLR-Wood	DR:	FLR-Wood
Foy:	FLR-Ceramic, FLR-Wood	Kit:	FLR-Wood	MBR:	
GR/FR:		Flr:	Wood, W/WCarp	Bsmt:	Other
MBA:		Fuel:	NatGas	WatHt:	Nat Gas
HVAC:	HwBb	Park:	On Strt	Roof:	Shingled
Exterior:	Deck, Porch/op	Pool:	N:	Bldg:	Storage
Gar:	None	WtSw:	Public Sewer, Public Water		
Lot:					
Siding:	Vinyl				
Included:					
Excluded:					

LstOff:	(2512) Coldwell Banker Res. Brokerage	Office:	(908) 233-5555	Own:	FEDERAL HOME LOAN MORTGAGE CORPORATION
LstAgt:	(33286) Michael Scott			OwnPh:	
CoOff:	()			Discl:	Document Link
CoAgt:	()			Owner:	Other
Comp:	SAC: 0 BAC: 2.5% - \$10 DDAC: 0 TBC: 0			Pssn:	AtClosing
Bonus:	Agncy: SA Typ: ER VRC: N LBox: N IDX: Y			LD-EX:	9/13/2012-N/A
Show:	Vacant, Lbx-comb, Othr/SeeRmrk, Sign: CALL 908-403-4734			DOM/CDOM:	257/257
AgntNotes:	N/A			Short Sale?	
				Fncng:	

SldPrice:	\$51,124	DOM:	257	SellOff:	(1969) Coldwell Banker Res. Brokerage Ph: (732) 842-3200
ClseDate:	06/06/2013	DUC:	13	SellAgt:	(31718) Dorothy Pellbring Ph: 732-842-3200
CntrDate:	05/24/2013	ContinueToShow:		SldTrms:	Cash
Concessions:	0	Sales Notes:		CoSellOf:	() CoSellAgt:

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PAUL CEFALO WEICHERT REALTORS RUMSON, NJ 732-673-9421

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Click for Neighborhood Info

Status:	Closed (6/27/2013) Cat:SF	MLS#:	21311704m
Type:	Detached	ListPrice:	\$59,900
County:	Monmouth	OrigPrice:	\$59,900
Muni:	HIGHLANDS	ApXyrBlt:	1933
Postal:	<u>20 GRAVELLY POINT RD</u>	ApXsqFt:	0 SqFt
Address:	HIGHLANDS, NJ 07732	Rooms:	4
Area/Sec:	NONE	Bedrooms:	1
Cmplx/Sub:	GRAVELLY POINT	Baths:	1/0
ParcelID:	<u>100--26-20</u>	Levels:	1
LotSz/Acr:	/	Bsmt:	N
ElemSch:		FP/#:	/
MiddleSch:		Garage:	N/O Car
HighSch:		WF:	N
OthElem:		WV:	N
OthHigh:		WtrTyp:	
Style:	Cot/Bng	Handicap:	N:
Model:			
Zoning:	Condo	LnkdML#:	
Directions:	RT 36 TO JUGHANDLE TO LINDEN AVE, L ONTO WATERWITCH, L ONTO BAY. STRAIGHT INTO GRAVELLY POINT		

OPPORTUNITY KNOCKS. BUNGALOW THAT IS READY FOR REHAB AFTER SUPERSTORM SANDY. MAY POSSIBLY BE RAISED TO MEET NEW FEMA CODES OR RAZED FOR A NEW HOME. WALK TO PRIVATE BEACH MANAGED BY THE GRAVELLY POINT BEACH ASSOCIATION. COME GET THIS PROPERTY WHILE YOU CAN.

TaxYr:		LandAsmt:		NewCnstr:	N	DeedRestr:	
Taxes:		ImprAsmt:		Farm:		FarmAssd:	
SpecAsmt:		TotAsmt:	0	AsmtStat:	Assessed		

Assoc:	Y	MgmtType:	Own/Association	AssocMgmt:	GRAVELLY POINT BEACH	MgmtPhone:		AppEscrowReq:	
AssocFee:	\$180/QTR	FeeIncl:				CommonEle:			

<u>Room Type</u>	<u>Lvl</u>	<u>Dimnsns</u>	<u>Room Type</u>	<u>Lvl</u>	<u>Dimnsns</u>	<u>Room Type</u>	<u>Lvl</u>	<u>Dimnsns</u>	<u>#BsmtBth:</u>	<u>#Lvl1Bths:</u>	<u>#Lvl2Bths:</u>	<u>#Lvl3Bths:</u>
Living	1											
Bedroom	1											
Kitchen	1											
Dining	1											

Interior:		LR:		DR:	
Foy:		Kit:		MBR:	
GR/FR:		Flr:		Bsmt:	Other
MBA:		Fuel:	None	WatHt:	Electric
HVAC:	Other				
Exterior:	Deck	Park:		Roof:	Shingled
Gar:		Pool:	N:	Bldg:	
Lot:		WtSw:	Public Sewer, Public Water		
Siding:					
Included:					
Excluded:					

LstOff:	(2190) Healy Realtors	Office:	(732) 557-0971	Own:	SELENE FINANCE
LstAgt:	(35219) Paul Moravek	Direct:	732-557-0971 x304	OwnPh:	
CoOff:	()	Cell:	703-336-3772	Discl:	None
CoAgt:	()			Owner:	Bank
Comp:	SAC: 2.5 BAC: 2.5 DDAC: 2.5 TBC: 2.5			Pssn:	AtClosing
Bonus:	Agency: SA Typ: ER VRC: N LBox: Y IDX: Y			LD-EX:	4/8/2013-N/A
Show:	Lbx-comb: CALL LA FOR COMBO CODE			DOM/CDOM:	66/66
AgntNotes:	N/A			Short Sale?	N
				Fncng:	

SldPrice:	\$55,000	DOM:	66	SellOff:	(2190) Healy Realtors Ph:(732) 557-0971
CseDate:	06/27/2013	DUC:	22	SellAgt:	(35219) Paul Moravek Ph:732-557-0971 x304
CntrDate:	06/05/2013	ContinueToShow:	N	SldTrms:	Cash
Concessions:	0	Sales Notes:		CoSellOff:	() CoSellAgt:()

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PAUL CEFALO WEICHERT REALTORS RUMSON, NJ 732-673-9421

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Status:	Closed (9/20/2013)	Cat:	SF	MLS#:	21303721m
Type:	Detached	ListPrice:	\$65,000	OrigPrice:	\$95,000
County:	Monmouth	ApXyrBlt:	1928	ApXsqFt:	792 SqFt
Muni:	HIGHLANDS	Rooms:	6	Bedrooms:	2
Postal:	<u>29 OCEAN AVE</u>	Baths:	1/1	Levels:	1
Address:	HIGHLANDS, NJ 07732	Bsmt:	N	FP/#:	/
Area/Sec:	NONE	Garage:	N/O Car	WF:	N
Cmplx/Sub:	HIGHLANDS ON THE BAY	WV:	N	WtrTyp:	N
ParcelID:	<u>99--26-</u>	Handicap:	N:	LnkdML#:	
LotSz/Acr:	26X100/				
ElemSch:	HIGHLANDS				
MiddleSch:	HENRY HUDSON REG				
HighSch:	HENRY HUDSON				
OthElem:					
OthHigh:					
Style:	Ranch				
Model:					
Zoning:	Resident				
Directions:	hwy 36 south left on linden				

CALLING ALL INVESTORS!!! This 2 bdrm, 1.5 bath home offers an office/laundry room combo room, dining room and living room. Home was damaged by Sandy. Being "SOLD AS IS" Buyer responsible for all inspections and obtaining the CO and smoke cert. This home is great for commuters, close to the NYC Ferry and close to Sandy Hook Beach.

TaxYr:	2012	LandAsmt:	92,500	NewCnstr:		DeedRestr:	N
Taxes:	\$3,553	ImprAsmt:	47,100	Farm:	N	FarmAssd:	N
SpecAsmt:	N	TotAsmt:	139,600	AsmtStat:	Assessed		
Assoc:	N	MgmtType:		MgmtPhone:		AppEscrowReq:	
AssocFee:	\$0/	FeeIncl:		CommonEle:			
Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	#BsmtBth:	
Living	1	17x7	Dining	1	17x7	#Lv1Bths:	
Breakfast	1	5x5	Office	1	11x7	#Lv2Bths:	
Bedroom	1	9x7				#Lv3Bths:	
Interior:	Attic-pull dwn strs						
Foy:		LR:	FLR-Wood	DR:	FLR-Wood		
GR/FR:		Kit:		MBR:			
MBA:	Tub	Flr:	Wood, Ceramic	Bsmt:	CrawlSpc, Dirt		
HVAC:	ACUnits, HwBb	Fuel:	NatGas	WatHt:	Nat Gas		
Exterior:	Porch/op	Park:	On Strt	Roof:	Shingled		
Gar:	None	Pool:	N:	Bldg:	Storage		
Lot:	Level	WtSw:	Public Sewer, Public Water				
Siding:	Vinyl						
Included:	Ceil Fan						
Excluded:							

LstOff:	(1180) Gloria Nilson & Co. Real Estate	Office:	(732) 899-3700	Own:	
LstAgt:	(33615) Arlene Filos	CoAgent Cell		OwnPh:	
CoOff:	()	Office Ph	(732) 899-3700	Discl:	Office
CoAgt:	()	Fax		Owner:	Individual
Comp:	SAC: 0 BAC: 2.5-100 DDAC: 2.5-100 TBC: 2.5-100			Pssn:	AtClosing, Immediate
Bonus:	Agency: SA Type: EA VRC: N LBox: Y IDX: Y			LD-EX:	2/2/2013-N/A
Show:	CallLo, Appt Req, Call Agent: CALL LA			DOM/CDOM:	207/207
AgntNotes:	N/A			Short Sale?	
				Fncng:	FHA

SldPrice:	\$57,000	DOM:	207	SellOff:	(1180) Gloria Nilson & Co. Real Estate Ph:(732) 899-3700
ClseDate:	09/20/2013	DUC:	24	SellAgt:	(33615) Arlene Filos Ph:(732)449-0093
CntrDate:	08/27/2013	ContinueToShow:	N	SldTrms:	Cash
Concessions:		Sales Notes:		CoSellOf:	()
				CoSellAgt:	()

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Status:	Closed (8/16/2013)	Cat:	SF	MLS#:	21319121p
Type:	Detached	ListPrice:	\$75,000	OrigPrice:	\$75,000
County:	Monmouth	ApxYrBlt:	1933	ApxSqFt:	900 SqFt
Muni:	HIGHLANDS	Rooms:	5	Bedrooms:	2
Postal:	56 GRAVELLY POINT RD	Baths:	1/0	Levels:	1
Address:	HIGHLANDS, NJ 07732	Bsmt:	N	FP/#:	N/0
Area/Sec:	NONE	Garage:	N/0 Car	WF:	Y
Cmplx/Sub:	GRAVELLY POINT	WV:	Y	WtrTyp:	Beachfront, Riverfront, Riverview
ParcelID:	00100-0000-00026-56	Handicap:	N:	LnkdML#:	
LotSz/Acr:	0X0/				
ElemSch:	HIGHLANDS				
MiddleSch:	HENRY HUDSON REG				
HighSch:	MARINE ACDMY				
OthElem:	MOTHER TERES				
OthHigh:	HNRY HUD				
Style:	Cot/Bng				
Model:					
Zoning:	Condo				
Directions:	Bay Ave ---To the end private Road.				

Calling All Investors. Bungalow in a private Beach Community . Ready For Rehab.

TaxYr:	2012	LandAsmt:	90,000	NewCnstr:	N	DeedRestr:	Y
Taxes:	\$3,385	ImprAsmt:	43,000	Farm:	N	FarmAssd:	
SpecAsmt:		TotAsmt:	133,000	AsmtStat:	Assessed		

Assoc:	N	MgmtType:	OthrSeeRmrks	AssocMgmt:	GRAVELLY POINT BEACH ASS	MgmtPhone:		AppEscrowReq:	Y
AssocFee:	\$0/QTR	FeeIncl:	Garbage			CommonEle:	Assn, Beach		

Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	#BsmBth:
									#Lvl1Bths:
									#Lvl2Bths:
									#Lvl3Bths:

Interior:		LR:		DR:	
Foy:		Kit:		MBR:	
GR/FR:		Flr:		Bsmt:	Other
MBA:		Fuel:	None	WatHt:	Other
HVAC:	None	Park:	Off Strt	Roof:	Shingled
Exterior:	Porch/en, Pier Dock	Pool:	N:	Bldg:	
Gar:	None	WtSw:	Public Sewer, Public Water		
Lot:	DeadEndStr, Riverfront				
Siding:	Clapboard				
Included:					
Excluded:					

LstOff:	(178) Weichert Realtors-Rumson	Office:	(732) 747-8282	Own:	MARY PATANE
LstAgt:	(14546) Paul Cefalo	Cell:	732-673-9421	OwnPh:	
CoOff:	()	Cell:	732-673-9421	Discl:	Office
CoAgt:	()			Owner:	Individual
Comp:	SAC: 0 BAC: 2.5 +100 DDAC: 2.5-100 TBC: 2.5			Pssn:	AtClosing
Bonus:	0 Agncy: SA Typ: EA VRC: N LBox: N IDX: Y			LD-EX:	6/2/2013-N/A
Show:	Vacant: CALL L/A			DOM/CDOM:	37/37
AgntNotes:	N/A			Short Sale?	N
				Fncng:	Convnl

SldPrice:	\$60,000	DOM:	37	SellOff:	(178) Weichert Realtors-Rumson
ClseDate:	08/16/2013	DUC:	49	Ph:	(732) 747-8282
CntrDate:	06/28/2013	ContinueToShow:	N	SellAgt:	(14546) Paul Cefalo Ph:723-747-8282 ex239
Concessions:		SldTrms:	Cash	CoSellOf:	(178) Weichert Realtors-Rumson
		Sales Notes:		CoSellAgt:	(14546) Paul Cefalo

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Status:	Closed (8/1/2013)	Cat:	SF	MLS#:	21313287m
Type:	Detached	ListPrice:	\$89,000	OrigPrice:	\$99,000
County:	Monmouth	ApXyrBlt:	1928	ApXsqFt:	0 SqFt
Muni:	HIGHLANDS	Rooms:	9	Bedrooms:	4
Postal:	23 OCEAN AVE	Baths:	1/0	Levels:	1
Address:	HIGHLANDS, NJ 07732	Bsmt:	N	FP/#:	N/
Area/Sec:	NONE	Garage:	N/0 Car	WF:	N
Cmplx/Sub:	NONE	WV:	N	WtrTyp:	N:
ParcelID:	00099-0000-00024-	Handicap:		LnkdML#:	
LotSz/Acr:	/				
ElemSch:					
MiddleSch:					
HighSch:					
OthElem:					
OthHigh:					
Style:	Ranch				
Model:					
Zoning:	Resident				
Directions:	Hwy 36 S to Bay ave. to Ocean ave.				

OPPORTUNITY KNOCKS....With this DOUBLE WIDE lot that is waiting to be reinvented after being damaged by Sandy. Close to NYC ferry, beaches & restaurants. Off-street parking! GREAT potential!

TaxYr:	2012	LandAsmt:	105,000	NewCnstr:		DeedRestr:				
Taxes:	\$4,724	ImprAsmt:	80,600	Farm:		FarmAssd:				
SpecAsmt:		TotAsmt:	185,600	AsmtStat:	Assessed					
Assoc:	N	MgmtType:		AssocMgmt:		MgmtPhone:				
AssocFee:	\$0/	FeeIncl:				CommonEle:				
Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	#BsmtBth:	
Kitchen	1	11.5x17.5	Living	1	12x17.5	Laundry	1	4.5x7.5	#Lvl1Bths:	1
Bedroom	1	8x17.5	Bedroom	1	7x12	Bedroom	1	7x13	#Lvl2Bths:	
Bedroom	1	7x9	Sun	1	5.5x16	Office	1	7x9	#Lvl3Bths:	
Interior:										
Foy:			LR:			DR:				
GR/FR:			Kit:			MBR:				
MBA:			Flr:			Bsmt:			Slab	
HVAC:		HwBb	Fuel:		NatGas	WatHt:			Nat Gas	
Exterior:		OthrSeeRmrks								
Gar:			Park:			Roof:			Shingled	
Lot:			Pool:		N:	Bldg:				
Siding:			WtSw:		Public Sewer, Public Water					
Included:										
Excluded:										

LstOff:	(257) Coldwell Banker Res. Brokerage	Office:	(732) 946-9600	Own:	HERBERT & MARIA KING
LstAgt:	(35029) Stephanie McCormack	Cell:	732-796-5784	OwnPh:	
CoOff:	()			Discl:	Document Link
CoAgt:	()			Owner:	Individual
Comp:	SAC: XXX BAC: 2.5-\$50 DDAC: 2.5-\$50 TBC: 2.5-\$50			Pssn:	AtClosing
Bonus:	Agency: SA Typ: ER VRC: Y LBox: N IDX: Y			LD-EX:	4/18/2013-N/A
Show:	Call Agent:			DOM/CDOM:	57/57
AgntNotes:	N/A			Short Sale?	N
				Fncng:	

SldPrice:	\$65,000	DOM:	57	SellOff:	(257) Coldwell Banker Res. Brokerage	Ph:	(732) 946-9600
ClseDate:	08/01/2013	DUC:	55	SellAgt:	(35029) Stephanie McCormack	Ph:	
CntrDate:	06/07/2013	ContinueToShow:	N	SldTrms:	Cash	CoSellOf:	() CoSellAgt:()
Concessions:		Sales Notes:					

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Status:	Closed (7/1/2013)	Cat:	SF	MLS#:	21313335m
Type:	Detached	ListPrice:	\$79,000	OrigPrice:	\$89,000
County:	Monmouth	ApxYrBlt:	1923	ApxSqFt:	0 SqFt
Muni:	HIGHLANDS	Rooms:	4	Bedrooms:	2
Postal:	51 SEADRIFT AVE	Baths:	1/0	Levels:	2
Address:	HIGHLANDS, NJ 07732	Bsmt:	Y	FP/#:	Y/1
Area/Sec:	NONE	Garage:	Y/1 Car	WF:	N
Cmplx/Sub:	NONE	WV:	N	WtrTyp:	N
ParcelID:	00072-0000-00019-	Handicap:	N:		
LotSz/Acr:	/				
ElemSch:		LnkdML#:			
MiddleSch:					
HighSch:					
OthElem:					
OthHigh:					
Style:	Colonial				
Model:					
Zoning:	Resident				
Directions:	Hwy 36 S to Linden, left on Waterwich, rt on Bay to Seadrift.				

This cutie-pie colonial with front porch and fireplace has first floor damage from Sandy. First floor gutted and awaiting possible revival! Off-street parking and detached 1 car garage. Nice-sized deck off back. Super close to Ferry's to NYC, restaurants & of course, the beach!! Come take a look!!!

TaxYr: 2012			LandAsmt: 85,900			NewCnstr:			DeedRestr:					
Taxes: \$4,510			ImprAsmt: 91,300			Farm:			FarmAssd:					
SpecAsmt:			TotAsmt: 177,200			AsmtStat:			Assessed					
Assoc: N			MgmtType:			AssocMgmt:			MgmtPhone:			AppEscrowReq:		
AssocFee: \$0/			FeeIncl:						CommonEle:					
Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	#BsmtBth:		
Bedroom	2	12x14	Bedroom	2	9.5x8.5				Kitchen	1	14x15	#Lvl1Bths:		
Living	1	16x16										#Lvl2Bths:		
												#Lvl3Bths:		

Interior:

Foy:		LR:		DR:	
GR/FR:		Kit:		MBR:	
MBA:		Flr:		Bsmt:	Bil-Drs
HVAC:	FrcdHotAir	Fuel:	NatGas	WatHt:	Nat Gas
Exterior:	Porch/op				
Gar:		Park:		Roof:	Shingled
Lot:		Pool:	N:	Bldg:	
Siding:		WtSw:	Public Sewer, Public Water		
Included:					
Excluded:					

LstOff:	(257) Coldwell Banker Res. Brokerage	Office:	(732) 946-9600	Own:	HERBERT J KING
LstAgt:	(35029) Stephanie McCormack	Cell	732-796-5784	OwnPh:	
CoOff:	()			Discl:	Document Link
CoAgt:	()			Owner:	Individual
Comp:	SAC: XX BAC: 2.5-\$50 DDAC: 2.5-\$50 TBC: 2.5-\$50			Pssn:	
Bonus:	Agency: SA Typ: ER VRC: Y LBox: N IDX: Y			LD-EX:	4/19/2013-N/A
Show:	Call Agent:			DOM/CDOM:	56/56
AgntNotes:	N/A			Short Sale?	N
				Fncng:	

SldPrice:	\$69,000	DOM:	56	SldOff:	(2532) Better Homes Realty Ph:(732) 842-5656
ClseDate:	07/01/2013	DUC:	21	SldAgt:	(34082) Ronald Hebrank Ph:732-842-5656
CntrDate:	06/10/2013	ContinueToShow:	N	SldTrms:	Cash
Concessions:		Sales Notes:		CoSellOf:	() CoSellAgt:()

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Status:	Closed (12/10/2013)	Cat:	SF	MLS#:	21337047myd
Type:	Detached	ListPrice:	\$78,900	OrigPrice:	\$78,900
County:	Monmouth	ApXyrBlT:	1920	ApXsqFt:	1,404 SqFt
Muni:	HIGHLANDS	Rooms:	4	Bedrooms:	2
Postal:	2 SEADRIFT AVE	Baths:	1/0	Levels:	2
Address:	HIGHLANDS, NJ 07732	Bsmt:	N	FP/ #:	N/0
Area/Sec:	NONE	Garage:	N/0 Car	WF:	N
Cmplx/Sub:	NONE	WV:	Y	WtrTyp:	Bayside
ParcelID:	77--9-01	Handicap:	N:	LnkdML#:	
LotSz/Acr:	25X70/402				
ElemSch:	HIGHLANDS				
MiddleSch:	HENRY HUDSON REG				
HighSch:					
OthElem:					
OthHigh:					
Style:	Colonial				
Model:					
Zoning:	Resident				
Directions:	rt 36 to linden,L on Waterwatch,R on Bay,L on Seadrift				

Waterviews of the bay . Home has severe storm damage, sold in as is condition . A \$75.00 doc fee is paid by the buyer at closing .Builders and investors welcome .Buyer responsible for municipal COs smoke cert,etc

TaxYr:	2012	LandAsmt:	110,900	NewCnstr:	N	DeedRestr:	N
Taxes:	\$5,402	ImprAsmt:	111,400	Farm:	N	FarmAssd:	N
SpecAsmt:	N	TotAsmt:	222,300	AsmtStat:	Assessed		
Assoc:	N	MgmtType:		MgmtPhone:		AppEscrowReq:	
AssocFee:	\$0/	FeeIncl:		CommonEle:			
Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	#BsmtBth:	0.0
Living	1		Bedrm:Master	2		#Lvl1Bths:	1
Kitchen	1		Bedroom	2		#Lvl2Bths:	0.0
						#Lvl3Bths:	0.0

Interior:

Foy:		LR:		DR:	
GR/FR:		Kit:	FLR-Lin-Vnyl	MBR:	
MBA:		Flr:	Wood	Bsmt:	CrawlSpC
HVAC:	Other	Fuel:	NatGas	WatHt:	Nat Gas
Exterior:	Porch/op			Roof:	Shingled
Gar:	None	Park:	On Strt	Bldg:	
Lot:	Level	Pool:	N:		
Siding:	Aluminum	WtSw:	Public Sewer, Public Water		
Included:					
Excluded:					

LstOff:	(1093) RE/MAX Award Realtors	Office:	(732) 920-0202	Own:	OWNER OF RECORD
LstAgt:	(11833) Gina Troncone	Office Ph	(732) 920-0202	OwnPh:	
CoOff:	()	Cell	908-600-5943	Discl:	None
CoAgt:	()	Fax	(732) 899-8769	Owner:	Corporate
Comp:	SAC: 2.5 BAC: 2.5 DDAC: 2.5 TBC: 2.5			Pssn:	AtClosing
Bonus:	Agency: SA Typ: ER VRC: N LBox: Y IDX: Y			LD-EX:	10/29/2013-N/A
Show:	CallLo, Vacant, Lbx-monm: VACANT -MO CO LKBX			DOM/CDOM:	10/10
AgntNotes:	N/A			Short Sale?	N
				Fncng:	

SldPrice:	\$69,900	DOM:	10	SellOff:	(442) Gloria Nilson & Co. Real Estate	Ph:	(732) 842-6009
ClseDate:	12/10/2013	DUC:	32	SellAgt:	(33634) Joan LaBanca	Ph:	732-842-6009
CntrDate:	11/08/2013	ContinueToShow:		SldTrms:	Cash	CoSellOf:	() CoSellAgt:()
Concessions:		Sales Notes:					

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Status:	Closed (1/24/2012)	Cat:	SF	MLS#:	21141589m
Type:	Detached	ListPrice:	\$89,900	OrigPrice:	\$89,900
County:	Monmouth	ApXyrBlt:	1904	ApXsqFt:	936 SqFt
Muni:	HIGHLANDS	Rooms:	5	Bedrooms:	2
Postal:	<u>36 VALLEY ST</u>	Baths:	1/0	Levels:	2
Address:	HIGHLANDS, NJ 07732	BSmt:	N	FP/#:	N/0
Area/Sec:	NONE	Garage:	N/0 Car	WF:	N
Cmplx/Sub:	NONE	WV:	Y	WtrTyp:	N
ParcelID:	00064--00004-	Handicap:		LnkdML#:	
LotSz/Acr:	25X100/0.057				
ElemSch:	HIGHLANDS				
MiddleSch:	HENRY HUDSON REG				
HighSch:	HENRY HUDSON				
OthElem:	HIGHLAND				
OthHigh:	HENRY HUD				
Style:	Colonial				
Model:	COLONIAL				
Zoning:	Resident				
Directions:	ROUTE 36 TAKE BAY AVE AND THEN RIGHT TO VALLEY HOME WILL BE ON THE LEFT SIDE.				

The harbor is just down the end of the block from this classic seashore colonial in need of tender loving care. Some updates have been made but the property needs finishing and final touches. Bring your energy and imagination. Close to Seastreak for NY ferry connections, Sandy Hook State Park and ocean beaches all along the beautiful Jersey shore. House needs updating and finishing of initiated improvements. Special renovation financing available ask your agent for details.

TaxYr:	2010		LandAsmt:	82,500		NewCnstr:	N		DeedRestr:	
Taxes:	\$3,407		ImprAsmt:	67,200		Farm:	N		FarmAssd:	
SpecAsmt:			TotAsmt:	149,700		AsmtStat:	Assessed			
Assoc:	N		MgmtType:			MgmtPhone:			AppEscrowReq:	N
AssocFee:	\$0/		FeeIncl:			CommonEle:				
Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	#BsmtBth:	
Living	1	15X12	Dining	1	15X10	Kitchen	1	11X11	#Lvl1Bths:	
Bedrm:Master	2	11X11	Bedroom	2	11X7	Laundry	1	8X5	#Lvl2Bths:	
									#Lvl3Bths:	

Interior:	Attic, Ceilings 9FT+1st Flr, Ceilings 9FT+2nd Flr	LR:	FLR-W/WCarp	DR:	FLR-W/WCarp
Foy:	FLR-Ceramic	Kit:	FLR-Cer	MBR:	FLR-Wood
GR/FR:		Flr:	Wood, W/WCarp, Ceramic	Bsmt:	Slab
MBA:	FLR-Ceramic	Fuel:	NatGas	WatHt:	Nat Gas
HVAC:	FrcdHotAir				
Exterior:	Deck	Park:	On Strt	Roof:	Shingled
Gar:	None	Pool:	N:	Bldg:	
Lot:		WtSw:	Public Sewer, Public Water		
Siding:	Vinyl				
Included:					
Excluded:					

LstOff:	(1185) Diane Turton, Realtors	Office:	(732) 295-9600	Own:	FANNIE MAE
LstAgt:	(11794) Bonnie Schall	Office Ph	(732) 295-9600	OwnPh:	908-600-2606
CoOff:	()	Cell	(908)600-2606	Discl:	None
CoAgt:	()	Office Fax	(732) 899-6669	Owner:	Bank
Comp:	SAC: 0 BAC: 3% DDAC: 3% TBC: 3%			Pssn:	Negotiab, AtClosing
Bonus:	Agency: SD Typ: ER VRC: N LBox: Y IDX: Y			LD-EX:	11/13/2011-N/A
Show:	Vacant, Nego/lb, Lbx-monm, Othr/SeeRmrk, Sign: VACANT LOCK BOX JUST GO			DOM/CDOM:	59/59
AgntNotes:	N/A			Short Sale?	
				Fncng:	

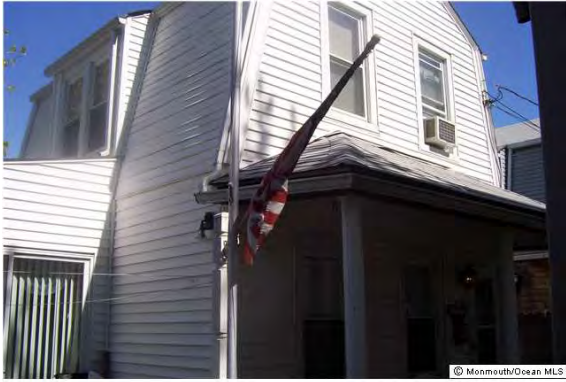
SldPrice:	\$81,000	DOM:	59	SellOff:	(1987) Kevin Murphy Realty Ph: (732) 741-3030
CseDate:	01/24/2012	DUC:	23	SellAgt:	(11377) Steven Kozusko Ph: 732.741.3030
CntrDate:	01/01/2012	ContinueToShow:		SldTrms:	Cash
Concessions:		Sales Notes:		CoSellOf:	() CoSellAgt: ()

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PAUL CEFALO WEICHERT REALTORS RUMSON, NJ 732-673-9421

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Click for Neighborhood Info

Status: Closed (8/29/2012) **Cat:**SF
Type: Detached
County: Monmouth
Muni: HIGHLANDS
Postal: 55-B 5TH ST
Address: HIGHLANDS, NJ 07732
Area/Sec: NONE
Cmplx/Sub: NONE
ParcelID: 00065-0000-00018-
LotSz/Acr: /
ElemSch: HIGHLANDS
MiddleSch: HENRY HUDSON REG
HighSch: HENRY HUDSON
OthElem: MOTHER TERES
OthHigh: MATER DEI
Style: ShoreCo
Model:
Zoning: Resident
Directions: Bay Ave to Valley to left on 5TH St House is last one on right down the alley

MLS#: 21219292md
ListPrice: \$99,900
OrigPrice: \$99,900
ApxYrBlt: 1928
ApxSqFt: 0 SqFt
Rooms: 5
Bedrooms: 2
Baths: 1/0
Levels: 2
Bsmst: N
FP/#: N/
Garage: N/0 Car
WF: N
WV: N
WtrTyp:
Handicap: N:

LnkdML#:

This is your opportunity to own your "Cottage by the Sea".This lovingly cared for 2/3bed,1 bath home has a rocking chair front porch,yard,and Sandy Hook National Park for it's playground.Minutes to high speed ferry to Manhattan,it is a great get away from the city and an easy commute.Enjoy all Historic Highlands has to offer,visit the farmers market on Saturday's,bike on the new Popomora Trail,visit Hartshorne Woods,enjoy the beach at Sandy Hook,or just relax on one of the river beaches in town.

TaxYr:	2011		LandAsmt:	68,600		NewCnstr:	N		DeedRestr:	N	
Taxes:	\$2,447		ImprAsmt:	42,100		Farm:	N		FarmAssd:	N	
SpecAsmt:	N		TotAsmt:	110,700		AsmtStat:	Assessed				
Assoc:	N		MgmtType:			MgmtPhone:			AppEscrowReq:		
AssocFee:	\$0/		FeeIncl:			CommonEle:					
Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	#BsmstBth:	0.0	
Living	1	15x10	Kitchen	1	11x9	Den	1	11x6	#Lvl1Bths:	1	
Bedroom	2	19x8.6"	Bedroom	2	9x7				#Lvl2Bths:	0.0	
									#Lvl3Bths:	0.0	

Interior: Sliding D

Foy:
GR/FR:
MBA: Ceramic, FLR-Ceramic
HVAC: HwBb
Exterior: Porch/op, Outdr Lghting
Gar:
Lot:
Siding: Vinyl
Included: Refriger, Stove, Self/conCln, Ceil Fan, StoHood, OutdrLi
Excluded: PERSONAL BELONGINGS

LR: FLR-Other
Kit: Eat-in, FLR-Lin-Vnyl
Flr: Linolm/v, Other
Fuel: NatGas
Park: None
Pool: N:
WtSw: Public Sewer, Public Water

DR:
MBR: FLR-Othr
Bsmst: CrawlSpc
WatHt: Nat Gas
Roof: Shingled
Bldg:

LstOff: (360) Heritage House Sotheby's Int'l
LstAgt: (14989) Helen Mary Maresca
CoOff: (360) Heritage House Sotheby's Int'l
CoAgt: (31797) Charles Bennett
Comp: SAC: XXXXXXXX BAC: 2.5%-50 DDAC: XXXX TBC: 2.5%-50
Bonus: Agency: SD Typ: ER VRC: N LBox: Y IDX: Y
Show: Lbx-momn, Sign: PLEASE CALL CHUCK BEFORE SHOWING 732 546-4516
AgntNotes: N/A

Office: (732) 615-9898
Office Ph (732) 615-9898
Cell (732) 241-8132

Own: WITHELD
OwnPh: 732 546-4516
Discl: Document Link
Owner: Individual
Pssn: Negotiab
LD-EX: 5/21/2012-N/A
DOM/CDOM: 45/45
Short Sale?
Fncng:

SldPrice:	\$90,000	DOM:	45	SellOff:	(441) Gloria Nilson & Co. Real Estate Ph:(732) 747-5600	
ClseDate:	08/29/2012	DUC:	57	SellAgt:	(19762) Ray Goddard Ph:	
CntrDate:	07/03/2012	ContinueToShow:		SldTrms:	Cash	CoSellOf: () CoSellAgt: ()
Concessions:		Sales Notes:				

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PAUL CEFALO WEICHERT REALTORS RUMSON, NJ 732-673-9421

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Click for Neighborhood Info

Status:	Closed (9/9/2013)	Cat:	SF	MLS#:	21313163m
Type:	Detached	ListPrice:	\$125,000	OrigPrice:	\$200,000
County:	Monmouth	ApXyrBlT:	1925	ApXsqFt:	1,684 SqFt
Muni:	HIGHLANDS	Rooms:	11	Bedrooms:	4
Postal:	49 SHREWSBURY AVE	Baths:	2/0	Levels:	2
Address:	HIGHLANDS, NJ 07732	Bsmt:	Y	FP/#:	/
Area/Sec:	NONE	Garage:	N/0 Car	WF:	N
Cmplx/Sub:	NONE	WV:	Y	WtrTyp:	N:
ParcelID:	49--6-	Handicap:			
LotSz/Acr:	50X100/				
ElemSch:					
MiddleSch:					
HighSch:					
OthElem:					
OthHigh:					
Style:	Cape				
Model:					
Zoning:	Resident	LnkdML#:			
Directions:	Hwy 36 S to Bay ave. to Shrewsbury ave.				

****TAXES HV BEEN LWRD TO ACCT FOR POST SANDY CONDITION**CALLING ALL INVESTORS!!!** Storm dmgd. Pre-Sandy, property consisted of a 2-family house plus studio-apt style cottage in back w/full bath. All were consistently rented. 1st floor of main & entire cottage now gutted. Buyer to perform due diligence with township regarding taxes, multi-fam status/raising rqrmts whether attempting repair or knock dwn. Across from Twin Lights Marina with 1st fl RIVER VIEW & 2nd fl RIVER/OCEAN view!! Great oppty.

TaxYr: 2012			LandAsmt:			NewCnstr:			DeedRestr:		
Taxes:			ImprAsmt:			Farm:			FarmAssd:		
SpecAsmt:			TotAsmt: 0			AsmtStat: Assessed					
Assoc:	N	MgmtType:	AssocMgmt:			MgmtPhone:	AppEscrowReq:				
AssocFee:	\$0/	FeeIncl:				CommonEle:					
Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	#BsmtBth:	0.0	
Kitchen	1	9x13	Dining	1	9x14	Living	1	12x20	#Lvl1Bths:	1	
Laundry	1	5x6	Bedroom	1	9x12	Bedroom	1	9x13	#Lvl2Bths:	1	
Kitchen	2	10x11	Living	2	10x14	Dining	2	8.5x8.5	#Lvl3Bths:		
Bedroom	1	9x10	Bedroom	2	10x11						

Interior:

Foy:

GR/FR:

MBA:

HVAC:

Exterior:

Gar:

Lot:

Siding:

Included:

Excluded:

HwBb
OthrSeeRmrks

LR:

Kit:

Flr:

Fuel:

Park:

Pool:

WtSw:

NatGas

N:

Public Sewer, Public Water

DR:

MBR:

Bsmt:

WatHt:

Roof:

Bldg:

Full
Other

Shingled

LstOff: (257) Coldwell Banker Res. Brokerage

LstAg: (35029) Stephanie McCormack

CoOff: ()

CoAg: ()

Comp: SAC: XXXX BAC: 2.5-\$50 DDAC: 2.5-\$50 TBC: 2.5-\$50

Bonus: Agency: SA Typ: ER VRC: Y LBox: N IDX: Y

Show: Call Agent: DO NOT ENTER PROPERTY W/O CALLING LISTING AGENT

AgntNotes: N/A

Office: (732) 946-9600

Cell 732-796-5784

Own:

OwnPh:

Discl:

Owner:

Pssn:

LD-EX:

DOM/CDOM:

Short Sale?

Fncng:

Document Link
Individual

4/18/2013-N/A
127/127

N

SldPrice:	\$90,000	DOM:	127	SellOff:	(1987) Kevin Murphy Realty	Ph:	(732) 741-3030		
ClseDate:	09/09/2013	DUC:	18	SellAg:	(11377) Steven Kozusko	Ph:	732.741.3030		
CntrDate:	08/22/2013	ContinueToShow:	N	SldTrms:	Cash			CoSellOf:	() CoSellAg:()
Concessions:		Sales Notes:							

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Click for Neighborhood Info

Status:	Closed (5/8/2013)	Cat:	SF	MLS#:	21309776m
Type:	Detached	ListPrice:	\$89,000	OrigPrice:	\$89,000
County:	Monmouth	ApXyrBlit:	1913	ApXsqFt:	1,500 SqFt
Muni:	HIGHLANDS	Rooms:	6	Bedrooms:	3
Postal:	7 SEADRIFT AVE	Baths:	1/1	Levels:	2
Address:	HIGHLANDS, NJ 07732	Bsmt:	N	FP/#:	Y/1
Area/Sec:	NONE	Garage:	N/0 Car	WF:	Y
Cmplx/Sub:	NONE	WV:	Y	WtrTyp:	Bayfront, Bayside, Bayview
ParcelID:	00072-0000-00037-	Handicap:	N:	LnkdML#:	
LotSz/Acr:	25X70/				
ElemSch:	HIGHLANDS				
MiddleSch:	HENRY HUDSON REG				
HighSch:	HENRY HUDSON				
OthElem:					
OthHigh:					
Style:	Cape				
Model:					
Zoning:	Resident				
Directions:	HWY 36 TO LINDEN, L WATERWITCH, R BAY, L ON SEADRIFT				

Waterfront property overlooking marina with views of bay and Sandy Hook National Park. Home damaged from Super Storm Sandy and being sold "As Is". Wonderful investment opportunity. Centrally located to NYC high speed ferry, hiking & biking trails, beaches, restaurants and parks.

TaxYr:	2012	LandAsmt:	135,900	NewCnstr:		DeedRestr:	
Taxes:	\$5,995	ImprAsmt:	109,500	Farm:		FarmAssd:	
SpecAsmt:		TotAsmt:	245,400	AsmtStat:	Assessed		

Assoc:	N	MgmtType:		AssocMgmt:		MgmtPhone:		AppEscrowReq:	
AssocFee:	\$0/	FeeIncl:				CommonEle:			

Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	#BsmtBth:
									#Lvl1Bths:
									#Lvl2Bths:
									#Lvl3Bths:

Interior:	Attic-pull dwn strsr		
Foy:		LR:	
GR/FR:		Kit:	
MBA:		Flr:	
HVAC:	Other	Fuel:	NatGas
Exterior:	Deck		
Gar:		Park:	On Strt
Lot:	Bayside	Pool:	N:
Siding:	Vinyl	WtSw:	Public Sewer, Public Water
Included:			
Excluded:			

LstOff:	(1563) Childers Sotheby's Intl Realty	Office:	(732) 714-7900	Own:	JOHN & CATHLEEN SZIRKO
LstAg:	(34036) Deborah Valente	Cell:	(908) 278-2758	OwnPh:	
CoOff:	(1563) Childers Sotheby's Intl Realty	Office Ph:	(732) 714-7900	Discl:	None
CoAg:	(20854) Paul Priolo			Owner:	Individual
Comp:	SAC: *** BAC: 2.5%-100. DDAC: *** TBC: 2.5%-100			Pssn:	AtClosing
Bonus:	Agency: SA Typ: ER VRC: N LBox: N IDX: Y			LD-EX:	3/22/2013-N/A
Show:	Appt Req, Call Agent: CALL DEBBIE VALENTE - 908-278-2758			DOM/CDOM:	26/26
AgntNotes:	N/A			Short Sale?	
				Fncng:	

SldPrice:	\$92,500	DOM:	26	SellOff:	(360) Heritage House Sotheby's Int'l Ph:(732) 615-9898
CseDate:	05/08/2013	DUC:	21	SellAg:	(14989) Helen Mary Maresca Ph:(732) 615-9898
CntrDate:	04/17/2013	ContinueToShow:		SldTrms:	Cash
Concessions:		Sales Notes:			
				CoSellOf:	() CoSellAg:()

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Status:	Closed (9/28/2012) Cat:SF	MLS#:	21224488m
Type:	Detached	ListPrice:	\$87,000
County:	Monmouth	OrigPrice:	\$87,000
Muni:	HIGHLANDS	ApxYrBlt:	1918
Postal:	<u>86 WASHINGTON AVE</u>	ApxSqFt:	0 SqFt
Address:	HIGHLANDS, NJ 07732	Rooms:	5
Area/Sec:	NONE	Bedrooms:	2
Cmplx/Sub:	NONE	Baths:	1/0
ParcelID:	<u>00082--00003-</u>	Levels:	1
LotSz/Acr:	25X80/	Bsmt:	N
ElemSch:	HIGHLANDS	FP/#:	/
MiddleSch:	HENRY HUDSON REG	Garage:	N/0 Car
HighSch:	HENRY HUDSON	WF:	N
OthElem:		WV:	N
OthHigh:		WtrTyp:	
Style:	Ranch	Handicap:	N:
Model:			
Zoning:	Resident, Single F	LnkdML#:	
Directions:	Hwy 36 to Linden Avenue to right on Shore Drive - Make left on Washington. House is on Left		

Attention investors, 1st time homebuyers, 2nd home buyers or anyone seeking a GREAT deal! Opportunity is knocking. Walk to beaches, ferries, marinas, terrific restaurants and shops from this freshly painted cozy ranch. Don't miss out on owning your own home for under 90K. Call today for an appointment before it's gone!

TaxYr:		LandAsmt:		NewCnstr:		DeedRestr:			
Taxes:		ImprAsmt:		Farm:		FarmAssd:			
SpecAsmt:		TotAsmt:	0	AsmtStat:		Assessed			
Assoc:	N	MgmtType:		AssocMgmt:		MgmtPhone:	AppEscrowReq:		
AssocFee:	\$0/	FeeIncl:				CommonEle:			
Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	#BsmtBth:
Living	1	17x10	Dining	1	12X9	Kitchen	1	9x9	#Lvl1Bths: 1
Bedroom	1	12X9	Bedrm:Master	1	11x8	Laundry	1	17x5	#Lvl2Bths:
Enclosed	1	17x16							#Lvl3Bths:
Interior:	Attic-pull dwn str								
Foy:			LR:	FLR-W/WCarp			DR:	FLR-Lin-Vnyl	
GR/FR:			Kit:	FLR-Lin-Vnyl			MBR:	FLR-W/wCarp	
MBA:	FLR-Lin/Vin		Flr:	W/WCarp, Linolm/v			Bsmt:	CrawlSpc	
HVAC:	HwBb		Fuel:	NatGas			WatHt:	Nat Gas	
Exterior:	Porch/en								
Gar:			Park:				Roof:	Shingled	
Lot:	Level		Pool:	N:			Bldg:		
Siding:	Aluminum		WtSw:	Public Sewer, Public Water					
Included:	Refriger, Gas Cook, Washer, Dryer, ACUnit, Light Fix								
Excluded:									
LstOff:	(1693) Keller Williams Realty West Monmouth			Office:	(732) 536-9010		Own:		
LstAgt:	(20466) Susanne Rhame			Cell	(732) 915-0327		OwnPh:		
CoOff:	()			Home	(732) 708-0055		Discl:	None	
CoAgt:	()			Office Ph	(732) 536-9010		Owner:	Bank	
Comp:	SAC: 00000 BAC: 2.75-100 DDAC: XXXXX TBC: 2.75-100								
Bonus:	Agency: SD Typ: ER VRC: N LBox: N IDX: Y								
Show:	Appt Req, Lbx-comb:								
AgntNotes:	N/A								
SldPrice:	\$95,000	DOM:	43	SellOff:	(1145) Jeff Klein Realty Ph:(732) 663-0990				
CseDate:	09/28/2012	DUC:	42	SellAgt:	(6001) Jeffrey Klein Ph:(732)-663-0990				
CntrDate:	08/17/2012	ContinueToShow:		SldTrms:	Convention				CoSellOf: () CoSellAgt: ()
Concessions:	Sales Notes:								

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Status:	Closed (6/10/2013)	Cat:	SF	MLS#:	21135654d
Type:	Detached	ListPrice:	\$79,900	OrigPrice:	\$79,900
County:	Monmouth	ApxYrBlt:	1933	ApxSqFt:	1,063 SqFt
Muni:	HIGHLANDS	Rooms:	3	Bedrooms:	1
Postal:	51 S BAY AVE	Baths:	1/0	Levels:	1
Address:	HIGHLANDS, NJ 07732	Bsmt:	Y	FP/#:	N/0
Area/Sec:	NONE	Garage:	Y/1 Car	WF:	N
Cmplx/Sub:	NONE	WV:	Y	WtrTyp:	N:
ParcelID:	6--9-	Handicap:			
LotSz/Acr:	72X76/				
ElemSch:	HIGHLANDS				
MiddleSch:	HENRY HUDSON REG				
HighSch:	HENRY HUDSON				
OthElem:	MOTHER TERES				
OthHigh:	MATER DEI				
Style:	Ranch				
Model:					
Zoning:	Resident	LnkdML#:			
Directions:	Rte 36 to Portland Rd left on Hillside right on South Bay Ave				

Calling all Investors and Builders.Short Sale, being sold in "As Is ""Condition. C/O responsibility of buyer.Subject to Bank Approval. Property has been totally gutted.Value is in the land.One bedroom one bath with some water views on dead end street.Close to beach,high speed ferry and bus.Great for weekend getaway or condo alternative.Seller Disclosure,lead paint and proof of funds to accompany all offers.

TaxYr:	2011	LandAsmt:	182,400	NewCnstr:	N	DeedRestr:	N
Taxes:	\$5,798	ImprAsmt:	68,900	Farm:	N	FarmAssd:	N
SpecAsmt:	N	TotAsmt:	251,300	AsmtStat:	Assessed		
Assoc:	N	MgmtType:		MgmtPhone:		AppEscrowReq:	
AssocFee:	\$0/	FeeIncl:		CommonEle:			
Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	#BsmtBth:	0.0
Living	1		Bedroom	1		#Lvl1Bths:	1
						#Lvl2Bths:	
						#Lvl3Bths:	

Interior:

Foy:		LR:		DR:	
GR/FR:		Kit:		MBR:	FLR-Wood
MBA:		Flr:		Bsmt:	Full
HVAC:	None	Fuel:	OilBel, None	WatHt:	Oil
Exterior:	Porch/en			Roof:	Shingled
Gar:	Attached	Park:	Asphalt	Bldg:	
Lot:	DeadEndStr, Sloping, Riverview	Pool:	N:		
Siding:	Shingle	WtSw:	Public Sewer, Public Water		
Included:					
Excluded:					

LstOff:	(2150) Heritage House Sotheby's Int'l	Office:	(732) 872-1600	Own:	WITHELD
LstAgt:	(14989) Helen Mary Maresca	Office Ph:	(732) 872-1600	OwnPh:	732 241-8132
CoOff:	()	Cell:	(732) 241-8132	Discl:	Document Link
CoAgt:	()			Owner:	Individual
Comp:	SAC: XXX BAC: 3%-50 DDAC: XXXX TBC: XXX			Pssn:	Negotiab
Bonus:	Agency: SD Typ: ER VRC: N LBox: N IDX: Y			LD-EX:	9/20/2011-N/A
Show:	CallLo, Vacant, Sign: CALL HELEN OR TEXT AT 732 241-8132			DOM/CDOM:	83/83
AgntNotes:	N/A			Short Sale?	
				Fncng:	

SldPrice:	\$95,000	DOM:	83	SellOff:	(2150) Heritage House Sotheby's Int'l Ph:(732) 872-1600
ClseDate:	06/10/2013	DUC:	546	SellAgt:	(17564) Ryan Britton Ph:(908) 433 4963
CntrDate:	12/12/2011	ContinueToShow:		SldTrms:	Convention
Concessions:		Sales Notes:		CoSellOf:	()
				CoSellAgt:	()

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PAUL CEFALO WEICHERT REALTORS RUMSON, NJ 732-673-9421

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Status:	Closed (8/23/2012)	Cat:	SF	MLS#:	21211261md
Type:	Detached	ListPrice:	\$100,400	OrigPrice:	\$147,000
County:	Monmouth	ApXyrBlt:	1943	ApXsqFt:	0 SqFt
Muni:	HIGHLANDS	Rooms:	4	Bedrooms:	2
Postal:	41 2ND ST	Baths:	1/0	Levels:	1
Address:	HIGHLANDS, NJ 07732	Bsm:	N	FP/#:	N/
Area/Sec:	NONE	Garage:	N/0 Car	WF:	N
Cmplx/Sub:	NONE	WV:	N	WtrTyp:	N
ParcelID:	59-0000-34-0000	Handicap:	N:	LnkdML#:	
LotSz/Acr:	50 X 70/0.080				
ElemSch:	HIGHLANDS				
MiddleSch:	HENRY HUDSON REG				
HighSch:	HENRY HUDSON				
OthElem:	MOTHER TERES				
OthHigh:					
Style:	Ranch				
Model:					
Zoning:	Single F				
Directions:	Rt 36 to Miller, Left on Shore, Right on Valley, Right on 2nd.				

Here's chance to own a home in historic Highlands. Cute 2 BR,1 Bath on a fenced-in corner lot. Beautiful open floor plan with vaulted ceilings. Hurry this won't last. Buyer responsible for C/O and fire certificate.

TaxYr:	2011	LandAsmt:	91,800	NewCnstr:	N	DeedRestr:	
Taxes:	\$3,579	ImprAsmt:	49,600	Farm:	N	FarmAssd:	
SpecAsmt:		TotAsmt:	141,400	AsmtStat:	Assessed		

Assoc:	N	MgmtType:		AssocMgmt:		MgmtPhone:		AppEscrowReq:	
AssocFee:	\$0/	FeeIncl:				CommonEle:			

Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	#BsmBth:
Living	1		Kitchen	1		Bedrm:Master	1		#Lvl1Bths:
Bedroom	1								#Lvl2Bths:
									#Lvl3Bths:

Interior:		LR:	FLR-Wood	DR:	Slidngdr
Foy:		Kit:	Eat-in	MBR:	
GR/FR:		Flr:		Bsm:	Slab
MBA:		Fuel:	NatGas	WatHt:	Nat Gas
HVAC:	CentAir, FrdHotAir	Park:	On Strt, None	Roof:	Shingled
Exterior:	Deck, Fence	Pool:	N:	Bldg:	
Gar:	None	WtSw:	Public Sewer, Public Water		
Lot:	Corner				
Siding:	Vinyl				
Included:	Refriger, Gas Cook				
Excluded:					

LstOff:	(2200) RE/MAX Best Realty	Office:	(732) 819-8895	Own:	DOUGLAS & HEIDI BENNETT
LstAgt:	(19496) Angela Squeo-Tami	Cell:	(908) 227-6888	OwnPh:	
CoOff:	()	Home:	(732) 545-3177	Discl:	None
CoAgt:	()	Office Ph:	(732) 819-8895	Owner:	Individual
Comp:	SAC: 0 BAC: 3 DDAC: 0 TBC: 0	Fax:	(732) 545-3178	Pssn:	AtClosing
Bonus:	Agncy: SD Typ: ER VRC: N LBox: Y IDX: Y			LD-EX:	3/22/2012-N/A
Show:	Appt Req: CALL ESHOWINGS 888-643-0123			DOM/CDOM:	110/110
AgntNotes:	N/A			Short Sale?	
				Fncng:	Convnl

SldPrice:	\$100,600	DOM:	110	SldOff:	(2200) RE/MAX Best Realty
ClseDate:	08/23/2012	DUC:	61	Ph:	(732) 819-8895
CntrDate:	06/23/2012	ContinueToShow:	N	SldAgt:	(19496) Angela Squeo-Tami
Concessions:		SldTrms:	Cash	Ph:	(732) 545-3177
Sales Notes:				CoSellOff:	(1969) Coldwell Banker Res. Brokerage
				CoSellAgt:	(24496) Karen Moses

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Status:	Closed (12/4/2013)	Cat:	SF	MLS#:	21222300md
Type:	Detached	ListPrice:	\$135,000	OrigPrice:	\$153,000
County:	Monmouth	ApxYrBlt:		ApxSqFt:	0 SqFt
Muni:	HIGHLANDS	Rooms:	6	Bedrooms:	2
Postal:	186 NAVESINK AVE	Baths:	2/0	Levels:	1
Address:	HIGHLANDS, NJ 07732	Bsmt:	N	FP/#:	N/0
Area/Sec:	NONE	Garage:	N/0 Car	WF:	N
Cmplx/Sub:	NONE	WV:	Y	WtrTyp:	Bayview, Oceanview
ParcelID:	61--5-	Handicap:	N:	LnkdML#:	
LotSz/Acr:	63 X 100/				
ElemSch:	HIGHLANDS				
MiddleSch:	HENRY HUDSON REG				
HighSch:	HENRY HUDSON				
OthElem:	MOTHER TERES				
OthHigh:	RBC				
Style:	Ranch				
Model:					
Zoning:	Resident, Single F				
Directions:	East Side of Hwy 36, corner of Valley(N) highway 36 is Navesink Ave.				

Short sale subject to 3rd party approval, sale as is. Buyer responsible for all repairs and certificate of occupancy. home was not winterized there maybe broken pipes. CA not working, furnace not working. Leak in Ceiling and kitchen. Bathrooms need re[placing].

TaxYr:	2012	LandAsmt:	197,300	NewCnstr:		DeedRestr:	
Taxes:	\$6,808	ImprAsmt:	70,200	Farm:	N	FarmAssd:	N
SpecAsmt:		TotAsmt:	267,500	AsmtStat:	Assessed		
Assoc:	N	MgmtType:		MgmtPhone:		AppEscrowReq:	
AssocFee:	\$0/	FeeIncl:		CommonEle:			
Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	Room Type	Lvl
Living	1	19x12				Kitchen	1
Other	1	8x16	Den	1	12x9	Bedrm:Master	1
Bedroom	1	12x8					
Interior:	Skylight, Attic-pull dwn str						
Foy:							
GR/FR:	FLR-W/WCarp, SlidingD, Skylight						
MBA:							
HVAC:	CentAir, FrcdHotAir						
Exterior:	Deck						
Gar:							
Lot:							
Siding:	Brick						
Included:	Refriger, Stove, Washer, Dryer, Ceil Fan						
Excluded:							

LstOff:	(443) Gloria Nilson & Co. Real Estate	Office:	(732) 530-2800	Own:	
LstAgt:	(2097) Janet Kaiser	Office Ph	(732) 530-2800	OwnPh:	
CoOff:	()	Office Fax	(732) 758-9507	Discl:	None
CoAgt:	()			Owner:	Individual
Comp:	SAC: X BAC: 3%-\$50 DDAC: 3% TBC: X			Pssn:	AtClosing
Bonus:	Agency: SD Typ: ER VRC: N LBox: Y IDX: Y			LD-EX:	6/18/2012-N/A
Show:	Appt Req, Lbx-monm: LEAVEJAN A MESSAGE AT HER OFFICE THEN GO,LBX			DOM/CDOM:	277/608
AgntNotes:	N/A			Short Sale?	
				Fncng:	

SldPrice:	\$120,000	DOM:	277	SellOff:	(1442) Millennium Interstate Realty Ph: (732) 203-1500
CseDate:	12/04/2013	DUC:	258	SellAgt:	(15523) Sherry Szurko Ph: (732)203-1500
CntrDate:	03/21/2013	ContinueToShow:	N	SldTrms:	Convention
Concessions:		Sales Notes:		CoSellOf:	() CoSellAgt: ()

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Status:	Closed (10/25/2013)	Cat:	SF	MLS#:	21332881m
Type:	Detached	ListPrice:	\$119,900	OrigPrice:	\$119,900
County:	Monmouth	ApxYrBlt:	1923	ApxSqFt:	0 SqFt
Muni:	HIGHLANDS	Rooms:	5	Bedrooms:	2
Postal:	9 SEADRIFT AVE	Baths:	2/0	Levels:	2
Address:	HIGHLANDS, NJ 07732	Bsmt:	N	FP/#:	/
Area/Sec:	NONE	Garage:	N/0 Car	WF:	Y
Cmplx/Sub:	NONE	WV:	Y	WtrTyp:	Bayfront, Bayside, Bayview
ParcelID:	00072-0000-00036-0000	Handicap:	N:	LnkdML#:	
LotSz/Acr:	25X70/				
ElemSch:	HIGHLANDS				
MiddleSch:	HENRY HUDSON REG				
HighSch:	HENRY HUDSON				
OthElem:					
OthHigh:					
Style:	Colonial				
Model:					
Zoning:					
Directions:	HWY 36 TO LINDEN, L WATERWITCH, R BAY, L ON SEADRIFT				

Waterfront Property! Here is the waterfront investment you have been waiting for. This 2 bedroom, 2 bath home has been impacted by Sandy but is ready for renovation on the first floor. Restore this shore colonial to its former glory. Open layout, newer windows and the 2nd floor is unaffected. Amazing waterviews from the deck and master bedroom, a wonderful place to entertain in the summer or all year long! Walk to high speed NYC Ferry, beaches and downtown restaurants.

TaxYr:	2012		LandAsmt:	135,900		NewCnstr:			DeedRestr:		
Taxes:	\$5,691		ImprAsmt:	87,700		Farm:			FarmAssd:		
SpecAsmt:			TotAsmt:	223,600		AsmtStat:	Assessed				
Assoc:	N	MgmtType:	AssocMgmt:			MgmtPhone:	AppEscrowReq:				
AssocFee:	\$0/	FeeIncl:				CommonEle:					
Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	#BsmtBth:	0.0	
Living	1	21x17	Dining	1	13x10	Kitchen	1	12x10	#Lvl1Bths:	1	
Bedrm:Master	2	12x11	Bedroom	2	13x8	Laundry	1	4x4	#Lvl2Bths:	1	
Office	2	13x10							#Lvl3Bths:	0.0	

Interior:	Attic, Built-in	LR:		DR:	
Foy:		Kit:		MBR:	FLR-Wood
GR/FR:		Fir:	W/WCarp	Bsmt:	Other
MBA:	Ceramic	Fuel:	NatGas	WatHt:	Nat Gas
HVAC:	ACUnits, HwBb	Park:		Roof:	Shingled
Exterior:	Deck, StrmDrs	Pool:	N:	Bldg:	
Gar:	None	WtSw:	Public Sewer, Public Water		
Lot:	Bulkhead, Riverview, Riverfront				
Siding:					
Included:					
Excluded:					

LstOff:	(1711) Heritage House Sotheby's Int'l	Office:	(732) 946-9200	Own:	BRIAN SCUDIERI
LstAgt:	(21006) Lauren Dunne	Direct:	(732) 842-1130	OwnPh:	
CoOff:	()	Cell:	(732) 241-7694	Discl:	None
CoAgt:	()	Fax:	(732) 842-5514	Owner:	Individual
Comp:	SAC: 0 BAC: 2.5%-\$50 DDAC: 2.5% TBC: 0			Psn:	
Bonus:	Agncy: SD Typ: ER VRC: N LBox: N IDX: Y			LD-EX:	9/23/2013-N/A
Show:	Call Agent: CALL LISTING AGENT FOR APPT			DOM/CDOM:	15/15
AgntNotes:	N/A			Short Sale?	N
				Fncng:	

SldPrice:	\$125,000	DOM:	15	SellOff:	(1508) Heritage House Sotheby's Int'l	Ph:	(732) 842-8100
CseDate:	10/25/2013	DUC:	17	SellAgt:	(12960) Kelly Zaccaro	Ph:	
CntrDate:	10/08/2013	ContinueToShow:	N	SldTrms:	Cash	CoSellOf:	() CoSellAgt:()
Concessions:		Sales Notes:					

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Status:	Closed (12/20/2012)	Cat:	SF	MLS#:	21235975m
Type:	Detached	ListPrice:	\$150,000	OrigPrice:	\$150,000
County:	Monmouth	ApxYrBlt:	1923	ApxSqFt:	0 SqFt
Muni:	HIGHLANDS	Rooms:	6	Bedrooms:	1
Postal:	392 NAVESINK AVE	Baths:	1/0	Levels:	1
Address:	HIGHLANDS, NJ 07732	Bsmt:	Y	FP/#:	N/
Area/Sec:	NONE	Garage:	Y/1 Car	WF:	N
Cmplx/Sub:	NONE	WV:	N	WtrTyp:	N
ParcelID:	00116-0000-00008-01	Handicap:	N:	LnkdML#:	
LotSz/Acr:	/				
ElemSch:	HIGHLANDS				
MiddleSch:	HENRY HUDSON REG				
HighSch:	HENRY HUDSON				
OthElem:	MOTHER TERES				
OthHigh:	RBC				
Style:	Custom				
Model:					
Zoning:	Resident				
Directions:	Ocean Ave to Navesink Ave				

Step back in time with this Sears and Roebuck Craftsman Original. Great Summer get away, investment, or first time buyer. Here is your chance to own this bright and adorable 1 / 2 bedroom seashore cottage with beautiful original woodwork and style. Sit in the enclosed three season room and enjoy the Summer evenings. Great oversized lot for expansion. Minutes to Ferry, Beaches, downtown restaurants and major highways.

TaxYr:	2011		LandAsmt:	113,500		NewCnstr:	N		DeedRestr:	
Taxes:	\$4,071		ImprAsmt:	53,600		Farm:			FarmAssd:	
SpecAsmt:			TotAsmt:	167,100		AsmtStat:	Assessed			
Assoc:	N		MgmtType:			MgmtPhone:			AppEscrowReq:	
AssocFee:	\$0/		FeeIncl:			CommonEle:				
Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	#BsmtBth:	
Living	1	15.5x11.5	Dining	1	12.5x11	Kitchen	1	9.5x8.5	#Lvl1Bths:	
Bedroom	1	9.5x9	Office	1	10.5x9	Enclosed	B	12x12	#Lvl2Bths:	
									#Lvl3Bths:	

Interior:

Foy:		LR:	FLR-W/WCarp	DR:	FLR-W/WCarpet
GR/FR:		Kit:	FLR-Lin-Vnyl	MBR:	
MBA:		Flr:	W/WCarp, Ceramic, Linolm/v	Bsmt:	Full
HVAC:	FrcdHotAir	Fuel:	NatGas	WatHt:	Nat Gas
Exterior:	StormWn, Porch/op, StrmDrs			Roof:	Shingled
Gar:	Detached	Park:	PavedDr	Bldg:	
Lot:		Pool:	N:		
Siding:	Wood	WtSw:	Public Sewer, Public Water		
Included:					
Excluded:	PERSONAL BELONGINGS				

LstOff:	(1969) Coldwell Banker Res. Brokerage	Office:	(732) 842-3200	Own:	WITHHELD
LstAgt:	(26096) Theresa Nesci	Office Ph:	(732) 842-3200	OwnPh:	WITHHELD
CoOff:	()	Cell:	732-567-2941	Discl:	None
CoAgt:	()	Fax:	862-345-2284	Owner:	Individual
Comp:	SAC: XXX BAC: 2.5-50 DDAC: 2.5-50 TBC: 2.5-50	2nd Home:	732-530-6353	Pssn:	AtClosing
Bonus:	Agency: SA Typ: ER VRC: N LBox: Y IDX: Y			LD-EX:	10/15/2012-N/A
Show:	Appt Req, Lbx-monm:			DOM/CDOM:	30/30
AgntNotes:	N/A			Short Sale?	
				Fncng:	

SldPrice:	\$138,250	DOM:	30	SellOff:	(360) Heritage House Sotheby's Int'l Ph:(732) 615-9898
ClsDate:	12/20/2012	DUC:	36	SellAgt:	(14989) Helen Mary Maresca Ph:(732) 615-9898
CntrDate:	11/14/2012	ContinueToShow:	N	SldTrms:	FHA
Concessions:		Sales Notes:			
				CoSellOf:	() CoSellAgt:()

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Status:	Closed (1/9/2012)	Cat:	SF	MLS#:	21144676m
Type:	Detached			ListPrice:	\$169,900
County:	Monmouth			OrigPrice:	\$169,900
Muni:	HIGHLANDS			ApxYrBlt:	1933
Postal:	<u>218 LINDEN AVE</u>			ApxSqFt:	1,353 SqFt
Address:	HIGHLANDS, NJ 07732			Rooms:	7
Area/Sec:	NONE			Bedrooms:	2
Cmplx/Sub:	NONE			Baths:	1/0
ParcelID:	<u>00110--00011-</u>			Levels:	2
LotSz/Acr:	87X199/			Bsmt:	Y
ElemSch:	HIGHLANDS			FP/#:	/
MiddleSch:	HENRY HUDSON REG			Garage:	Y/2 Car
HighSch:	HENRY HUDSON			WF:	N
OthElem:	MOTHER TERES			WV:	Y
OthHigh:	RBC			WtrTyp:	
Style:	Cape			Handicap:	N:
Model:					
Zoning:	Resident			LnkdML#:	
Directions:	Highway #36 to Linden Ave. House on left. (park on right side of road)				

TaxYr:	2011	LandAsmt:	134,800	NewCnstr:		DeedRestr:	
Taxes:	\$4,789	ImprAsmt:	61,800	Farm:		FarmAssd:	
SpecAsmt:		TotAsmt:	196,600	AsmtStat:	Assessed		

Assoc:	N	MgmtType:		AssocMgmt:		MgmtPhone:		AppEscrowReq:	
AssocFee:	\$0/	FeeIncl:				CommonEle:			

Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	#BsmtBth:	0.0
Foyer	1	11x11	Living	1	24x15	Dining	1	17x11	#Lvl1Bths:	0.0
Kitchen	1	12x16	Bedrm:Master	2	13x12	Bedroom	2	10x17	#Lvl2Bths:	1
Bath:Full	2	9x7							#Lvl3Bths:	

Interior:	DecMold				
Foy:		LR:	FLR-Wood, FLR-W/WCarp	DR:	FLR-Wood, FLR-W/WCarpet
GR/FR:		Kit:	Eat-in, Newer	MBR:	FLR-W/wCarp
MBA:	Ceramic	Flr:	Wood, W/WCarp, Linolm/v	Bsmt:	Partial
HVAC:	Radiator	Fuel:	NatGas	WatHt:	Nat Gas
Exterior:	Deck				
Gar:	Detached	Park:	Dbl Wide	Roof:	Shingled
Lot:		Pool:	N:	Bldg:	
Siding:		WtSw:	Public Sewer, Public Water		
Included:					
Excluded:					

LstOff:	(1339) RE/MAX The Real Estate LEADERS	Office:	(732) 933-0200	Own:	FRANCES J HARTSGROVE
LstAgt:	(17074) Charles O'Rourke	Cell:	732-241-6997	OwnPh:	
CoOff:	()			Discl:	Office
CoAgt:	()			Owner:	Individual
Comp:	SAC: ***** BAC: ***** DDAC: ***** TBC: *****			Pssn:	
Bonus:	Agncy: SD Typ: ER VRC: Y LBox: Y IDX: Y			LD-EX:	12/21/2011-N/A
Show:	Appt Req:			DOM/CDOM:	0/0
AgntNotes:	N/A			Short Sale?	
				Fncng:	

SldPrice:	\$139,000	DOM:	0	SellOff:	(1339) RE/MAX The Real Estate LEADERS Ph:(732) 933-0200
ClseDate:	01/09/2012	DUC:	19	SellAgt:	(17074) Charles O'Rourke Ph:732-615-9898
CntrDate:	12/21/2011	ContinueToShow:	N	SldTrms:	Convention
Concessions:		Sales Notes:		CoSellOf:	{ CoSellAgt:

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Status:	Closed (7/24/2012)	Cat:	SF	MLS#:	21140015md
Type:	Detached	ListPrice:	\$139,900	OrigPrice:	\$149,900
County:	Monmouth	ApxYrBlt:	1913	ApxSqFt:	900 SqFt
Muni:	HIGHLANDS	Rooms:	6	Bedrooms:	3
Postal:	<u>193 LINDEN AVE</u>	Baths:	1/0	Levels:	2
Address:	HIGHLANDS, NJ 07732	Bsmt:	Y	FP/#:	N/0
Area/Sec:	NONE	Garage:	N/0 Car	WF:	N
Cmplx/Sub:	NONE	WV:	N	WtrTyp:	N
ParcelID:	<u>00116--00022-</u>	Handicap:	N:	LnkdML#:	
LotSz/Acr:	50X140/				
ElemSch:	HIGHLANDS				
MiddleSch:	HENRY HUDSON REG				
HighSch:	HENRY HUDSON				
OthElem:	MOTHER TERES				
OthHigh:	MATER DEI				
Style:	Cot/Bng				
Model:					
Zoning:	Resident				
Directions:	Rte 36 East to Jug Handle for downtown Highlands				

Nestled in the hills of Highlands this quaint cottage is perfect for 1st time home buyers, empty nesters or as a weekend retreat. Minutes to bus and NY ferry service. Close to Sandy Hook beaches, hiking & biking trails at Hartshorne Woods and some of the best restaurants in Monmouth County. Not a short Sale!!!Priced below assessed value and no flood insurance.!!! Needs some TLC but has great potential. C/O responsibility of buyer.

TaxYr:	2010	LandAsmt:	108,800	NewCnstr:	N	DeedRestr:	N
Taxes:	\$4,113	ImprAsmt:	61,500	Farm:	N	FarmAssd:	N
SpecAsmt:	N	TotAsmt:	170,300	AsmtStat:	Assessed		
Assoc:	N	MgmtType:		MgmtPhone:		AppEscrowReq:	
AssocFee:	\$0/	FeeIncl:		CommonEle:			
Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	#BsmtBths:	0.0
Kitchen	1		Living	1		#Lvl1Bths:	1
Bedroom	2		Bedroom	B		#Lvl2Bths:	0.0
						#Lvl3Bths:	0.0

Interior:

Foy:
GR/FR:
MBA:
HVAC:
Exterior:
Gar:
Lot:
Siding:
Included:
Excluded:

LR:
Kit:
Flr:
Fuel:
Park:
Pool:
WtSw:

DR:
MBR:
Bsmt:
WatHt:
Roof:
Bldg:

LstOff: (360) Heritage House Sotheby's Int'l
LstAgt: (14989) Helen Mary Maresca
CoOff: ()
CoAgt: ()
Comp: SAC: XXX BAC: 3%-\$50 DDAC: XXXX TBC: XXX
Bonus: Agency: SD Typ: ER VRC: N LBox: N IDX: Y
Show: Appt Req: TENANT IN PROPERTY MUST CALL HELEN 732 242-8132
AgntNotes: N/A

Office: (732) 615-9898
 Cell (732) 241-8132

Own: WITH HELD
OwnPh: 732 241-8132
Discl: Document Link
Owner: Individual
Pssn: Negotiab
LD-EX: 10/31/2011-N/A
DOM/CDOM: 131/131
Short Sale?
Fncng:

SldPrice:	\$145,000	DOM:	131	SellOff:	(1345) Kubis Realty Group Ph:(732) 957-0900
ClseDate:	07/24/2012	DUC:	138	SellAgt:	(2251) Carole Kubis Ph:732-957-0900
CntrDate:	03/08/2012	ContinueToShow:		SldTrms:	FHA
Concessions:		Sales Notes:		CoSellOf:	() CoSellAgt:()

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PAUL CEFALO WEICHERT REALTORS RUMSON, NJ 732-673-9421

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Click for Neighborhood Info

Status:	Closed (10/18/2012)	Cat:	SF	MLS#:	21230046mvd
Type:	Detached	ListPrice:	\$247,700	OrigPrice:	\$299,500
County:	Monmouth	ApXyrBlt:		ApXsqFt:	0 SqFt
Muni:	HIGHLANDS	Rooms:	8	Bedrooms:	3
Postal:	19 SHREWSBURY AVE	Baths:	2/1	Levels:	3
Address:	HIGHLANDS, NJ 07732	Bsmt:	Y	FP/#:	Y/1
Area/Sec:	NONE	Garage:	Y/1 Car	WF:	N
Cmplx/Sub:	NONE	WV:	Y	WtrTyp:	Oceanview, Riverview
ParcelID:	0--0-	Handicap:	N:		
LotSz/Acr:	40X100/				
ElemSch:					
MiddleSch:					
HighSch:					
OthElem:					
OthHigh:					
Style:	Colonial				
Model:					
Zoning:	Resident				
Directions:	Bay Ave South End to Shrewsbury Ave				

One of highlands nicest streets offers this 3/4 bedroom col. with river and ocean views from second and third floor decks. Lg liv.room with gas ventless fireplace, redone hrwd flrs,pocket doors to smaller bedroom, 2nd bedrm with river views, full bath with tub/shwr, lg newer EIK with refinished wood flrs,oak cabinets, stainless energy star appl. refrig, d/w/ gas stove, half bath with pedal sink, 2nd flr with full newer bath,c/t/flr, wall, antique sink,second kitchen oak cabinets,see agent remarks

TaxYr:	2011	LandAsmt:	170,000	NewCnstr:		DeedRestr:	N
Taxes:	\$7,213	ImprAsmt:	296,100	Farm:	N	FarmAssd:	N
SpecAsmt:	N	TotAsmt:	466,100	AsmtStat:	Assessed		

Assoc:	N	MgmtType:		AssocMgmt:		MgmtPhone:		AppEscrowReq:	
AssocFee:	\$0/	FeeIncl:				CommonEle:			

Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	#BsmtBth:
									#Lvl1Bths:
									#Lvl2Bths:
									#Lvl3Bths:

Interior:	RecLite, DecMold, Balcony, Skylight, SpiralS, Sliding D		
Foy:	FLR-Ceramic	LR:	FLR-Wood, FP-Gas
GR/FR:		Kit:	Eat-in, Newer, FLR-Wood
MBA:	Tub, FLR-Ceramic	Flr:	Wood, W/WCarp, Ceramic
HVAC:	HwBb, 2zoneHt	Fuel:	NatGas
Exterior:	Deck, StrmDrs, Outdr Lighting		
Gar:	Detached	Park:	Driveway, On Strt, Off Strt, Stone/Gravel
Lot:	Level, Riverview	Pool:	N:
Siding:	Vinyl	WtSw:	Public Sewer, Public Water
Included:	Dishwash, Refriger, Gas Cook, Stove, Washer, Dryer, Ceil Fan, Light Fix, OutdrLi		
Excluded:			

LstOff:	(1485) Coldwell Banker Res. Brokerage	Office:	(732) 671-1000	Own:	JEFF ALDRIDGE
LstAgt:	(2574) Charles Mauer	Cell:	732-241-6722	OwnPh:	
CoOff:	()			Discl:	Document Link
CoAgt:	()			Owner:	Individual
Comp:	SAC: -0- BAC: 2.5-50 DDAC: -0- TBC: 2.5-50			Pssn:	Negotiab
Bonus:	Agency: SD Typ: ER VRC: N LBox: Y IDX: Y			LD-EX:	8/23/2012-N/A
Show:	Vacant, Lbx-monm: VACANT JUST GO PLEASE LEAVE CARDS			DOM/CDOM:	35/35
AgntNotes:	N/A			Short Sale?	
				Fncng:	

SldPrice:	\$150,000	DOM:	35	SellOff:	(442) Gloria Nilson & Co. Real Estate Ph:(732) 842-6009
ClseDate:	10/18/2012	DUC:	22	SellAgt:	(2857) Priscilla Nelson Ph:732-842-6009
CntrDate:	09/26/2012	ContinueToShow:		SldTrms:	Cash
Concessions:		Sales Notes:			
				CoSellOf:	() CoSellAgt:()

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Status:	Closed (8/30/2012)	Cat: SF	MLS#:	<u>21117615m</u>
Type:	Detached		ListPrice:	\$169,900
County:	Monmouth		OrigPrice:	\$189,900
Muni:	HIGHLANDS		ApxYrBlt:	1933
Postal	<u>64 WASHINGTON AVE</u>		ApxSqFt:	0 SqFt
Address:	HIGHLANDS, NJ 07732		Rooms:	5
Area/Sec:	NONE		Bedrooms:	3
Cmplx/Sub:	NONE		Baths:	1/1
ParcelID:	<u>00083-00003-</u>		Levels:	2
LotSz/Acr:	50X80/0.091		Bsmt:	N
ElemSch:	HIGHLANDS		FP/#:	N/0
MiddleSch:	HENRY HUDSON REG		Garage:	N/0 Car
HighSch:	HENRY HUDSON		WF:	N
OthElem:	MOTHER TERES		WV:	N
OthHigh:	RBC		WtrTyp:	
Style:	Cape		Handicap:	N:
Model:				
Zoning:	Resident		LnkdML#:	
Directions:	RT 36S TO LINDEN TO BAY, L ON WASHINGTON			

<u>Interior:</u>		LR:	FLR-W/WCarp	DR:	
Foy:		Kit:	Eat-in, FLR-Ceramic	MBR:	FLR-W/wCarp
GR/FR:		Flr:	W/WCarp, Ceramic	Bsmt:	CrawlSpc
MBA:		Fuel:	NatGas	WatHt:	Nat Gas
HVAC:	ACUnits, HwBb				
<u>Exterior:</u>	Porch/en, Fence	Park:	On Strt	Roof:	Shingled
Gar:		Pool:	N:	Bldg:	
Lot:		WtSw:	Public Sewer, Public Water		
Siding:	Vinyl				
<u>Included:</u>					
<u>Excluded:</u>					

SldPrice:	\$158,000	DOM:	413	SellOff:	(09990) NON MEMBER	Ph:	
CseDate:	08/30/2012	DUC:	70	SellAg:	(09990) NON MEMBER	Ph:	
CntrDate:	06/21/2012	ContinueToShow:	N	SldTrms:	Cash	CoSellOf:	() CoSellAg:()
Concessions:		Sales Notes:					

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PAUL CEFALO WEICHERT REALTORS RUMSON, NJ 732-673-9421

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Status: Closed (3/29/2012) **Cat:**SF
Type: Detached
County: Monmouth
Muni: HIGHLANDS
Postal: 179 BAY AVE
Address: HIGHLANDS, NJ 07732
Area/Sec: NONE
Cmplx/Sub: NONE
ParcelID: 59-02-11-
LotSz/Acr: 50X76/
ElemSch: HIGHLANDS
MiddleSch: HENRY HUDSON REG
HighSch: HENRY HUDSON
OthElem: MOTHER TERES
OthHigh: MATER DEI
Style: Colonial
Model:
Zoning: Commerci, Resident
Directions: ON BAY AVE NEXT TO BOROUGH HALL & ACROSS FROM POST OFFICE.

MLS#: 21202709md
ListPrice: \$199,900
OrigPrice: \$199,900
ApxYrBlt: 1929
ApxSqFt: 1,613 SqFt
Rooms: 7
Bedrooms: 3
Baths: 1/0
Levels: 2
Bsmt: N
FP/#: N/
Garage: N/0 Car
WF: N
WV: N
WtrTyp:
Handicap: Y:

Priced \$100,000 below assessed value!!!Right in the heart of town this lovely older home been updated but retains the original charm and character.Updates include C/A,newer kitchen with Granite counter tops,2zone heat,hardwood floors,oversized driveway,huge deck in back for entertaining,rocking chair front porch to watch the parades,new replacement windows,Third floor walk up attic,and so much more.See the Historic Twin lights right from your bedroom. Also zoned Commerical,many uses.

TaxYr:	2011	LandAsmt:	135,000	NewCnstr:	N	DeedRestr:	N
Taxes:	\$7,323	ImprAsmt:	165,600	Farm:	N	FarmAssd:	N
SpecAsmt:	N	TotAsmt:	300,600	AsmtStat:	Assessed		

Assoc:	N	MgmtType:		AssocMgmt:		MgmtPhone:		AppEscrowReq:	
AssocFee:	\$0/	FeeIncl:				CommonEle:			

Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	#BsmtBth:	
Living	1	16x15	Dining	1	19x12	Kitchen	1	16x10	#Lvl1Bths:	0.0
Den	1	10x10	Bedrm:Master	2	17x10	Bedroom	2	13x10	#Lvl2Bths:	0.0
Bedroom	2	13x10							#Lvl3Bths:	1

Interior:	Attic-Other	LR:	FLR-Wood, DecMold, Bay/bow	DR:	FLR-Wood
Foy:	Dec Mold	Kit:	Eat-in, FLR-Lin-Vnyl	MBR:	FLR-W/wCarp
GR/FR:		Flr:	Wood, Linolm/v, Marble, Other	Bsmt:	Partial, Bil-Dr
MBA:	Ceramic	Fuel:	NatGas	WatHt:	Nat Gas
HVAC:	CentAir, 2zoneAc, 2zoneHt	Park:	Driveway, Ovrstd D, Asphalt, Off Strt	Roof:	Shingled
Exterior:	Deck, Porch/op, Handicap, Outdr Lghting	Pool:	N:	Bldg:	Storage
Gar:		WtSw:	Public Sewer, Public Water		
Lot:	Shingle				
Siding:	CntrTopRng, Ceil Fan				
Included:	PERSONAL BELONGINGS				
Excluded:					

LstOff:	(360) Heritage House Sotheby's Int'l	Office:	(732) 615-9898	Own:	WITHELD
LstAgt:	(14989) Helen Mary Maresca	Office Ph:	(732) 615-9898	OwnPh:	732 241-8132
CoOff:	()	Cell:	(732) 241-8132	Discl:	Document Link
CoAgt:	()			Owner:	Individual
Comp:	SAC: XXXXXX BAC: 3%-\$50 DDAC: XXX TBC: XXXX			Pssn:	Immediate
Bonus:	Agency: SD Typ: ER VRC: N LBox: Y IDX: Y			LD-EX:	1/19/2012-N/A
Show:	Vacant, Lbx-monm, Sign: VACANT JUST GO, PLEASE MAKE SURE LIGHTS OFF.			DOM/CDOM:	42/42
AgntNotes:	N/A			Short Sale?	
				Fncng:	Convnl

SldPrice:	\$175,000	DOM:	42	SellOff:	(1969) Coldwell Banker Res. Brokerage Ph:(732) 842-3200	
ClseDate:	03/29/2012	DUC:	29	SellAgt:	(25028) Justin Eberle Ph:732-219-5300	
CntrDate:	02/29/2012	ContinueToShow:		SldTrms:	FHA	CoSellOf: {} CoSellAgt:
Concessions:		Sales Notes:				

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Status:	Closed (9/12/2012)	Cat:	SF	MLS#:	21203415mv
Type:	Detached			ListPrice:	\$189,900
County:	Monmouth			OrigPrice:	\$234,900
Muni:	HIGHLANDS			ApxYrBlt:	1904
Postal:	<u>27 ATLANTIC ST</u>			ApxSqFt:	0 SqFt
Address:	HIGHLANDS, NJ 07732			Rooms:	6
Area/Sec:	NONE			Bedrooms:	3
Cmplx/Sub:	NONE			Baths:	1/1
ParcelID:	<u>00069-0000-00007-</u>			Levels:	2
LotSz/Acr:	30X90/			Bsmt:	N
ElemSch:	HIGHLANDS			FP/#:	N/0
MiddleSch:	HENRY HUDSON REG			Garage:	N/0 Car
HighSch:				WF:	N
OthElem:				WV:	N
OthHigh:				WtrTyp:	
Style:	Colonial			Handicap:	N:
Model:					
Zoning:	Single F			LnkdML#:	
Directions:	Highway 36 to Linden Avenue, Waterwitch to Bay (R), Atlantic (L)				

Super new price on this lovely seashore Colonial, ideal for young family, weekend retreat, condo alternative! Rocking chair front porch, picket fence, hardwood flrs, LR/DR combo w/bay window, newer eat-in kit., stainless steel appliances, deck, fenced-in backyard. Proximity to fine restaurants, ferry & quaint shopping. If you love the Pottery Barn look, you'll love this house close to the bay! BONUS - 3 off street parking spaces!

TaxYr:		2011	LandAsmt:		84,400	NewCnstr:		DeedRestr:		
Taxes:		\$4,029	ImprAsmt:		81,000	Farm:		FarmAssd:		
SpecAsmt:			TotAsmt:		165,400	AsmtStat:		Assessed		
Assoc:		N	MgmtType:			AssocMgmt:		MgmtPhone:		AppEscrowReq:
AssocFee:		\$0/	FeeIncl:			CommonEle:				
Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	#BsmtBth:	0.0
LRDRCombo	1	22x10	Kitchen	1	15x12	Bedrm:Master	2	15x12	#Lvl1Bths:	1
Bedroom	2	13x10	Bedroom	2	10x10	Foyer	1	7x6	#Lvl2Bths:	0.5
									#Lvl3Bths:	0.0

Interior:	Attic, Built-in	LR:	FLR-Wood, Bay/bow	DR:	Bay/Bow
Foy:	FLR-Wood, Closet	Kit:	Eat-in, FLR-Ceramic, Pantry	MBR:	FLR-Wood, Halfbath
GR/FR:		Flr:	Wood, Ceramic	Bsmt:	Other
MBA:		Fuel:	NatGas	WatHt:	Nat Gas, Tank
HVAC:	2zoneHt				
Exterior:	Deck, Porch/op, Patio, Outdr Lghting, Fence	Roof:	Shingled		
Gar:	None	Bldg:	Storage		
Lot:	Fenced/area, DeadEndStr				
Siding:	Vinyl, Clapboard				
Included:	Dishwash, Refriger, Gas Cook, Stove, Self/conCln, Microwav, Washer, Dryer, Win Trea, Ceil Fan, Light Fix, StoHood				
Excluded:	ALL PERSONAL BELONGINGS				

LstOff:	(248) Brokers 3 Realtors	Office:	(732) 741-8600	Own:	RYAN & SIOBHAN LILLIS
LstAgt:	(18333) Margaret Kemler	Office Ph:	(732) 741-8600	OwnPh:	732-291-4685
CoOff:	()	Cell:	732-241-1820	Discl:	Document Link
CoAgt:	()	Fax:	(732) 212-0450	Owner:	Individual
Comp:	SAC: 0 BAC: 2.5 DDAC: 2.5 TBC: 0			Pssn:	AtClosing
Bonus:	Agency: SD Typ: ER VRC: N LBox: Y IDX: Y			LD-EX:	1/27/2012-N/A
Show:	CallLo, CallOwn, Appt Req, Nego/lb, Lbx-monm: C/L OFC FOR AVAIL., THEN C/O, LV MESS. L/BOX			DOM/CDOM:	146/146
AgntNotes:	N/A			Short Sale?	
				Fncng:	

SldPrice:	\$185,000	DOM:	146	SldOff:	(1485) Coldwell Banker Res. Brokerage	Ph:	(732) 671-1000
ClseDate:	09/12/2012	DUC:	60	SldAgt:	(2625) Mona McCluskey	Ph:	(732) 671-1000 x226
CntrDate:	07/14/2012	ContinueToShow:	N	SldTrms:	Convention	CoSellOf:	{ } CoSellAgt:
Concessions:		Sales Notes:					

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Status:	Closed (6/20/2012)	Cat:	SF	MLS#:	21107998mv
Type:	Detached			ListPrice:	\$210,000
County:	Monmouth			OrigPrice:	\$239,900
Muni:	HIGHLANDS			ApxYrBlit:	
Postal:	<u>56 WASHINGTON AVE</u>			ApxSqFt:	0 SqFt
Address:	HIGHLANDS, NJ 07732			Rooms:	6
Area/Sec:	NONE			Bedrooms:	3
Cmplx/Sub:	NONE			Baths:	2/1
ParcelID:	<u>00083-0000-00005-</u>			Levels:	2
LotSz/Acr:	35X80/			Bsmt:	Y
ElemSch:	HIGHLANDS			FP/#:	/
MiddleSch:	HENRY HUDSON REG			Garage:	Y/1 Car
HighSch:	RED BANK CATH			WF:	N
OthElem:				WV:	N
OthHigh:				WtrTyp:	
Style:	Colonial			Handicap:	N:
Model:					
Zoning:	Resident			LnkdML#:	
Directions:	Washington Avenue to #56				

Beautiful newer home in desirable area of town!! Near the water! Now is the perfect time to take advantage of the changes in the Real Estate market and buy more house for your money!! Beautifully designed with smart architectural planning. This home offers charm, elegance and beautiful amenities!! Available immediately and priced to sell!! Present all offers!!

TaxYr:		LandAsmt:		NewCnstr:		DeedRestr:	
Taxes:		ImprAsmt:		Farm:		FarmAssd:	
SpecAsmt:		TotAsmt:	0	AsmtStat:	Assessed		
Assoc:	N	MgmtType:		MgmtPhone:		AppEscrowReq:	
AssocFee:	\$0/	FeeIncl:		CommonEle:			
Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	Room Type	Lvl
Family	1	17x12	Kitchen	1	22x14	Bedrm:Master	2
Bedroom	2	14x11	Bedroom	2	10x10		
						#BsmtBth:	0.0
						#Lvl1Bths:	1
						#Lvl2Bths:	2
						#Lvl3Bths:	0.0

Interior:	RecLite						
Foy:		LR:				DR:	
GR/FR:		Kit:	Eat-in, Newer, FLR-Ceramic, Bnook/dn, CtrIsl			MBR:	
MBA:		Flr:				Bsmt:	CrawlSpc, Slab
HVAC:	FrcdHotAir	Fuel:	NatGas			WatHt:	Nat Gas
Exterior:	OthrSeeRmrks, Outdr Lghting	Park:				Roof:	Shingled
Gar:		Pool:	N:			Bldg:	
Lot:		WtSw:	Public Sewer, Public Water				
Siding:							
Included:							
Excluded:							

LstOff:	(1684) Exit Realty East Coast Shirvanian	Office:	(732) 946-2000	Own:	
LstAgt:	(1527) Robert Shirvanian	Office Ph	(732) 946-2000	OwnPh:	
CoOff:	()	Voice Mail	(732) 946-2000, EXT. 211	Discl:	Office
CoAgt:	()	Cell	(732) 768-3546	Owner:	Individual
Comp:	SAC: **** BAC: 2.5%-\$100 DDAC: **** TBC: ****	Toll Free	1-877-778-EXIT	Pssn:	
Bonus:	Agency: SD Typ: ER VRC: N LBox: Y IDX: Y			LD-EX:	3/3/2011-N/A
Show:	CallLo, Nego/lb, Lbx-monm: TEXT DAVE 908-309-0297 THEN USE LOCKBOX			DOM/CDOM:	454/454
AgntNotes:	N/A			Short Sale?	
				Fncng:	

SldPrice:	\$187,000	DOM:	454	SldOff:	(1693) Keller Williams Realty West Monmouth Ph:(732) 536-9010
ClsDate:	06/20/2012	DUC:	22	SldAgt:	(20466) Susanne Rhame Ph:(732) 704-4033 ext 124
CntrDate:	05/29/2012	ContinueToShow:	N	SldTrms:	FHA
Concessions:		Sales Notes:		CoSellOf:	()
				CoSellAgt:	()

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Status:	Closed (3/1/2012)	Cat:	SF	MLS#:	21138471m
Type:	Detached	ListPrice:	\$209,000	OrigPrice:	\$209,000
County:	Monmouth	ApexYrBlit:		ApexSqFt:	0 SqFt
Muni:	HIGHLANDS	Rooms:	6	Bedrooms:	2
Postal:	8 BAY ST	Baths:	2/0	Levels:	2
Address:	HIGHLANDS, NJ 07732	Bsmt:	N	FP/#:	N/
Area/Sec:	NONE	Garage:	N/0 Car	WF:	N
Cmplx/Sub:	NONE	WV:	Y	WtrTyp:	N:
ParcelID:	00026--00021-	Handicap:			
LotSz/Acr:	39X73/				
ElemSch:	HIGHLANDS				
MiddleSch:	HENRY HUDSON REG				
HighSch:	HENRY HUDSON				
OthElem:					
OthHigh:					
Style:	RaisRan				
Model:					
Zoning:	Resident	LnkdML#:			
Directions:	Rt 36 E rt on Miller, rt on highland, left on woodland, left on Bay				

PRIVATE HILLSIDE RETREAT NESTLED IN HIGHLANDS. HOME FEATURES 2/3 BEDROOMS 2 BATHS,UPGRADED KITCHEN WITH GRANITE COUNTERS AND S/S APPLIANCES AND HARWOOD FLOORS. MINUTES TO HARTSHORNE WOODS PARK, BEACHES,RESTAURANTS,SHOPPING,FERRY AND TRANSPORTATION.

TaxYr:	2010	LandAsmt:	152,000	NewCnstr:		DeedRestr:	
Taxes:	\$5,251	ImprAsmt:	54,400	Farm:		FarmAssd:	
SpecAsmt:		TotAsmt:	206,400	AsmtStat:		Assessed	

Assoc:	N	MgmtType:		AssocMgmt:		MgmtPhone:		AppEscrowReq:	
AssocFee:	\$0/	FeeIncl:				CommonEle:			

Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	#BsmtBth:
Living	1		Kitchen	1		Family	B		#Lvl1Bths:
Bath:Master	1		Bedroom	B		Laundry	B		#Lvl2Bths:
									#Lvl3Bths:

Interior:

Foy:		LR:	FLR-Wood	DR:	
GR/FR:		Kit:	Newer, FLR-Wood, Granite Cntr	MBR:	FLR-Wood
MBA:		Flr:	Wood, Ceramic	Bsmt:	PartFin
HVAC:	HwBb	Fuel:	NatGas	WatHt:	Nat Gas
Exterior:	Deck			Roof:	Shingled
Gar:		Park:		Bldg:	
Lot:		Pool:	N:		
Siding:		WtSw:	Public Sewer, Public Water		
Included:					
Excluded:	WASHER/DRYER				

LstOff:	(1935) Critelli Realtors	Office:	(732) 332-9100	Own:	WITHHELD
LstAgt:	(27360) Salvatore Cagnina	Direct:	732-252-2460	OwnPh:	
CoOff:	()	Cell:	(732)-241-0253	Discl:	None
CoAgt:	()	Office Ph:	(732) 332-9100	Owner:	Individual
Comp:	SAC: . BAC: 2.5%-50 DDAC: . TBC: .			Pssn:	AtClosing
Bonus:	Agncy: SA Typ: ER VRC: N LBox: Y IDX: Y			LD-EX:	10/17/2011-N/A
Show:	Appt Req: CALL L/A FOR APPT. 732-241-0253			DOM/CDOM:	32/32
AgntNotes:	N/A			Short Sale?	
				Fncng:	

SldPrice:	\$195,000	DOM:	32	SldOff:	(443) Gloria Nilson & Co. Real Estate	Ph:	(732) 530-2800
ClseDate:	03/01/2012	DUC:	104	SldAgt:	(19907) Susan Svikhart	Ph:	(732) 842-6009
CntrDate:	11/18/2011	ContinueToShow:		SldTrms:	VA	CoSellOf:	() CoSellAgt: ()
Concessions:		Sales Notes:					

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PAUL CEFALO WEICHERT REALTORS RUMSON, NJ 732-673-9421

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Status:	Closed (10/12/2012)	Cat:	SF	MLS#:	21215924m
Type:	Detached	ListPrice:	\$229,000	OrigPrice:	\$240,000
County:	Monmouth	ApXyrBlt:		ApXsqFt:	0 SqFt
Muni:	HIGHLANDS	Rooms:	7	Bedrooms:	3
Postal:	60 CORNWALL ST	Baths:	1/0	Levels:	2
Address:	HIGHLANDS, NJ 07732	Bsmt:	N	FP/#:	N/0
Area/Sec:	NONE	Garage:	Y/1 Car	WF:	N
Cmplx/Sub:	NONE	WV:	N	WtrTyp:	N
ParcelID:	07--17-	Handicap:	N:		
LotSz/Acr:	30X70/0.000				
ElemSch:	HIGHLANDS				
MiddleSch:	HENRY HUDSON REG				
HighSch:	HENRY HUDSON				
OthElem:	MOTHER TERES				
OthHigh:	MARINE				
Style:	Colonial				
Model:					
Zoning:	Resident	LnkdML#:			
Directions:	Bay Ave in highlands to Cornwall St, house right next to garden park on left side of street				

Charming 3 bedroom home is completely updated, fresh painted, new carpet, tile work, built-ins, den, living room, and large eat-in kitchen with newer appliances, cabinets. Good sized, tiled bathroom, and a large bedroom complete the 1st floor. Up the stairs you'll find 2 very nicely appointed bedrooms. Cozy Master bedroom with good sized closet and a built-in desk. 3rd bedroom features an amazing built-in loft bed. Garage has electric and workshop area, perennial gardens. Just 2 block to the water!

TaxYr:		LandAsmt:		NewCnstr:		DeedRestr:	N
Taxes:		ImprAsmt:		Farm:	N	FarmAssd:	N
SpecAsmt:	N	TotAsmt:	0	AsmtStat:	Assessed		
Assoc:	N	MgmtType:		AssocMgmt:		MgmtPhone:	
AssocFee:	\$0/	FeeIncl:				CommonEle:	
Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	Room Type	Lvl
Den	1	6X16	Living	1	12X16	EatInKitchn	1
Bedroom	1	9X10	Bedroom	2	13X12	Bedrm:Master	2
Bath:Full	1						

Interior:		LR:	FLR-W/WCarp	DR:	
Foy:	FLR-W/WCarp, FLR-Lin-Vnyl	Kit:	Eat-in, Newer, FLR-Ceramic, Pantry, Butlr Pa	MBR:	FLR-W/wCarp
GR/FR:		Flr:	W/WCarp, Ceramic, Linolm/v, Tile	Bsmt:	CrawlSpc
MBA:		Fuel:	NatGas	WatHt:	Nat Gas
HVAC:	HwBb				
Exterior:	StormWn, Porch/en, StrmDrs, Fence	Park:	Driveway, Asphalt, Off Strt	Roof:	Shingled, Sloping
Gar:	Detached, Workshop	Pool:	N:	Bldg:	
Lot:	Level, Fenced/area, Corner	WtSw:	Public Sewer, Public Water		
Siding:	Vinyl				
Included:	Dishwash, Refriger, Stove, Washer, Dryer, Ceil Fan, Light Fix				
Excluded:	HOME IS AVAILABLE FURNISHED OR UNFURNISHED				

LstOff:	(2429) Better Homes Realty	Office:	(732) 291-0070	Own:	WITHHELD
LstAgt:	(34009) Matthew Costine	Direct:	908 930 8573	OwnPh:	
CoOff:	()	Cell:	908 930 8573	Discl:	Office
CoAgt:	()			Owner:	Individual
Comp:	SAC: XX BAC: 3-100 DDAC: XX TBC: XX			Pssn:	AtClosing
Bonus:	Agncy: SA Typ: ER VRC: N LBox: Y IDX: Y			LD-EX:	4/26/2012-N/A
Show:	CallLo:			DOM/CDOM:	99/99
AgntNotes:	N/A			Short Sale?	
				Fncng:	

SldPrice:	\$200,000	DOM:	99	SellOff:	(443) Gloria Nilson & Co. Real Estate Ph:(732) 530-2800
ClsdDate:	10/12/2012	DUC:	72	SellAgt:	(13680) Sharon Umbs Ph:(732) 229-3733x133
CntrDate:	08/01/2012	ContinueToShow:	N	SldTrms:	Convention
Concessions:		Sales Notes:			
				CoSellOf:	() CoSellAgt:()

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Status:	Closed (5/2/2012)	Cat:	SF	MLS#:	21202210md
Type:	Detached			ListPrice:	\$219,000
County:	Monmouth			OrigPrice:	\$219,000
Muni:	HIGHLANDS			ApXyrBlt:	
Postal:	49 2ND ST			ApXsqFt:	0 SqFt
Address:	HIGHLANDS, NJ 07732			Rooms:	8
Area/Sec:	NONE			Bedrooms:	2
Cmplx/Sub:	NONE			Baths:	2/0
ParcelID:	62--4-			Levels:	2
LotSz/Acr:	/			Bsmt:	N
ElemSch:	HIGHLANDS			FP/#:	N/
MiddleSch:	HENRY HUDSON REG			Garage:	N/0 Car
HighSch:	HENRY HUDSON			WF:	N
OthElem:	MOTHER TERES			WV:	N
OthHigh:	RBC			WtrTyp:	OthrSeeRmrks
Style:	Custom, AFrame			Handicap:	N:
Model:					
Zoning:	Resident			LnkdML#:	
Directions:	Bay to R on Valley, then turn R onto Second, or Shore to L on valley, and L onto Second				

Handyman's own house! This adorable custom home features Master loft w full bathroom and cathedral ceilings, second, large bedroom which could be converted to two separate bedrooms, new carpet, new kitchen with high ceilings, additional storage and a lovely open living area. Close to NYC ferry, Highlands highly rated restaurants and Sandy Hook Beach. New roof, Anderson windows and new furnace. Perfect for the first time buyer! Owners Motivated, so make an offer!

TaxYr:	2011	LandAsmt:		NewCnstr:		DeedRestr:	
Taxes:	\$4,458	ImprAsmt:		Farm:		FarmAssd:	
SpecAsmt:		TotAsmt:	0	AsmtStat:	Assessed		

Assoc:	N	MgmtType:		AssocMgmt:		MgmtPhone:		AppEscrowReq:	
AssocFee:	\$0/	FeeIncl:				CommonEle:			

Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	#BsmtBth:
									#Lvl1Bths:
									#Lvl2Bths:
									#Lvl3Bths:

Interior:	RecLite, DecMold, Skylight, Loft		
Foy:	FLR-W/WCarp, Dec Mold	LR:	FLR-W/WCarp
GR/FR:	FLR-W/WCarp	Kit:	Newer, FLR-Wood, Try/vlt/
MBA:	Tub, FLR-Ceramic	Flr:	Wood, W/WCarp, Ceramic
HVAC:	ACUnits, HwBb	Fuel:	NatGas
Exterior:	Thermal, Deck, Patio, StrmDrs, Outdr Lghting, Fence		
Gar:	None	Park:	Driveway, Off Strt, Stone/Gravel
Lot:	Level	Pool:	N:Other
Siding:	Vinyl	WtSw:	Public Sewer, Public Water
Included:	Refriger, Elec Coo, Stove, Microwav, Washer, Dryer, ACUnit, Win Trea, Ceil Fan, Light Fix, Screens		
Excluded:	PERSONAL PROPERTY		

LstOff:	(1969) Coldwell Banker Res. Brokerage	Office:	(732) 842-3200	Own:	AGENT FOR OWNER
LstAg:	(32174) Cynda Raffensperger	Cell:	201-679-8973	OwnPh:	
CoOff:	()	Direct:	732-212-9900	Discl:	Document Link
CoAg:	()			Owner:	Individual
Comp:	SAC: 3%-\$50 BAC: 3%-\$50 DDAC: 3%-\$50 TBC: 3%-\$50			Pssn:	AtClosing
Bonus:	Agncy: SA Typ: ER VRC: N LBox: Y IDX: Y			LD-EX:	1/17/2012-N/A
Show:	Appt Req, Lbx-monm, Othr/SeeRmrk, Sign:			DOM/CDOM:	27/27
AgntNotes:	N/A			Short Sale?	
				Fncng:	Convnl

SldPrice:	\$219,000	DOM:	27	SellOff:	(172) Weichert Realtors-Middletown	Ph:	(732) 671-8000
ClseDate:	05/02/2012	DUC:	79	SellAg:	(15654) Susan Natale	Ph:	(732) 671-8000
CntrDate:	02/13/2012	ContinueToShow:		SldTrms:	Convention		
Concessions:		Sales Notes:				CoSellOf:	() CoSellAg: ()

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Status:	Closed (8/13/2012)	Cat:	SF	MLS#:	21220425mrv
Type:	Detached	ListPrice:	\$229,000	OrigPrice:	\$229,000
County:	Monmouth	ApxYrBlt:	1923	ApxSqFt:	1,662 SqFt
Muni:	HIGHLANDS	Rooms:	8	Bedrooms:	3
Postal:	<u>27 SEADRIFT AVE</u>	Baths:	2/0	Levels:	2
Address:	HIGHLANDS, NJ 07732	Bsmt:	N	FP/#:	/
Area/Sec:	NONE	Garage:	Y/1 Car	WF:	N
Cmplx/Sub:	NONE	WV:	N	WtrTyp:	Bayview
ParcelID:	<u>00072-0000-00029-</u>	Handicap:	N	LnkdML#:	
LotSz/Acr:	37X70/0.060				
ElemSch:	HIGHLANDS				
MiddleSch:	HENRY HUDSON REG				
HighSch:	HENRY HUDSON				
OthElem:	MOTHER TERES				
OthHigh:	MATER DEI				
Style:	Custom				
Model:					
Zoning:	Resident				
Directions:	Rt. 36 to Waterwitch, Right on Bay Ave, Left on Seadrift.				

Endless Possibilities !!! Possible Mother/Daughter this 2 level 3bed/2full bath with direct entry garage,driveway, central air conditioning has been completely renovated and move in condition.Freshly painted, lots of closet space,six panel doors,lots of closet space,outside deck for entertaining and partial water views.Right down block from fishing and local Highland beaches.Close to Sandy Hook beach,Hartshorne Woods,High speed ferry to Manhattan,Farmers market,and fine restaurants.

TaxYr:	2011	LandAsmt:	91,100	NewCnstr:	N	DeedRestr:	N
Taxes:	\$5,537	ImprAsmt:	136,200	Farm:	N	FarmAssd:	N
SpecAsmt:	N	TotAsmt:	227,300	AsmtStat:	Assessed		

Assoc:	N	MgmtType:		AssocMgmt:		MgmtPhone:		AppEscrowReq:	
AssocFee:	\$0/	FeeIncl:				CommonEle:			

Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	#BsmtBth:
Foyer	1		Living	2	19x12	Dining	2	9x9	#Lvl1Bths: 1
Kitchen	2	17x9	Bedrm:Master	2	15x14	Bedroom	2	10x9	#Lvl2Bths: 1
Bedroom	1	10x9	Office	1	12x11				#Lvl3Bths:

Interior:

Foy:	FLR-W/WCarp	LR:	FLR-W/WCarp	DR:	FLR-Cer
GR/FR:		Kit:	Eat-in, Newer, FLR-Ceramic	MBR:	FLR-W/wCarp
MBA:	FLR-Ceramic	Flr:	W/WCarp, Ceramic	Bsmt:	Slab
HVAC:	CentAir, HwBb	Fuel:	NatGas	WatHt:	Nat Gas
Exterior:	Patio				
Gar:	Attached, DirectE	Park:	Driveway, On Strt	Roof:	Shingled
Lot:		Pool:	N:	Bldg:	
Siding:	Vinyl	WtSw:	Public Sewer, Public Water		
Included:					
Excluded:					

LstOff:	(360) Heritage House Sotheby's Int'l	Office:	(732) 615-9898	Own:	JEANETTE NAJI
LstAgt:	(14989) Helen Mary Maresca	Office Ph:	(732) 615-9898	OwnPh:	
CoOff:	()	Cell:	(732) 241-8132	Discl:	Document Link
CoAgt:	()			Owner:	Individual
Comp:	SAC: XXXX BAC: 2.5%-50 DDAC: XXXXXX TBC: 2.5%-50			Pssn:	Negotiab
Bonus:	Agency: SD Typ: ER VRC: N LBox: Y IDX: Y			LD-EX:	5/31/2012-N/A
Show:	Appt Req: PLEASE CALL HELEN FOR APPT 732 241-8132			DOM/CDOM:	29/29
AgntNotes:	N/A			Short Sale?	
				Fncng:	

SldPrice:	\$225,000	DOM:	29	SellOff:	(1485) Coldwell Banker Res. Brokerage	Ph:	(732) 671-1000
ClseDate:	08/13/2012	DUC:	47	SellAgt:	(2574) Charles Mauer	Ph:	732-671-1000
CntrDate:	06/27/2012	ContinueToShow:		SldTrms:	Convention	CoSellOf:	{ } CoSellAgt:
Concessions:		Sales Notes:					

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Status:	Closed (9/13/2013) Cat:SF	MLS#:	21321670md
Type:	Detached	ListPrice:	\$235,000
County:	Monmouth	OrigPrice:	\$235,000
Muni:	HIGHLANDS	ApXyrBlt:	
Postal:	112 S LINDEN AVE	ApXsqFt:	0 SqFt
Address:	HIGHLANDS, NJ 07732	Rooms:	4
Area/Sec:	NONE	Bedrooms:	2
Cmplx/Sub:	NONE	Baths:	1/0
ParcelID:	120--12-	Levels:	1
LotSz/Acr:	31 X 100/	Bsmt:	Y
ElemSch:	HIGHLANDS	FP/#:	N/0
MiddleSch:	HENRY HUDSON REG	Garage:	N/0 Car
HighSch:	HENRY HUDSON	WF:	N
OthElem:	MOTHER TERES	WV:	Y
OthHigh:	RBC	WtrTyp:	
Style:	Ranch	Handicap:	N:
Model:			
Zoning:	Resident	LnkdML#:	
Directions:	Rt. 36 to Linden , at stop sign go straight. This is SOUTH LINDEN Ave		

Welcome to the best street in this Bayshore town! Enjoy the fabulous view from this adorable shore cottage, high in the hills, so no storm can get you! Great starter home or perhaps your shore getaway! Enter the courtyard, a sweet place to garden & relax. The liv rm, w/ rich hardwd flrs starts you gazing at the Sandy Hook Bay, & the view continues to your cozy bedrm w/ wood flrs as well. Your summer hangout will be the balcony for morning coffee or afternoon cocktail! Claw foot tub in bath! Storage 2!

TaxYr:	2012	LandAsmt:	185,700	NewCnstr:	N	DeedRestr:	
Taxes:	\$6,090	ImprAsmt:	53,600	Farm:		FarmAssd:	N
SpecAsmt:		TotAsmt:	239,300	AsmtStat:	Assessed		

Assoc:	N	MgmtType:		AssocMgmt:		MgmtPhone:		AppEscrowReq:	
AssocFee:	\$0/	FeeIncl:				CommonEle:			

<u>Room Type</u>	<u>Lvl</u>	<u>Dimnsns</u>	<u>Room Type</u>	<u>Lvl</u>	<u>Dimnsns</u>	<u>Room Type</u>	<u>Lvl</u>	<u>Dimnsns</u>	<u>#BsmtBth:</u>	<u>#Lvl1Bths:</u>	<u>#Lvl2Bths:</u>	<u>#Lvl3Bths:</u>
Living	1									1		
Kitchen	1											
Bedrm: Master	1											
Bedroom	1											

Interior:	Balcony	LR:	FLR-Wood	DR:	
Foy:		Kit:		MBR:	FLR-Wood
GR/FR:		Flr:	Wood, Linolm/v	Bsmt:	Full
MBA:		Fuel:	Nat Gas	WatHt:	Nat Gas
HVAC:	ACUnits, HwBb				
Exterior:	Patio	Park:	On Strt	Roof:	Shingled
Gar:		Pool:	N:	Bldg:	
Lot:		WtSw:	Public Sewer, Public Water		
Siding:					
Included:	Stove, ACUnit, Light Fix				
Excluded:	FIREPLACE MANTEL, WROUGHT IRON WINDOW BOX FRAMES				

LstOff:	(360) Heritage House Sotheby's Int'l	Office:	(732) 615-9898	Own:	OWNER OF RECORD
LstAgt:	(1734) Rosanne Egidio	Office Ph:	(732) 615-9898	OwnPh:	
CoOff:	()	Cell:	732-996-4930	Discl:	None
CoAgt:	()	Office Fax:	732-615-2444	Owner:	Individual
Comp:	SAC: ** BAC: 3%-50 DDAC: 3% -50 TBC: **			Pssn:	AtClosing
Bonus:	Agncy: SD Typ: ER VRC: N LBox: Y IDX: Y			LD-EX:	6/21/2013-N/A
Show:	Nego/lb, Lbx-monm, Text Agent: CALL/TEXT ROSANNE 732-996-4930			DOM/CDOM:	24/24
AgntNotes:	N/A			Short Sale?	N
				Fncng:	

SldPrice:	\$226,000	DOM:	24	SellOff:	(439) Gloria Nilson & Co. Real Estate Ph:(732) 946-3200
ClseDate:	09/13/2013	DUC:	60	SellAgt:	(7976) Peter Maneri Ph:732-946-3200
CntrDate:	07/15/2013	ContinueToShow:		SldTrms:	Cash
Concessions:		Sales Notes:		CoSellOf:	(439) Gloria Nilson & Co. Real Estate CoSellAgt:(11017) Rhonda Beck-Edwards

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PAUL CEFALO WEICHERT REALTORS RUMSON, NJ 732-673-9421

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Status:	Closed (8/17/2012)	Cat:	SF	MLS#:	21207545m
Type:	Detached	ListPrice:	\$274,900	OrigPrice:	\$309,900
County:	Monmouth	ApXyrBlt:	1918	ApXsqFt:	1,460 SqFt
Muni:	HIGHLANDS	Rooms:	5	Bedrooms:	3
Postal:	88 WASHINGTON AVE	Baths:	2/0	Levels:	2
Address:	HIGHLANDS, NJ 07732	Bsmt:	N	FP / #:	N/
Area / Sec:	NONE	Garage:	Y/1 Car	WF:	N
Cmplx / Sub:	NONE	WV:	N	WtrTyp:	N
ParcelID:	00082-0000-00004-	Handicap:	N:	LnkdML#:	
LotSz / Acr:	63X80/				
ElemSch:	HIGHLANDS				
MiddleSch:	HENRY HUDSON REG				
HighSch:	HENRY HUDSON				
OthElem:	MOTHER TERES				
OthHigh:	RBC				
Style:	Colonial				
Model:					
Zoning:	Single F				
Directions:	rt 36 to Linden ave, bear left on Waterwitch, make right on Shore drive, left on washington (on corner)				

WELCOME HOME to this Meticulously competely gutted down to the studs- Beautiful 3bedroom 2baths colonial Brand New Appliances, New Furance,water heater new AC New siding- Beautiful high cabinets Granite counter tops recycled glass & tumble Marble back splash.. Tiled baths with granite counters.New Carperts thru out.Plenty of parks, Enjoy walks to the markets..Harbor-NYC ferry, Movie theater, Restaurants, Skate Parks. fabulous Trails.. Come see you wont be dissappointed!!!

TaxYr:	2011	LandAsmt:	99,000	NewCnstr:		DeedRestr:	
Taxes:	\$4,745	ImprAsmt:	95,800	Farm:		FarmAssd:	
SpecAsmt:		TotAsmt:	194,800	AsmtStat:	Assessed		

Assoc:	N	MgmtType:	NoManagement	AssocMgmt:		MgmtPhone:		AppEscrowReq:	
AssocFee:	\$0/	FeeIncl:				CommonEle:			
Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	#BsmtBth:
Kitchen	1	14x15	FormalDining	1	14x10	Living	1	17x16	#Lvl1Bths: 1
Bedrm:Master	2	16x12	Bedroom	2	13x10	Bedroom	1	14x10	#Lvl2Bths: 1
Utility	1		Bath:Full	2					#Lvl3Bths:
Bath:Full	1								

Interior:	Attic-Other	LR:	FLR-W/WCarp	DR:	
Foy:	FLR-Ceramic	Kit:		MBR:	FLR-W/wCarp
GR / FR:		Flr:	Ceramic	Bsmt:	CrawlSpC
MBA:	FLR-Ceramic	Fuel:	NatGas	WatHt:	Nat Gas
HVAC:	2zoneAc				
Exterior:	Patio	Park:	Driveway	Roof:	Timberli
Gar:	Oversize	Pool:	N:	Bldg:	
Lot:		WtSw:	Public Sewer, Public Water		
Siding:	Vinyl				
Included:	Refriger, Stove, Microwav				
Excluded:					

LstOff:	(199) Gloria Nilson & Co. Real Estate	Office:	(732) 536-2000	Own:	RODNEY AYER
LstAgt:	(32314) Maria Ippolito	Cell:	732 778 0442	OwnPh:	732-778-0442
CoOff:	()	Cell:	732 778 0442	Discl:	Office
CoAgt:	()			Owner:	Corporate
Comp:	SAC: XX BAC: 3-100 DDAC: XX TBC: XX			Pssn:	AtClosing
Bonus:	Agncy: SA Typ: EA VRC: N LBox: Y IDX: Y			LD-EX:	2/28/2012-N/A
Show:	CallLo, KeyAtLO: VACANT TINA 732-778-0442			DOM/CDOM:	134/134
AgntNotes:	N/A			Short Sale?	
				Fncng:	Convnl

SldPrice:	\$248,000	DOM:	134	SellOff:	(2429) Better Homes Realty Ph: (732) 291-0070
CseDate:	08/17/2012	DUC:	58	SellAgt:	(34009) Matthew Costine Ph: 908 930 8573
CntrDate:	06/20/2012	ContinueToShow:	N	SldTrms:	Convention
Concessions:		Sales Notes:			CoSellOf: () CoSellAgt: ()

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Status:	Closed (1/8/2013)	Cat:	SF	MLS#:	21232303mvd
Type:	Detached			ListPrice:	\$295,000
County:	Monmouth			OrigPrice:	\$295,000
Muni:	HIGHLANDS			ApXyrBlt:	
Postal:	<u>12 LOCUST ST</u>			ApXsqFt:	0 SqFt
Address:	HIGHLANDS, NJ 07732			Rooms:	7
Area/Sec:	NONE			Bedrooms:	3
Cmplx/Sub:	NONE			Baths:	2/1
ParcelID:	<u>00102-0000-00005-</u>			Levels:	2
LotSz/Acr:	25'X100'			Bsmt:	N
ElemSch:	HIGHLANDS			FP/#:	Y/
MiddleSch:	HENRY HUDSON REG			Garage:	N/O Car
HighSch:	HENRY HUDSON			WF:	N
OthElem:	MOTHER TERES			WV:	Y
OthHigh:	MATER DEI			WtrTyp:	
Style:	Colonial, Custom			Handicap:	N:
Model:					
Zoning:	Single F			LnkdML#:	
Directions:	RT 36 TO LINDEN/WATERWITCH, LEFT ON SHORE TO END, MAKE RIGHT, THEN LEFT ON LOCUST				

TUCKED AWAY IN QUAIN HIGHLANDS,CUSTOM GEM W/WATERSHIPS FROM 2ND LEVEL,IS SECONDS AWAY FROM NY HIGH SPEED FERRY & POPOMORO POINT OFFERING BEACH, FISHING, BIKING & HIKING TRAILS. THIS AIRY OPEN FLOOR PLAN IS HIGHLIGHTED BY KIT W/CENTER ISLAND,SS APPL. LR W/DUAL FPL,DECK W/BUILT-INS & HOT TUB. MBR BOASTS ATT.BATH, WI CLOSET & FRENCH DOORS TO 2ND LEVEL DECK. BONUS IS STATE OF THE ART WIRELESS INTERNET WIRING,SURROUND SOUND W/SPEAKERS THRUOUT. COMMUTER AND NATURE LOVER'S DREAM. SEE HIGHLIGHT SHEET!

TaxYr:	2011	LandAsmt:	55,100	NewCnstr:		DeedRestr:			
Taxes:	\$5,561	ImprAsmt:	173,200	Farm:		FarmAssd:			
SpecAsmt:		TotAsmt:	228,300	AsmtStat:	Assessed				
Assoc:	N	MgmtType:		AssocMgmt:		MgmtPhone:			
AssocFee:	\$0/	FeeIncl:		CommonEle:		AppEscrowReq:			
Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	#BsmtBth:
Living	1	18x15	Dining	1	15x9	Kitchen	1	15x9	#Lvl1Bths: 1
Bedrm:Master	2	14x11	Bedroom	2	11x10	Bedroom	2	13x10	#Lvl2Bths: 2
Other	1	7x5							#Lvl3Bths:

Interior:	Reclite, French D, Attic-pull dwn strs, Ceilings 9FT+1st Flr	LR:	Fireplace, French D, FLR-Other, FP-Gas	DR:	FLR-Wood
Foy:	Closet	Kit:	Newer, CtrIsld, FLR-Othr	MBR:	FLR-W/wCarp, Walk-in, Fullbath
GR/FR:		Flr:	W/WCarp, Ceramic, Laminate	Bsmt:	CrawlSpC
MBA:	ShowerS, FLR-Ceramic	Fuel:	NatGas	WatHt:	Nat Gas
HVAC:	CentAir, FrCdHotAir	Park:	Driveway	Roof:	Shingled
Exterior:	Deck, Porch/op, Outdr Lghting	Pool:	N:	Bldg:	Storage
Gar:		WtSw:	Public Sewer, Public Water		
Lot:	Fenced/area, DeadEndStr				
Siding:	Vinyl				
Included:	Dishwash, Refriger, Gas Cook, Stove, Win Trea, Ceil Fan, Light Fix, Screens, HotTub, OutdrLi				
Excluded:					

LstOff:	(441) Gloria Nilson & Co. Real Estate	Office:	(732) 747-5600	Own:	GERALD FELDMAN
LstAgt:	(2190) Barbara Kirby	Office Ph:	(732) 747-5600	OwnPh:	
CoOff:	()	Cell:	732-492-4599	Discl:	Document Link
CoAgt:	()	Direct:	732-747-5600	Owner:	Individual
Comp:	SAC: 0 BAC: 2.5-50 DDAC: 2.5-50 TBC: 2.5-50			Pssn:	AtClosing
Bonus:	Agncy: SD Typ: EA VRC: N LBox: Y IDX: Y			LD-EX:	9/19/2012-N/A
Show:	CallLo, Appt Req: CALL CHRISTINA 732-890-7008 ;LV MESSAGE, THEN GO			DOM/CDOM:	21/21
AgntNotes:	N/A			Short Sale?	
				Fncng:	

SldPrice:	\$250,000	DOM:	21	SellOff:	(441) Gloria Nilson & Co. Real Estate Ph: (732) 747-5600
CseDate:	01/08/2013	DUC:	90	SellAgt:	(34508) Elaine Certa-Morrison Ph: 732-747-5600
CntrDate:	10/10/2012	ContinueToShow:	N	SldTrms:	Other
Concessions:		Sales Notes:			
				CoSellOf:	() CoSellAgt: ()

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PAUL CEFALO WEICHERT REALTORS RUMSON, NJ 732-673-9421

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Click for Neighborhood Info

Status:	Closed (12/4/2013)	Cat:	SF	MLS#:	21322522my
Type:	Detached	ListPrice:	\$269,900	OrigPrice:	\$269,900
County:	Monmouth	ApxYrBlt:	1971	ApxSqFt:	1,100 SqFt
Muni:	HIGHLANDS	Rooms:	5	Bedrooms:	3
Postal:	25 BEACH BLVD	Baths:	1/0	Levels:	1
Address:	HIGHLANDS, NJ 07732	Bsmt:	N	FP/#:	Y/1
Area/Sec:	NONE	Garage:	N/O Car	WF:	N
Cmplx/Sub:	NONE	WV:	Y	WtrTyp:	N:
ParcelID:	00100-0000-00023-	Handicap:			
LotSz/Acr:	/				
ElemSch:	HIGHLANDS				
MiddleSch:	HENRY HUDSON REG				
HighSch:	HENRY HUDSON				
OthElem:	HIGHLAND				
OthHigh:	RBC				
Style:	Ranch				
Model:					
Zoning:	Resident	LnkdML#:			
Directions:	Bay Ave to right on Central Ave to Left on Beach Blvd to corner of Ocean				

Totally renovated home with hardwood floors throughout. New kitchen with granite tops and wood cabinets and skylight. High efficiency gas furnace and central air. Living room with wood fireplace. New plumbing and electric service. Owner has approvals to raise home approximately 6 feet higher to meet the new FEMA guidelines for the AE zone and 11 foot base elevation which is included in price or reduction in sales price if buyer does not want to raise it. 3k appliance package credit.

TaxYr:	2012	LandAsmt:	92,000	NewCnstr:	Y	DeedRestr:	N
Taxes:	\$4,352	ImprAsmt:	79,000	Farm:	N	FarmAssd:	N
SpecAsmt:		TotAsmt:	171,000	AsmtStat:	Assessed, ToBeAssd		

Assoc:	N	MgmtType:	NoManagement	AssocMgmt:		MgmtPhone:		AppEscrowReq:	
AssocFee:	\$0/	FeeIncl:	Garbage			CommonEle:			

Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	#BsmtBth:	0.0
Living	1	19x14	Kitchen	1	18x10	Bedrm:Master	1	13x10	#Lvl1Bths:	1
Bedroom	1	12x9	Bedroom	1	12x8	Laundry	1		#Lvl2Bths:	0.0
Bath:Full	1	7x7							#Lvl3Bths:	0.0

Interior:	Attic-pull dwn str			LR:	FLR-Wood, Bay/bow, FP-Wood	DR:	
Foy:		Kit:	Eat-in, Newer, FLR-Wood, Skylight	MBR:	FLR-Wood	Bsmt:	CrawlSp
GR/FR:		Flr:	Wood	WatHt:	Nat Gas		
MBA:	Ceramic, Tub	Fuel:	NatGas			Roof:	Shingled
HVAC:	CentAir, FrdHotAir	Park:	Concrete, Off Strt			Bldg:	
Exterior:	Thermal, Outdr Lghting	Pool:	N:				
Gar:	None	WtSw:	Public Sewer, Public Water				
Lot:	Level, Corner						
Siding:	Vinyl						
Included:	Dishwash, Refriger, Gas Cook, Stove, Washer, Dryer, OutdrLi						
Excluded:							

LstOff:	(2517) Better Homes & Gardens Preferred Properties	Office:	(732) 224-9200	Own:	BARBARA J GERARDIELLO
LstAgt:	(1356) George Coffenberg	Office Ph:	(732) 224-9200	OwnPh:	
CoOff:	()	Fax:	732-224-9206	Discl:	Office
CoAgt:	()	Cell:	732-513-0248	Owner:	Individual
Comp:	SAC: 0 BAC: 2.5%-100 DDAC: 2.5%-100 TBC: 2.5%-100	Voice Mail:	102	Pssn:	AtClosing
Bonus:	Agency: SD Typ: ER VRC: N LBox: Y IDX: Y			LD-EX:	6/27/2013-N/A
Show:	CallLo, Vacant, Nego/lb, Lbx-comb, Sign, Text Agent, Call Agent: CALL GEORGE FOR COMBO LOCKBOX CODE			DOM/CDOM:	64/64
AgntNotes:	N/A			Short Sale?	N
				Fncng:	Convnl

SldPrice:	\$250,000	DOM:	64	SellOff:	(2517) Better Homes & Gardens Preferred Properties Ph: (732) 224-9200
ClseDate:	12/04/2013	DUC:	97	SellAgt:	(1356) George Coffenberg Ph:732-224-9200 x 102
CntrDate:	08/29/2013	ContinueToShow:	N	SldTrms:	FHA
Concessions:	3500	Sales Notes:			
				CoSellOf:	()
				CoSellAgt:	()

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PAUL CEFALO WEICHERT REALTORS RUMSON, NJ 732-673-9421

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Click for Neighborhood Info

Status:	Closed (3/21/2013)	Cat:	SF	MLS#:	21232664m
Type:	Detached			ListPrice:	\$289,000
County:	Monmouth			OrigPrice:	\$299,000
Muni:	HIGHLANDS			ApXyrBlt:	
Postal:	2 RIKER ST			ApXsqFt:	0 SqFt
Address:	HIGHLANDS, NJ 07732			Rooms:	7
Area/Sec:	NONE			Bedrooms:	2
Cmplx/Sub:	NONE			Baths:	2/0
ParcelID:	4--2-			Levels:	2
LotSz/Acr:	/			Bsmt:	N
ElemSch:	HIGHLANDS			FP/#:	N/0
MiddleSch:	HENRY HUDSON REG			Garage:	N/0 Car
HighSch:	HENRY HUDSON			WF:	N
OthElem:	MOTHER TERES			WV:	Y
OthHigh:	RBC			WtrTyp:	Riverview
Style:	Colonial			Handicap:	N:
Model:					
Zoning:	Resident			LnkdML#:	
Directions:	Route 36 East to Right on Portland to Left on Riker				

Move right in to this beautifully renovated home with new kitchen and baths. The large attic has been insulated and sheet rocked waiting for the new owners to finish to their liking. Just up the street is Hartshorne Woods Park with trails for hikers, bicyclists and outdoor enthusiasts. Beaches are located within a half mile of this wonderful home. Minutes to ferry to NYC. Come enjoy all that the Highlands has to offer!

TaxYr:	2011	LandAsmt:	191,800	NewCnstr:	N	DeedRestr:			
Taxes:	\$6,183	ImprAsmt:	62,000	Farm:		FarmAssd:			
SpecAsmt:		TotAsmt:	253,800	AsmtStat:	Assessed				
Assoc:	N	MgmtType:		AssocMgmt:		MgmtPhone:			
AssocFee:	\$0/	FeeIncl:				CommonEle:			
Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	#BsmtBth:
Living	1	9x16	Dining	1	9x9	Kitchen	1	10x10	#Lvl1Bths: 1
Bath:Full	1	8x6	Enclosed	1	6.5x19.5	Laundry	1	8x13	#Lvl2Bths: 1
Bedrm:Master	2	10x16	Bedroom	2	9x11	Bath:Full	2	6x8	#Lvl3Bths:
Interior:	Attic-pull dwn str								
Foy:			LR:		FLR-Wood	DR:		FLR-Wood	
GR/FR:			Kit:		Newer, FLR-Ceramic	MBR:		FLR-Wood	
MBA:			Flr:		Wood, Ceramic	Bsmt:		CrawlSp	
HVAC:		ACUnits, FrcdHotAir	Fuel:		NatGas	WatHt:		Nat Gas	
Exterior:	Deck, Porch/en, StrmDrs								
Gar:			Park:		On Strt	Roof:		Shingled	
Lot:			Pool:		N:	Bldg:			
Siding:			WtSw:		Public Sewer, Public Water				
Included:	Refriger, Stove, Washer, Dryer, ACUnit, Win Trea								
Excluded:									

LstOff:	(178) Weichert Realtors-Rumson	Office:	(732) 747-8282	Own:	
LstAgt:	(28988) SALLY TOMAS	Direct:	732-747-8282 x 232	OwnPh:	
CoOff:	()	Cell:	732-278-5502	Discl:	Office
CoAgt:	()			Owner:	Individual
Comp:	SAC: 0 BAC: 2.5-50 DDAC: 2.5 TBC: 0			Pssn:	AtClosing
Bonus:	Agency: SD Typ: ER VRC: N LBox: Y IDX: Y			LD-EX:	9/16/2012-N/A
Show:	Appt Req, Lbx-monm, Sign: APPOINTMENT REQUIRED			DOM/CDOM:	124/124
AgntNotes:	N/A			Short Sale?	
				Fncng:	

SldPrice:	\$267,500	DOM:	124	SellOff:	(172) Weichert Realtors-Middletown
ClseDate:	03/21/2013	DUC:	62	SellAgt:	(17738) Stephen Reddy Ph:(732) 671-8000
CntrDate:	01/18/2013	ContinueToShow:		SldTrms:	Convention
Concessions:		Sales Notes:		CoSellOf:	(172) Weichert Realtors-Middletown
				CoSellAgt:	(34636) Michael Downey

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PAUL CEFALO WEICHERT REALTORS RUMSON, NJ 732-673-9421

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Status:	Closed (4/6/2012)	Cat:	SF	MLS#:	21205710md
Type:	Detached	ListPrice:	\$288,900	OrigPrice:	\$288,900
County:	Monmouth	ApXyrBlt:	1963	ApXsqFt:	0 SqFt
Muni:	HIGHLANDS	Rooms:	5	Bedrooms:	3
Postal:	<u>11 WADDELL AVE</u>	Baths:	2/0	Levels:	2
Address:	HIGHLANDS, NJ 07732	Bsmt:	Y	FP/#:	N/
Area/Sec:	NONE	Garage:	Y/1 Car	WF:	N
Cmplx/Sub:	NONE	WV:	Y	WtrTyp:	Bayview, Oceanview, Riverview
ParcelID:	<u>119--11-</u>	Handicap:	N:	LnkdML#:	
LotSz/Acr:	50 X 104/				
ElemSch:	HIGHLANDS				
MiddleSch:	HENRY HUDSON REG				
HighSch:	HENRY HUDSON				
OthElem:	MOTHER TERES				
OthHigh:	RBC				
Style:	RaisRan				
Model:					
Zoning:	Multi-fa				
Directions:	HWY. #36 TO LINDEN AVE CONTINUE STRAIGHT @ STOP SIGN TO S. LINDEN 2 BLKS TO WARDDELL PROPERTY IS ON THE CORNER				

OCEAN, RIVER & NYC SKYLINE VIEWS**ON A CLEAR DAY YOU CAN SEE FOREVER***VIEWS FROM MANY ROOMS PLUS 21X12 DECK...IN THE HILLS..FENCED PROPERTY W/OVERIZED 1 CAR GARAGE & BASEMENT. TONS OF STORAGE. UPDATED KITCHEN W/FRENCH DOORS. UPDATED BATH..WOOD FLOORS UNDER CARPETING as per owner. VERY ADORABLE INSIDE-..OWNER HAS PRICED THIS HOME UNDER MARKET TO SELL QUICKLY. NOT A SHORT SALE! MINUTES TO NYC FERRY & ALL CONVENIENCES..please lock both locks

TaxYr:	2011	LandAsmt:	225,000	NewCnstr:	N	DeedRestr:	
Taxes:	\$8,136	ImprAsmt:	109,000	Farm:	N	FarmAssd:	N
SpecAsmt:	N	TotAsmt:	334,000	AsmtStat:	Assessed		
Assoc:	N	MgmtType:		AssocMgmt:	XXXXXXXXXXXX	MgmtPhone:	XXXXXXXXXXXX
AssocFee:	\$0/	FeeIncl:		CommonEle:		AppEscrowReq:	
Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	#BsmtBth:	1
Foyer	1	10x3.5	Living	1	20x14	#Lvl1Bths:	1
Bedrm:Master	1	15x12	Bedroom	1	-13x12	#Lvl2Bths:	
						#Lvl3Bths:	

Interior:	Bay/bow	LR:	FLR-W/WCarp	DR:	
Foy:	Closet	Kit:	Eat-in, FLR-Wood, French D	MBR:	FLR-W/wCarp
GR/FR:		Flr:	Ceramic, Other	Bsmt:	Partial
MBA:		Fuel:	Electric	WatHt:	Electric
HVAC:	ACUnits	Park:	Driveway, Off Strt	Roof:	Shingled
Exterior:	Deck, Patio, StrmDrs, Fence	Pool:	N:	Bldg:	
Gar:	Attached, DirectE	WtSw:	Public Sewer, Public Water		
Lot:	Fenced/area, Corner, Riverview, See Remarks				
Siding:	Other-seermk				
Included:	Elec Coo, ACUnit				
Excluded:					

LstOff:	(360) Heritage House Sotheby's Int'l	Office:	(732) 615-9898	Own:	
LstAgt:	(3826) Linda Trimboli	Direct	732-492-0709	OwnPh:	
CoOff:	()	Cell	732-492-0709	Discl:	Document Link
CoAgt:	()	Fax	732-872-2076	Owner:	Individual
Comp:	SAC: XXXX BAC: 2.5-50 DDAC: XXXXX TBC: 2.5-50	Office Ph	(732) 615-9898	Pssn:	AtClosing
Bonus:	Agency: SD Typ: ER VRC: Y LBox: Y IDX: Y			LD-EX:	2/13/2012-N/A
Show:	Lbx-mnm, Othr/SeeRmrk, Sign: CALL AGENT L/BOX****732-492-0709			DOM/CDOM:	17/17
AgntNotes:	N/A			Short Sale?	
				Fncng:	FHA, ConvnI

SldPrice:	\$278,900	DOM:	17	SellOff:	(360) Heritage House Sotheby's Int'l	Ph:	(732) 615-9898
ClseDate:	04/06/2012	DUC:	36	SellAgt:	(14989) Helen Mary Maresca	Ph:	(732) 615-9898
CntrDate:	03/01/2012	ContinueToShow:	Y	SldTrms:	Cash	CoSellOf:	() CoSellAgt: ()
Concessions:		Sales Notes:					

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PAUL CEFALO WEICHERT REALTORS RUMSON, NJ 732-673-9421

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Status:	Closed (1/27/2012)	Cat:	SF	MLS#:	21136974m
Type:	Detached	ListPrice:	\$299,900	OrigPrice:	\$299,900
County:	Monmouth	ApXyrBlt:		ApXsqFt:	0 SqFt
Muni:	HIGHLANDS	Rooms:	9	Bedrooms:	4
Postal:	170 HIGHLAND AVE	Baths:	1/1	Levels:	3
Address:	HIGHLANDS, NJ 07732	Bsmt:	Y	FP/#:	/
Area/Sec:	NONE	Garage:	Y/2 Car	WF:	N
Cmplx/Sub:	NONE	WV:	Y	WtrTyp:	N:
ParcelID:	00037--00008-	Handicap:			
LotSz/Acr:	75X100/				
ElemSch:	HIGHLANDS				
MiddleSch:	HENRY HUDSON REG				
HighSch:					
OthElem:	MOTHER TERES				
OthHigh:	RBC				
Style:	Victoria				
Model:					
Zoning:	Resident, Single F	LnkdML#:			
Directions:	rt. 36 ,right on miller,right on highland ave,last house on the right				

BEAUTIFUL NEWLY RENOVATED VICTORIAN HOME, SNUGGLED IN THE HILLS OF HIGHLANDS.CLOSE TO TRAILS,NYC TRANS(FERRY) BEACHES,WALK TO SHOPPING, GREAT RESTAURANTS,LOVELY OCEAN VIEWS. HUGE SPRAWLING CORNER LOT WITH BUILT IN POOL,GET COZY WITH NEWLY INSTALLED WOOD BURNING STOVE.OWNERS HATE TO LEAVE,MUST RELOCATE. PRESENT ALL OFFERS.

TaxYr:	2010	LandAsmt:	151,300	NewCnstr:	N	DeedRestr:	N
Taxes:	\$7,664	ImprAsmt:	159,400	Farm:	N	FarmAssd:	N
SpecAsmt:	N	TotAsmt:	310,700	AsmtStat:	Assessed		
Assoc:	N	MgmtType:	AssocMgmt:	MgmtPhone:		AppEscrowReq:	
AssocFee:	\$0/	FeeIncl:		CommonEle:			
Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	#BsmtBths:	
Living	1	17X13	Bedrm:Master	2	14X14	#Lvl1Bths:	0.5
Dining	1	17X14	Bedroom	2	20X10	#Lvl2Bths:	1
Kitchen	1	16X10	Bedroom	2	11X10	#Lvl3Bths:	
Enclosed	1	5X26					

Interior: Attic, WkupAtt, RecLite, Sliding D, Attic-pull dwn str

Foy:	LR:	FLR-Wood, FLR-W/WCarp, Bay/bow, FP-Gas, FP-Wood	DR:	FLR-Wood, FLR-W/WCarpet, FP-Gas
GR/FR:	Kit:	Newer, FLR-Wood, FP-Gas	MBR:	FLR-Wood
MBA:	Flr:	Wood, W/WCarp, Linolm/v	Bsmt:	Full, FP-Elec, FP-Gas
HVAC:	Fuel:	NatGas	WatHt:	Nat Gas
Exterior:		Thermal, StormWn, Deck, Porch/op, Porch/en, ElecFen, Outdr Lghting, Fence	Roof:	Shingled
Gar:	Park:	Driveway, On Strt, Ovrstd D, Dbl Wide, Stone/Gravel	Bldg:	
Lot:	Pool:	Y:InGroun, Pool Equ, Fenced		
Siding:	WtSw:	Public Sewer, Public Water		
Included:		Dishwash, Gas Cook, Stove, Self/conCln, Microwave, Washer, Dryer, ACUnit, Ceil Fan, Light Fix, GDO, FpEquip, Screens, Attic Fa, StoHood, Wood Sto, OutdrLi		

Excluded:

LstOff: (2532) Better Homes Realty

LstAgt: (10032) Janet Klein

CoOff: ()

CoAgt: ()

Comp: SAC: XXX BAC: 3%-100 DDAC: XXX TBC: 3%-100

Bonus: Agency: SA Typ: EA VRC: N LBox: N IDX: Y

Show: CallLo, CallOwn, Appt Req, Sign: CALL KELLY 732-687-0858,OR PETER 908-601-7468

AgntNotes: N/A

Office: (732) 842-5656

Office Ph (732) 842-5656

Cell (732) 259-7544

Office Fax (732) 842-8055

Own:

OwnPh:

Discl: None

Owner: Individual

Pssn: AtClosing

LD-EX: 10/4/2011-N/A

DOM/CDOM: 77/77

Short Sale?

Fncng: FHA, VA, Convnl

SldPrice:	\$282,000	DOM:	77	SellOff:	(2150) Heritage House Sotheby's Int'l Ph:(732) 872-1600
CseDate:	01/27/2012	DUC:	46	SellAgt:	(14989) Helen Mary Maresca Ph:(732) 615-9898
CntrDate:	12/12/2011	ContinueToShow:	Y	SldTrms:	Convention
Concessions:		Sales Notes:		CoSellOf:	() CoSellAgt:()

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Status:	Closed (10/15/2013)	Cat:	SF	MLS#:	21329834m
Type:	Detached	ListPrice:	\$299,000	OrigPrice:	\$299,000
County:	Monmouth	ApxYrBlt:	1986	ApxSqFt:	0 SqFt
Muni:	HIGHLANDS	Rooms:	7	Bedrooms:	4
Postal:	<u>237 SHORE DR</u>	Baths:	3/1	Levels:	3
Address:	HIGHLANDS, NJ 07732	Bsmt:	N	FP/#:	Y/1
Area/Sec:	NONE	Garage:	Y/1 Car	WF:	N
Cmplx/Sub:	NONE	WV:	Y	WtrTyp:	Bayview
ParcelID:	<u>00120-0000-00007-03</u>	Handicap:	N:	LnkdML#:	
LotSz/Acr:	53X130/				
ElemSch:	HIGHLANDS				
MiddleSch:	HENRY HUDSON REG				
HighSch:	HENRY HUDSON				
OthElem:					
OthHigh:	CBA				
Style:	Custom				
Model:					
Zoning:	Resident				
Directions:	36 to Linden to Waterwitch to Shore Drive				

Completely untouched by Sandy - Home located in X zone, doesn't require flood insurance, doesn't need to be raised. 4 BR, 3.5 Bath, low maintenance home with waterviews from the balconies. Impeccably maintained. This shore town has so much to offer, and this location a NYC commuters dream, with convenient Ferry access! If you like the Beach this is the location for you! Amazing price and a lot of space in this three floor custom home! Newer items: Furnace and AC 4 years old, roof 8 years old.

TaxYr:	2012	LandAsmt:	155,200	NewCnstr:		DeedRestr:	
Taxes:		ImprAsmt:	189,300	Farm:		FarmAssd:	
SpecAsmt:		TotAsmt:	344,500	AsmtStat:	Assessed		

Assoc:	N	MgmtType:		AssocMgmt:		MgmtPhone:		AppEscrowReq:	
AssocFee:	\$0/	FeeIncl:				CommonEle:			

Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	#BsmtBth:
Foyer	1		Office	1	6x11	Bath:Full	1		#Lvl1Bths: 1
Den	1	12x16	GreatRoom	2	18x24	Dining	2	10x12	#Lvl2Bths: 0.5
Kitchen	2	12x13	Bath:1/2	2		Bedrm:Master	3	12x19	#Lvl3Bths: 2
Bedroom	3	11x13	Bedroom	3	12x13	Bath:Master	3		
Bath:Full	3		Laundry	3	3x5				

Interior: Attic, Balcony, Sliding D

Foy: FLR-Ceramic

GR/FR: Fireplce, SlidingD, FP-Gas

MBA: ShowerS

HVAC: CentAir, FrdHotAir

Exterior: Deck, Patio

Gar: Attached

Lot: Bayside

Siding:

Included: Dishwash, Refriger, Stove, Washer, Dryer, SecSys, CentVac, Ceil Fan, Light Fix, Blinds/Shades

Excluded:

LstOff: (1110) Diane Turton, Realtors-Sea Girt

LstAgt: (31735) Valerie Hannafey

CoOff: ()

CoAgt: ()

Comp: SAC: 0 BAC: 2.5%-50 DDAC: 2.5%-50 TBC: 2.5%-50

Bonus: Agncy: SD Typ: ER VRC: N LBox: Y IDX: Y

Show: Appt Req, Call Agent:

AgntNotes: N/A

Office: (732) 974-8700

Cell (732)887-7797

Office Ph (732) 974-8700

Fax 732 974-0487

Toll Free

Own: GINA SOLDI

OwnPh:

Discl: Office

Owner: Individual

Pssn: AtClosing

LD-EX: 8/27/2013-N/A

DOM/CDOM: 14/125

Short Sale? N

Fncng: FHA, RentW/Option, Convnl

SldPrice:	\$290,000	DOM:	14	SellOff:	(259) Camassa Agency Inc	Ph: (732) 222-4100
CseDate:	10/15/2013	DUC:	40	SellAgt:	(6680) Margaret Camassa	Ph: 7322224100
CntrDate:	09/05/2013	ContinueToShow:	N	SldTrms:	Cash	
Concessions:	0	Sales Notes:				CoSellOf: () CoSellAgt: ()

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PAUL CEFALO WEICHERT REALTORS RUMSON, NJ 732-673-9421

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Status:	Closed (9/27/2013)	Cat:	SF	MLS#:	21319187myd
Type:	Detached	ListPrice:	\$299,000	OrigPrice:	\$329,000
County:	Monmouth	ApXyrBlt:		ApXsqFt:	0 SqFt
Muni:	HIGHLANDS	Rooms:	7	Bedrooms:	5
Postal:	131 STATE HWY 36	Baths:	2/0	Levels:	2
Address:	HIGHLANDS, NJ 07732	BSmt:	Y	FP/#:	Y/1
Area/Sec:	NONE	Garage:	Y/1 Car	WF:	N
Cmplx/Sub:	NONE	WV:	N	WtrTyp:	N
ParcelID:	21--3-	Handicap:	N:	LnkdML#:	
LotSz/Acr:	60 X 190/				
ElemSch:	HIGHLANDS				
MiddleSch:	HENRY HUDSON REG				
HighSch:	HENRY HUDSON				
OthElem:	MOTHER TERES				
OthHigh:	MARINE				
Style:	Colonial				
Model:					
Zoning:					
Directions:	Highway 36 East to #131				

Large Victorian in Highlands. 5 bedrooms, 2 full baths and sun porch....Views of Sandy Hook from upper rooms.

TaxYr:	2012	LandAsmt:	107,500	NewCnstr:	N	DeedRestr:	
Taxes:	\$7,006	ImprAsmt:	167,800	Farm:		FarmAssd:	
SpecAsmt:		TotAsmt:	275,300	AsmtStat:	Assessed		

Assoc:	N	MgmtType:		AssocMgmt:		MgmtPhone:		AppEscrowReq:	
AssocFee:	\$0/	FeeIncl:				CommonEle:			

Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	#BsmtBth:
Foyer	1	3x6	Bedroom	2	9x14				#Lvl1Bths:
Living	1	14.5x19	Bedroom	2	9x11.5				#Lvl2Bths:
Dining	1	14x19	Bedroom	2	9x11.5				#Lvl3Bths:
Kitchen	1	12x23	Bedroom	2	9-x14				
Bedrm:Master	2	14x15	Sun	1	7x32				

Interior:	Attic, Reclite, DecMold, Built-in	LR:	FLR-Wood, DecMold	DR:	FLR-Wood, DecMold, Built-in, FP-Other
Foy:	FLR-Wood	Kit:	Eat-in, FLR-Wood	MBR:	FLR-Wood, FLR-W/wCarp
GR/FR:		Flr:	Wood, W/WCarp, Ceramic	Bsmt:	Other
MBA:	Tub, FLR-Ceramic	Fuel:	NatGas	WatHt:	Nat Gas
HVAC:	Radiator			Roof:	Shingled
Exterior:	Patio			Bldg:	
Gar:	Detached, Oversize	Park:			
Lot:		Pool:	N:		
Siding:		WtSw:	Public Sewer, Public Water		
Included:	Dishwash, Refriger, Stove, Washer, Dryer, StoHood				
Excluded:					

LstOff:	(1969) Coldwell Banker Res. Brokerage	Office:	(732) 842-3200	Own:	
LstAgt:	(8360) Pauline Poyner	Office Ph:	(732) 842-3200	OwnPh:	
CoOff:	()	Direct:	(732) 766 3330	Discl:	Document Link
CoAgt:	()			Owner:	Individual
Comp:	SAC: 0 BAC: 2.5-50 DDAC: 2.5-50 TBC: 2.5-50			Pssn:	AtClosing, Immediate
Bonus:	Agency: SD Typ: ER VRC: N LBox: Y IDX: Y			LD-EX:	6/3/2013-N/A
Show:	Appt Req, Call Agent:			DOM/CDOM:	85/85
AgntNotes:	N/A			Short Sale?	N
				Fncng:	

SldPrice:	\$292,000	DOM:	85	SellOff:	(2809) Keller Williams Realty East Monmouth Ph:(732) 704-4033
CseDate:	09/27/2013	DUC:	39	SellAgt:	(20466) Susanne Rhame Ph:(732) 704-4033 ext 124
CntrDate:	08/19/2013	ContinueToShow:		SldTrms:	Convention
Concessions:		Sales Notes:		CoSellOf:	()
				CoSellAgt:	()

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PAUL CEFALO WEICHERT REALTORS RUMSON, NJ 732-673-9421

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Status:	Closed (4/6/2012)	Cat:	SF	MLS#:	21201461my
Type:	Detached			ListPrice:	\$309,900
County:	Monmouth			OrigPrice:	\$309,900
Muni:	HIGHLANDS			ApxYrBl:	
Postal:	68 PORTLAND RD			ApxSqFt:	2,259 SqFt
Address:	HIGHLANDS, NJ 07732			Rooms:	8
Area/Sec:	NONE			Bedrooms:	4
Cmplx/Sub:	NONE			Baths:	4/0
ParcelID:	00003-0000-00001-			Levels:	2
LotSz/Acr:	80X130/			Bsmt:	Y
ElemSch:	HIGHLANDS			FP/#:	Y/4
MiddleSch:	HENRY HUDSON REG			Garage:	N/O Car
HighSch:	HENRY HUDSON			WF:	N
OthElem:	MOTHER TERES			WV:	Y
OthHigh:	RBC			WtrTyp:	Oceanview, Riverview
Style:	Colonial, Historic			Handicap:	N:
Model:				LnkML#:	
Zoning:	Resident				
Directions:	Hwy 36 East right onto Portland, corner of Ryker - 68 Portland Rd. Highlands				

BEAUTIFUL VIEWS OF THE NAVESINK RIVER AND THE ATLANTIC OCEAN from this well cared for 4 BDRM, 4 BA home!! Lots of Charm & Character along with all the modern conveniences. Features hwd floors, 3 zone-heat & A/C Wrap around porch, heated-enclosed 42x12 Veranda, 4 FP's, 42x12 deck, Ingrnd Pool & more Walking distance to the beach, river and Hartshorne Woods. Walk to Bus & NY Ferry TAXES REASSESSED TO \$9,488!!!

TaxYr:	2011	LandAsmt:	244,800	NewCnstr:		DeedRestr:	
Taxes:	\$9,488	ImprAsmt:	144,700	Farm:		FarmAssd:	
SpecAsmt:		TotAsmt:	389,500	AsmtStat:		Assessed	

Assoc:	N	MgmtType:		AssocMgmt:		MgmtPhone:		AppEscrowReq:	
AssocFee:	\$0/	FeeIncl:				CommonEle:			

Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	#BsmtBth:
Foyer	1	25x7	Living	1	26x18	Den	1	15x15	#Lvl1Bths: 2
Kitchen	1	25x11	Bedroom	1	14x9	Family	1	43x12	#Lvl2Bths: 2
Bedrm:Master	2	15x14	Bedroom	2	15x11	Bedroom	2	15x11	#Lvl3Bths:

Interior:	Attic, DecMold, Built-in, BeamdCe, French D		
Foy:		LR:	FLR-Wood, French D, DecMold, Built-in, FP-Wood
GR/FR:	FrenchD, FLR-Cer	Kit:	Eat-in, FLR-Wood, Try/vlt/, FP-Gas
MBA:	Tub, ShowerS, Dbl Sinks, FLR-Ceramic	Flr:	Wood, W/WCarp, Ceramic
HVAC:	CentAir, 2zoneAc, 3+zonHt	Fuel:	NatGas
Exterior:	Thermal, Deck, Porch/op, Outdr Lghting, Fence	DR:	FLR-Wood, FrenchDr, FP-Gas
Gar:	None	MBR:	FLR-W/wCarp, Fullbath, FP-Gas
Lot:		Bsmt:	Partial
Siding:	Clapboard	WatHt:	Nat Gas
Included:	Dishwash, Refriger, Stove, Microwav, Win Trea, Light Fix	Roof:	Timberli
Excluded:		Bldg:	

LstOff:	(1345) Kubis Realty Group	Office:	(732) 957-0900	Own:	WITHELD
LstAgt:	(2251) Carole Kubis	Office Ph:	(732) 957-0900	OwnPh:	
CoOff:	()	Cell:	732-239-3788	Discl:	Office
CoAgt:	()			Owner:	Individual
Comp:	SAC: N/A BAC: 2.5%-\$100 DDAC: N/A TBC: N/A			Pssn:	AtClosing
Bonus:	Agncy: SD Typ: ER VRC: N LBox: Y IDX: Y			LD-EX:	1/12/2012-N/A
Show:	CallLo, Appt Req: CALL LISTING OFFICE FOR APPT/AVAILABILITY!!			DOM/CDOM:	20/20
AgntNotes:	N/A			Short Sale?	
				Fncng:	

SldPrice:	\$299,900	DOM:	20	SellOff:	(1345) Kubis Realty Group Ph: (732) 957-0900
CseDate:	04/06/2012	DUC:	77	SellAgt:	(2251) Carole Kubis Ph: 732-957-0900
CntrDate:	01/20/2012	ContinueToShow:		SldTrms:	Convention
Concessions:		Sales Notes:		CoSellOf:	() CoSellAgt: ()

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PAUL CEFALO WEICHERT REALTORS RUMSON, NJ 732-673-9421

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Status:	Closed (4/12/2012)	Cat:	SF	MLS#:	21117101md
Type:	Detached	ListPrice:	\$320,000	OrigPrice:	\$380,000
County:	Monmouth	ApxYrBlt:	2002	ApxSqFt:	1,936 SqFt
Muni:	HIGHLANDS	Rooms:	7	Bedrooms:	4
Postal:	<u>13 RECREATION PL</u>	Baths:	3/0	Levels:	2
Address:	HIGHLANDS, NJ 07732	Bsmt:	N	FP/#:	/
Area/Sec:	NONE	Garage:	N/O Car	WF:	N
Cmplx/Sub:	NONE	WV:	Y	WtrTyp:	N:
ParcelID:	<u>00086--00003-</u>	Handicap:			
LotSz/Acr:	40X77/				
ElemSch:	HIGHLANDS				
MiddleSch:	HENRY HUDSON REG				
HighSch:	HENRY HUDSON				
OthElem:					
OthHigh:	RANNEY SCH				
Style:	Colonial				
Model:					
Zoning:	Resident	LnkdML#:			
Directions:	Rt. 36 to Linden. Left on Waterwitch, rt. on Bay Ave. , left on Huddy to 3rd street on right				

Every day is a vacation. Double rocking chair front porches. Great sleeping as ocean breezes drift into master bedroom. Watch boats passing on the bay. Marina seconds away. Open first floor plan is perfect for entertaining. Corner property needs next to no maintenance. Rear porch has storage closet. Minutes to great restaurants, beaches, ferry to NYC, bike/hike trails and Hartshorne Woods. A commuter's delight; a recreator's dream.

TaxYr:	2010	LandAsmt:	68,000	NewCnstr:		DeedRestr:	
Taxes:	\$7,348	ImprAsmt:	192,300	Farm:		FarmAssd:	
SpecAsmt:		TotAsmt:	260,300	AsmtStat:	Assessed		

Assoc:	N	MgmtType:		AssocMgmt:		MgmtPhone:		AppEscrowReq:	
AssocFee:	\$0/	FeeIncl:				CommonEle:			
Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	#BsmtBth:
Living	1	18x21	Dining	1	9x10	Kitchen	1	14x7	#Lvl1Bths: 1
Bedroom	1	13x10	Bedrm:Master	2	21x14	Bedroom	2	10x10	#Lvl2Bths: 2
Bedroom	2	10x10							#Lvl3Bths:

Interior:	RecLite, Attic-pull dwn str	LR:	FLR-W/WCarp	DR:	
Foy:		Kit:		MBR:	
GR/FR:		Flr:		Bsmt:	CrawlSpc
MBA:		Fuel:	NatGas	WatHt:	Nat Gas
HVAC:	CentAir, FrdHotAir	Park:	Driveway, On Strt	Roof:	Shingled
Exterior:	Porch/op	Pool:	N:	Bldg:	
Gar:		WtSw:	Public Sewer, Public Water		
Lot:	Vinyl				
Siding:					
Included:	Dishwash, Refriger, Stove, Microwav, Washer, Dryer, Ceil Fan				
Excluded:					

LstOff:	(178) Weichert Realtors-Rumson	Office:	(732) 747-8282	Own:	JOHN P FLANNERY
LstAgt:	(19738) Emily Smith	Office Ph	(732) 747-8282	OwnPh:	
CoOff:	()	Cell	(732) 245-8073	Discl:	Document Link
CoAgt:	()	Fax	(732) 747-2094	Owner:	Individual
Comp:	SAC: 0 BAC: 2.5-50 DDAC: 2.5 TBC: 0			Pssn:	AtClosing
Bonus:	Agency: SD Typ: ER VRC: N LBox: Y IDX: Y			LD-EX:	5/2/2011-N/A
Show:	Appt Req, Lbx-monm, Sign: CALL LA FOR APPOINT,USE LKBX,DON'T LET CAT OUT			DOM/CDOM:	296/296
AgntNotes:	N/A			Short Sale?	
				Fncng:	

SldPrice:	\$300,000	DOM:	296	SldOff:	(360) Heritage House Sotheby's Int'l Ph:(732) 615-9898
ClseDate:	04/12/2012	DUC:	50	SldAgt:	(14989) Helen Mary Maresca Ph:(732) 615-9898
CntrDate:	02/22/2012	ContinueToShow:		SldTrms:	Convention
Concessions:		Sales Notes:		CoSellOf:	() CoSellAgt: ()

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PAUL CEFALO WEICHERT REALTORS RUMSON, NJ 732-673-9421

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Click for Neighborhood Info

Status: Closed (10/26/2012) **Cat:**SF
Type: Detached
County: Monmouth
Muni: HIGHLANDS
Postal: 1 BAYVIEW ST
Address: HIGHLANDS, NJ 07732
Area/Sec: NONE
Cmplx/Sub: NONE
ParcelID: 00034-0000-00011-
LotSz/Acr: 63X110/0.160/
ElemSch: HIGHLANDS
MiddleSch: HENRY HUDSON REG
HighSch: HENRY HUDSON
OthElem: MOTHER TERES
OthHigh: RBC
Style: Custom
Model: CUSTOM
Zoning: Resident
Directions: Rt 36E TO RT. ON VALLEY,2ND LEFT BAYVIEW, LAST HOUSE ON RIGHT.

MLS#: 21223216md
ListPrice: \$318,900
OrigPrice: \$349,000
ApXyrBlt: 1976
ApXsqFt: 2,700 SqFt
Rooms: 9
Bedrooms: 4
Baths: 3/0
Levels: 2
Bsmt: N
FP/#: Y/1
Garage: Y/2 Car
WF: N
WV: N
WtrTyp:
Handicap: N:

LnkdML#:

BEDAZZLE YOURSELF WITH THIS METICULOUSLY UPDATED HILLSIDE BILEVEL. GORGEOUS GARDENS LOVINGLY MAINTAINED. JUST REDUCED 30,100 BY RETIRED OWNERS WHO HAVE PURCHASED ANOTHER HOME OUT OF STATE. WONDERFUL OPPORTUNITY SO MUCH HOME FOR THE MONEY. IDEAL FOR MOTHER DAUGHTER OR TEENAGERS OR HOME OFFICE. MUST SEE = HOME WILL SELL ITSELF. ENJOY THE SEA BREEZES FROM THE WRAP AROUND DECK. NOTHING TO DO JUST PACK AND CALL THE MOVERS = GIVE YOURSELF THE RELAXED LIFESTYLE YOU DESERVE!!!!!! A MUST SEE!!!!

TaxYr:	2011	LandAsmt:	183,400	NewCnstr:		DeedRestr:	
Taxes:	\$9,695	ImprAsmt:	214,600	Farm:		FarmAssd:	
SpecAsmt:		TotAsmt:	398,000	AsmtStat:	Assessed		

Assoc:	N	MgmtType:		AssocMgmt:		MgmtPhone:		AppEscrowReq:	
AssocFee:	\$0/	FeeIncl:				CommonEle:			

Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	#BsmtBth:
Foyer	1	6x6	Living	2	18x16	Dining	2	13x13	#Lvl1Bths: 1
Kitchen	2	16x14	Family	1	22x18	Bath:Master	2	12x12	#Lvl2Bths: 2
Bedroom	2	16x12	Bedroom	2	17x11	Bedroom	1	16x14	#Lvl3Bths:
Laundry	1	17x6							

Interior:	Attic-Other	LR:		DR:	FLR-Wood
Foy:		Kit:	Eat-in, Newer, Slidingdr, FLR-Lin-Vnyl	MBR:	Fullbath
GR/FR:	Fireplce, FLR-Lin-Vnyl, FP-Wood	Flr:	Wood, Laminate	Bsmt:	Slab
MBA:	Ceramic	Fuel:	NatGas	WatHt:	Nat Gas
HVAC:	CentAir, FrdHotAir	Park:	Ovrszd D, Dbl Wide, Off Strt	Roof:	Timberli
Exterior:	Thermal, Deck	Pool:	N:	Bldg:	
Gar:	Attached, DirectE, Oversize	WtSw:	Public Sewer, Public Water		
Lot:	Treed				
Siding:	Vinyl, Brick				
Included:	Dishwash, Refriger, Elec Coo, Stove, Ceil Fan, GDO, Attic Fa, Compacto, StoHood, WHFan, OutdrLi				
Excluded:	PERSONAL BELONGINGS, CHANDILERS & WASHER & DRYER				

LstOff:	(2532) Better Homes Realty	Office:	(732) 842-5656	Own:	WILLIAM & MARY MULLER
LstAgt:	(20355) Mary Muller	Home:	(732) 708-1273	OwnPh:	732-708-1273
CoOff:	()			Discl:	None
CoAgt:	()	Fax:	732-842-8055	Owner:	Individual, NJ Lic R
Comp:	SAC: XXX BAC: 2.5-\$100. DDAC: XXX TBC: XXX	Office Ph:	(732) 842-5656	Pssn:	AtClosing
Bonus:	Agncy: SD Typ: ER VRC: Y LBox: N IDX: Y			LD-EX:	6/25/2012-N/A
Show:	CallOwn, Appt Req, Sign: CALL MARY TO SHOW. 732-708-1273			DOM/CDOM:	71/71
AgntNotes:	N/A			Short Sale?	
				Fncng:	

SldPrice:	\$310,900	DOM:	71	SellOff:	(2202) C21/ Homes of Distinction Real Estate	Ph: (732) 530-1900
ClseDate:	10/26/2012	DUC:	52	SellAgt:	(7349) PATRICIA ELLIS	Ph: (732) 530-1900
CntrDate:	09/04/2012	ContinueToShow:	N	SldTrms:	Convention	
Concessions:		Sales Notes:				CoSellOf: () CoSellAgt: (())

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PAUL CEFALO WEICHERT REALTORS RUMSON, NJ 732-673-9421

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Status:	Closed (9/13/2012)	Cat:	SF	MLS#:	21222628md
Type:	Detached	ListPrice:	\$332,000	OrigPrice:	\$332,000
County:	Monmouth	ApxYrBlt:	1904	ApxSqFt:	0 SqFt
Muni:	HIGHLANDS	Rooms:	10	Bedrooms:	4
Postal:	17 BAY ST	Baths:	2/0	Levels:	3
Address:	HIGHLANDS, NJ 07732	Bsm:	Y	FP/#:	N/0
Area/Sec:	NONE	Garage:	N/0 Car	WF:	N
Cmplx/Sub:	NONE	WV:	Y	WtrTyp:	Riverview
ParcelID:	00027-0000-00007-	Handicap:	N:		
LotSz/Acr:	156X104X91X99/				
ElemSch:	HIGHLANDS				
MiddleSch:	HENRY HUDSON REG				
HighSch:	HENRY HUDSON				
OthElem:	MOTHER TERES				
OthHigh:	MATER DEI				
Style:	Victoria				
Model:					
Zoning:	Resident	LnkdML#:			
Directions:	Rt.36-Miller (Lady of Perpetual Help),Rt.,L Woodland-First Left is Bay St.				

Once a Bed and Breakfast located in the "Hills" of Highlands. Now a single family house that sits on an over-sized lot with views of Sandy Hook Bay. Bright sunroom across the front, large living room for entertaining, breakfast room opens to 18x16 deck. Bedrooms for all. Walk up attic is perfect for an artists studio or Master as it has a water view. Beautiful wood floors through out. Full door makes easy access to basement, workshop,storage. Many possibilities with the house and the property.

TaxYr:	2011	LandAsmt:	175,300	NewCnstr:	N	DeedRestr:	N
Taxes:	\$7,919	ImprAsmt:	149,800	Farm:	N	FarmAssd:	
SpecAsmt:	N	TotAsmt:	325,100	AsmtStat:	Assessed		

Assoc:	N	MgmtType:	NoManagement	AssocMgmt:		MgmtPhone:		AppEscrowReq:	N
AssocFee:	\$0/NON	FeeIncl:				CommonEle:			

Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	#BsmtBth:	
Living	1	19x16	Dining	1	13x11	Kitchen	1	10x9	#Lv1Bths:	1
Breakfast	1	13x10	Sun	1	28x6	Study	1	12x12	#Lv2Bths:	1
Bedroom	1	12x12	Bedrm:Master	2	12x12	Bedroom	2	12x12	#Lv3Bths:	0.0
Study	2	12x12								

Interior:	WkupAtt, Reclite	LR:	FLR-Wood	DR:	FLR-Wood, FrenchDr
Foy:		Kit:	FLR-Lin-Vnyl	MBR:	FLR-Wood
GR/FR:		Flr:	Wood, Linolm/v	Bsm:	Full, Walkout, Workshop
MBA:		Fuel:	NatGas	WatHt:	Nat Gas
HVAC:	ACUnits, HwBb				
Exterior:	StormWn, Deck, Porch/op, StrmDrs				
Gar:	None	Park:	On Strt	Roof:	Shingled, Flat
Lot:	Sloping	Pool:	N:	Bldg:	Storage
Siding:	Vinyl, Wood	WtSw:	Public Sewer, Public Water		
Included:	Dishwash, Refriger, Gas Cook, Stove, Dryer, ACUnit, Ceil Fan, Screens				
Excluded:	PORCH SWING				

LstOff:	(1969) Coldwell Banker Res. Brokerage	Office:	(732) 842-3200	Own:	JOHN A & JEANNE OREFICE
LstAgt:	(497) Alyce Van Wagner	Cell:	732-241-7069	OwnPh:	
CoOff:	()	Direct:	(732) 933-5524	Discl:	Document Link
CoAgt:	()	Office Ph:	(732) 842-3200	Owner:	Individual
Comp:	SAC: 0 BAC: 2.5%-50 DDAC: 2.5-\$50. TBC: 0	Office Fax:	732-842-9197	Pssn:	AtClosing
Bonus:	Agncy: SD Typ: ER VRC: N LBox: Y IDX: Y			LD-EX:	6/20/2012-N/A
Show:	Appt Req, Nego/lb, Lbx-monm, Sign: MUST CALL AGENT FOR AVAILABILITY AND APPOINTMENT			DOM/CDOM:	33/33
AgntNotes:	N/A			Short Sale?	
				Fncng:	

SldPrice:	\$311,000	DOM:	33	SellOff:	(360) Heritage House Sotheby's Int'l	Ph:	(732) 615-9898
CseDate:	09/13/2012	DUC:	54	SellAgt:	(14989) Helen Mary Maresca	Ph:	(732) 615-9898
CntrDate:	07/21/2012	ContinueToShow:	N	SldTrms:	FHA		
Concessions:		Sales Notes:				CoSellOf:	() CoSellAgt: ()

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PAUL CEFALO WEICHERT REALTORS RUMSON, NJ 732-673-9421

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Status:	Closed (6/28/2013)	Cat:	SF	MLS#:	21317020md
Type:	Detached	ListPrice:	\$339,900	OrigPrice:	\$339,900
County:	Monmouth	ApxYrBlt:		ApxSqFt:	0 SqFt
Muni:	HIGHLANDS	Rooms:	6	Bedrooms:	3
Postal:	<u>85 VALLEY AVE</u>	Baths:	2/0	Levels:	2
Address:	HIGHLANDS, NJ 07732	Bsmt:	Y	FP/#:	Y/2
Area/Sec:	NONE	Garage:	N/0 Car	WF:	N
Cmplx/Sub:	NONE	WV:	N	WtrTyp:	Y:
ParcelID:	<u>00037-0000-00008-02</u>	Handicap:			
LotSz/Acr:	20X100/				
ElemSch:	HIGHLANDS				
MiddleSch:	HENRY HUDSON REG				
HighSch:	HENRY HUDSON				
OthElem:	MOTHER TERES				
OthHigh:	MATER DEI				
Style:	Tudor				
Model:					
Zoning:	Resident, Single F	LnkML#:			
Directions:	ROUTE 36 TO VALLEY AV..#85 BEHIND PRIVACY FENCE				

Adorable & cozy tudor home. LR w/ wood FP floor to ceiling fieldstone & chair rail Formal DR w/ chair rail & private wall of windows looking out to yard & heated in-ground pool. Country French Kitchen w/ granite counters & s/s appliances incld new dishwasher Cust blinds 1 bdrm main level 2 on upper level. 2 BA's 1 is new. Full BSMT w/ FP newer retaining wall LOW TAXES

TaxYr:	2012	LandAsmt:	127,500	NewCnstr:	N	DeedRestr:			
Taxes:	\$5,939	ImprAsmt:	115,700	Farm:	N	FarmAssd:			
SpecAsmt:		TotAsmt:	243,200	AsmtStat:	Assessed				
Assoc:	N	MgmtType:		AssocMgmt:		MgmtPhone:			
AssocFee:	\$0/	FeeIncl:				CommonEle:	AppEscrowReq:		
Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	#BsmtBth:
Foyer	1	5x4	Living	1	20x12	Dining	1	13x11	#Lvl1Bths:
Kitchen	1	12x11	Bedroom	1	12x12	Bedrm:Master	2	17x12	#Lvl2Bths:
Bedroom	2	14x12							#Lvl3Bths:
Interior:	RecLite, DecMold, Sliding D, Attic-Other								
Foy:	FLR-Wood, FLR-W/WCarp, FP-Wood		LR:	FLR-W/WCarp, DecMold, Bay/bow, FP-Wood			DR:	FLR-Wood, FLR-W/WCarpet, Bay/Bow, DecMold	
GR/FR:			Kit:	Eat-in, Newer, Slidingdr, FLR-Cer			MBR:	FLR-W/wCarp	
MBA:	Tub, FLR-Ceramic		Flr:	Wood, W/WCarp, Ceramic			Bsmt:	Full, PartFin	
HVAC:	ACUnits, HwBb, 2zoneHt		Fuel:	NatGas			WatHt:	Nat Gas	
Exterior:	Thermal, Porch/op, Patio, StrmDrs, Outdr Lghting, Fence								
Gar:			Park:	Driveway, Dbl Wide, Off Strt, Stone/Gravel			Roof:	Shingled, Timberli	
Lot:	Level, Fenced/area		Pool:	Y:InGroun, Vinyl, Pool Equ, Heated			Bldg:		
Siding:	Stucco, Cedar, Stone		WtSw:	Public Sewer, Public Water					
Included:	Dishwash, Refriger, Gas Cook, Stove, Self/conCln, Microwav, Washer, Dryer, ACUnit, Win Trea, Light Fix, Screens								
Excluded:									

LstOff:	(1345) Kubis Realty Group	Office:	(732) 957-0900	Own:	WITHHELD
LstAg:	(2251) Carole Kubis	Office Ph	(732) 957-0900	OwnPh:	
CoOff:	()	Cell	732-239-3788	Discl:	Document Link
CoAg:	()			Owner:	Individual
Comp:	SAC: N/A BAC: 2.5%-\$100 DDAC: N/A TBC: N/A			Pssn:	AtClosing
Bonus:	Agency: SD Typ: ER VRC: N LBox: N IDX: Y			LD-EX:	5/15/2013-N/A
Show:	Appt Req, Nego/lb, Sign, Call Agent: CALL LISTING OFFICE FOR AVAILABILITY & APPT			DOM/CDOM:	16/16
AgntNotes:	N/A			Short Sale?	N
				Fncng:	

SldPrice:	\$315,000	DOM:	16	SldOff:	(1662) Stack & Stack, LLC	Ph:	(732) 495-0214
CseDate:	06/28/2013	DUC:	28	SldAg:	(25466) Mark Chace	Ph:	201-659-1000
CntrDate:	05/31/2013	ContinueToShow:	N	SldTrms:	Convention		
Concessions:		Sales Notes:				CoSellOf:	() CoSellAg:()

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Status:	Closed (3/29/2013)	Cat:	SF	MLS#:	<u>21230333my</u>
Type:	Detached	ListPrice:	\$319,000	OrigPrice:	\$319,000
County:	Monmouth	ApxYrBlt:	1980	ApxSqFt:	0 SqFt
Muni:	HIGHLANDS	Rooms:	6	Bedrooms:	2
Postal:	<u>2 PEAK ST N</u>	Baths:	2/0	Levels:	2
Address:	HIGHLANDS, NJ 07732	Bsmt:	Y	FP/#:	Y/1
Area/Sec:	NONE	Garage:	Y/1 Car	WF:	N
Cmplx/Sub:	NONE	WV:	Y	WtrTyp:	Oceanview, Riverview
ParcelID:	<u>35--4-01</u>	Handicap:	N:	LnkdML#:	
LotSz/Acr:	150X78/				
ElemSch:	HIGHLANDS				
MiddleSch:	HENRY HUDSON REG				
HighSch:	HENRY HUDSON				
OthElem:					
OthHigh:					
Style:	ExpRan				
Model:					
Zoning:	Resident				
Directions:	Rt 36 South, right on Valley (one block before Miller). Take Valley to the end and make a right on Peak St North.				

HIGH & DRY! NO DAMAGE FROM SANDY! Charming 2BR,2BA home in the hills w/ seasonal water views beckons nature lovers and beach goers. Perfect wkend getaway or yr round living for anyone looking for a place near the shore yet within minutes of NYC via the ferry. Its pretty wood burning stove and stone hearth add to the welcoming feeling of this home. Enjoy a very priv setting with fenced in side yd. Lg walkout bsmnt has many possibilities. Enjoy area parks, great restaurants and local beaches too.

TaxYr:			LandAsmt:			NewCnstr:			DeedRestr:		
Taxes:			ImprAsmt:			Farm:			FarmAsst:		
SpecAsmt:			TotAsmt:			AsmtStat:			Assessed		
Assoc:		N	MgmtType:		AssocMgmt:		MgmtPhone:		AppEscrowReq:		
AssocFee:		\$0/	FeeIncl:				CommonEle:				
Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	#BsmtBth:		
Foyer	1	5x13'6	Living	1	22x13'8	Dining	1	13x9	#Lvl1Bths:		2
Kitchen	1	9x9'6	Bedrm:Master	1	15x13'7	Bedroom	1	11x9'7	#Lvl2Bths:		
Laundry	B	22'8x12'6	RecRoom	B	21x23'8				#Lvl3Bths:		

Interior:	Sliding D	LR:	FLR-W/WCarp	DR:	FLR-W/WCarp
Foy:	FLR-Ceramic	Kit:	FLR-Ceramic	MBR:	FLR-W/wCarp
GR/FR:		Flr:	W/WCarp, Ceramic	Bsmt:	PartFin, Walkout, Heated, Ceil-Hgh, Slid-Glss Dr
MBA:	Showers	Fuel:	Electric	WatHt:	Electric
HVAC:	ACUnits, ElecBb	Park:	Driveway, Asphalt	Roof:	Shingled
Exterior:	Deck, Outdr Lghting	Pool:	N:	Bldg:	
Gar:	Attached, DirectE	WtSw:	Public Sewer, Public Water		
Lot:					
Siding:	Clapboard				
Included:	Dishwash, Refriger, Elec Coo, Washer, Dryer, ACUnit, Win Trea, Ceil Fan, OutdrLi				
Excluded:					

LstOff:	<u>(2809) Keller Williams Realty East Monmouth</u>	Office:	<u>(732) 704-4033</u>	Own:	
LstAgt:	<u>(20466) Susanne Rhame</u>	Cell:	(732) 915-0327	OwnPh:	
CoOff:	()	Home:	(732) 708-0055	Discl:	Document Link
CoAgt:	Q	Office Ph:	(732) 704-4033	Owner:	Individual
Comp:	SAC: 00 BAC: 2.5-50 DDAC: 0000 TBC: 2.5-50			Pssn:	AtClosing
Bonus:	Agncy: SD Typ: ER VRC: N LBox: N IDX: Y			LD-EX:	8/27/2012-N/A
Show:	Appt Req:			DOM/CDOM:	163/163
AgntNotes:	N/A			Short Sale?	
				Fncng:	FHA, Convnl

SldPrice:	\$319,000	DOM:	163	SellOff:	(443) Gloria Nilson & Co. Real Estate	Ph:	(732) 530-2800
CseDate:	03/29/2013	DUC:	56	SellAgt:	(8340) Mark Woldseth	Ph:	(732) 530-2800 EXT 22
CntrDate:	02/01/2013	ContinueToShow:		SldTrms:	Cash	CoSellOf:	() CoSellAgt:()
Concessions:		Sales Notes:					

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Status:	Closed (9/14/2012)	Cat:	SF	MLS#:	21213857mvd
Type:	Detached	ListPrice:	\$399,900	OrigPrice:	\$399,900
County:	Monmouth	ApxYrBlt:	1933	ApxSqFt:	0 SqFt
Muni:	HIGHLANDS	Rooms:	4	Bedrooms:	1
Postal:	<u>21 MARINE PL</u>	Baths:	1/1	Levels:	1
Address:	HIGHLANDS, NJ 07732	Bsmt:	N	FP/#:	N/
Area/Sec:	NONE	Garage:	N/0 Car	WF:	Y
Cmplx/Sub:	NONE	WV:	Y	WtrTyp:	Bayfront, Bayside, Bayview, Bulkhead, Riverfront, Riverview
ParcelID:	<u>00092-0000-00005-</u>	Handicap:	N:		
LotSz/Acr:	80X78 COMBINED/				
ElemSch:	HIGHLANDS				
MiddleSch:	HENRY HUDSON REG				
HighSch:	HENRY HUDSON				
OthElem:	MOTHER TERES				
OthHigh:	MATER DEI				

Style:	Ranch	LnkdML#:	
Model:			
Zoning:	Resident		
Directions:	Rt 36 e jughandle Linden left Waterwitch left Bay Ave rt Snug harbor to corner of Marine Pl		

Rare Waterfront Opportunity! Enjoy Stunning Views of Sandy Hook Bay & the NY Skyline from this Charming Home situated on 2 Large,Waterfront,Lots. Seconds to NYC Ferries,Beach Access,Nature/Biking Trails,Restaurants,Marinas,Boating & Parks. Huge Deck, Mahogany Porch & Lushly Lanscaped Yard for Fabulous Outdoor Living & Entertaining. Hardwood Floors,Ornate Built-ins,Stained Glass,Updated Baths,Vaulted Ceilings & Gourmet Kitchen. Fantastic Fenced Corner lot location with room for expansion!

TaxYr:		LandAsmt:		NewCnstr:		DeedRestr:	N
Taxes:		ImprAsmt:		Farm:		FarmAssd:	
SpecAsmt:	N	TotAsmt:	0	AsmtStat:	Assessed		
Assoc:	N	MgmtType:		MgmtPhone:		AppEscrowReq:	
AssocFee:	\$0/	FeeIncl:		CommonEle:			
Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	#BsmtBth:	
Sun	1	24x7				#Lvl1Bths:	1.5
Living	1	16.5x10				#Lvl2Bths:	
Dining	1	11.5x10				#Lvl3Bths:	
Kitchen	1	12x9					
Bedrm:Master	1	14x12					
Interior:	RecLite, DecMold, Skylight, Attic-pull dwn str						
Foy:	FLR-Wood						
GR/FR:							
MBA:	Ceramic, Whirlpoo						
HVAC:	CentAir, FrdHotAir						
Exterior:	StormWn, Sprnkler, Deck, Porch/op, Patio, StrmDrs, Outdr Lghting, Fence						
Gar:							
Lot:	Level, Fenced/area, Corner, Bayfront, Bayside, Bulkhead, Riverview, Riverfront						
Siding:	Other-seermk						
Included:	Dishwash, Refriger, Gas Cook, Stove, Microwav, Washer, Dryer, Win Trea, Ceil Fan, Light Fix, Screens, StoHood						
Excluded:							
LstOff:	(1485) Coldwell Banker Res. Brokerage			Office:	(732) 671-1000	Own:	PETER G COOK
LstAgt:	(2625) Mona McCluskey			Office Ph	(732) 671-1000	OwnPh:	NONE
CoOff:	()			Cell	(732) 687-3227	Discl:	Document Link
CoAgt:	()					Owner:	Individual
Comp:	SAC: 0 BAC: 2.5% DDAC: 0 TBC: 2.5%					Pssn:	AtClosing
Bonus:	Agency: SD Type: ER VRC: N LBox: Y IDX: Y					LD-EX:	4/11/2012-N/A
Show:	Appt Req, Lbx-monm, Othr/SeeRmrk, Sign: APPT NEEDED. CALL MONA 732-687-3227					DOM/CDOM:	112/112
AgntNotes:	N/A					Short Sale?	
						Fncng:	FHA, Convn
SldPrice:	\$330,500	DOM:	112	SldOff:	(1485) Coldwell Banker Res. Brokerage	Ph:	(732) 671-1000
ClsDate:	09/14/2012	DUC:	44	SldAgt:	(2518) Marietta Westlake	Ph:	(732)671-1000 ext. 535
CntrDate:	08/01/2012	ContinueToShow:		SldTrms:	Convention	CoSellOf:	CoSellAgt:
Concessions:	Sales Notes:						

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Status:	Closed (4/24/2013) Cat:SF	MLS#:	21220352myd
Type:	Detached	ListPrice:	\$348,500
County:	Monmouth	OrigPrice:	\$398,500
Muni:	HIGHLANDS	ApXyrBlt:	1985
Postal:	27 GRAND TOUR	ApXsqFt:	0 SqFt
Address:	HIGHLANDS, NJ 07732	Rooms:	9
Area/Sec:	NONE	Bedrooms:	4
Cmplx/Sub:	NONE	Baths:	2/0
ParcelID:	00017-0000-00002-03	Levels:	3
LotSz/Acr:	79X113/	Bsmt:	Y
ElemSch:	HIGHLANDS	FP/#:	/1
MiddleSch:	HENRY HUDSON REG	Garage:	Y/1 Car
HighSch:	HENRY HUDSON	WF:	N
OthElem:		WV:	N
OthHigh:		WtrTyp:	
Style:	Custom	Handicap:	N:
Model:			
Zoning:	Resident, Single F	LnkdML#:	
Directions:	HW36 E, Rt. on Miller Ave, L. on Highland Ave, R. on Grand Tour. House in on the left.		

Hillside custom home is located w/in walking dist.to parks+Sandy Hook. Eco friendly minimal yard allows you to spend more time enjoying 30' deck and hot tub under the stars. Completely renovated for your enjoyment,this home features a light,airy floor pln,gorgeous newer baths, bright updated kitchen,sky lts + vaulted ceilings,wood burning FP for cozy winter nights,charming copper roof and more. Conveniently located to NY ferry and best restaurants around,you will enjoy exploring all the area has

TaxYr:	2011	LandAsmt:	176,100	NewCnstr:		DeedRestr:	
Taxes:	\$9,812	ImprAsmt:	226,700	Farm:		FarmAssd:	
SpecAsmt:		TotAsmt:	402,800	AsmtStat:		Assessed	

Assoc:	N	MgmtType:		AssocMgmt:		MgmtPhone:		AppEscrowReq:	
AssocFee:	\$0/	FeeIncl:				CommonEle:			
Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	#BsmtBth:
Living	1	15X14	Dining	1	14'6X12	Kitchen	1	16X13'6	#Lvl1Bths: 1
Bedrm:Master	2	13X12	Bedroom	2	11X10	Loft	2	19X7	#Lvl2Bths: 1
Bedroom	1	12X10	Bedroom	B	15X13	Office	B	15X11	#Lvl3Bths:
Laundry	B	16x6							

Interior:	Reclite, Skylight, Hot Tub, Attic-pull dwn strs,	Ceilings	9FT+1st Flr, Ceilings 9FT+2nd Flr, Loft
Foy:	2-story, Closet, FLR-Other	LR:	Try/vlt/, Skylight, FLR-Other, FP-Wood, Raised
GR/FR:	FLR-Othr	Kit:	Eat-in, Newer, Pantry, FLR-Othr
MBA:	Ceramic, Whirlpoo, Tub, ShowerS, Ht-Lmp	Flr:	W/WCarp, Ceramic, Laminate
HVAC:	ACUnits, HwBb, 2zoneHt	Fuel:	NatGas
Exterior:	Deck, Porch/op, HotTub		
Gar:	Attached, DirectE	Park:	Circular, Dbl Wide
Lot:	Sloping	Pool:	N:
Siding:	Wood	WtSw:	Public Sewer, Public Water
Included:			
Excluded:	LOWER LEVEL FRIG AND WASHER/DRYER		
		DR:	Try/vlt/cath, FLR-Othr
		MBR:	FLR-W/wCarp, Fullbath
		Bsmt:	FullFin, Walkout, Heated
		WatHt:	Nat Gas
		Roof:	Othr/See Rmrks
		Bldg:	

LstOff:	(1693) Keller Williams Realty West Monmouth	Office:	(732) 536-9010	Own:	
LstAgt:	(20466) Susanne Rhame	Cell:	(732) 915-0327	OwnPh:	
CoOff:	()	Home:	(732) 708-0055	Discl:	Document Link
CoAgt:	()	Office Ph:	(732) 536-9010	Owner:	Individual
Comp:	SAC: 0 BAC: 2.5-100 DDAC: 0000 TBC: 2.5-100			Pssn:	AtClosing
Bonus:	Agency: SD Typ: ER VRC: N LBox: N IDX: Y			LD-EX:	5/31/2012-N/A
Show:	Appt Req:			DOM/CDOM:	182/182
AgntNotes:	N/A			Short Sale?	
				Fncng:	FHA, ConvnI

SldPrice:	\$334,000	DOM:	182	SellOff:	(1693) Keller Williams Realty West Monmouth	Ph:(732)	
					536-9010		
ClseDate:	04/24/2013	DUC:	146	SellAgt:	(20466) Susanne Rhame	Ph:(732)	704-4033 ext 124
CntrDate:	11/29/2012	ContinueToShow:		SldTrms:	Convention		
Concessions:		Sales Notes:				CoSellOf:	()
						CoSellAgt:	()

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Status:	Closed (11/18/2013)	Cat:	SF	MLS#:	21317031m
Type:	Detached	ListPrice:	\$349,900	OrigPrice:	\$395,000
County:	Monmouth	ApXyrBlit:	2012	ApXsqFt:	0 SqFt
Muni:	HIGHLANDS	Rooms:	9	Bedrooms:	3
Postal:	4 FAY ST	Baths:	2/1	Levels:	3
Address:	HIGHLANDS, NJ 07732	Bsmt:	N	FP/#:	/0
Area/Sec:	NONE	Garage:	Y/1 Car	WF:	N
Cmplx/Sub:	NONE	WV:	N	WtrTyp:	Bayview, Oceanview
ParcelID:	00103-0000-00012-01	Handicap:	N:	LnkdML#:	
LotSz/Acr:	60X56/				
ElemSch:	HIGHLANDS				
MiddleSch:	HENRY HUDSON REG				
HighSch:					
OthElem:	HIGHLAND				
OthHigh:					
Style:	Colonial				
Model:	COLONIAL				
Zoning:	Resident				
Directions:	-				

Sea&Woods! Brand New Home!3 decks (2 w/waterview).Walk to NYC Ferry(45 min. Wall St./E.35th). "Designer Showcase" features gourmet kit, w/ granite, s/s app. Bike or 2 min. drive to Sandy Hook Beaches."Reverse-living", designer travertine & Italian tiled baths; Marble foyer, hw fls., large open kitchen/ dining/great room w/ views of sea&woods. Central A/C, ener. efficient furnace, great closet space. Moen faucets & shower fixtures. Large attached garage. Flood Ins \$600 per year.

TaxYr:	2012	LandAsmt:	48,300	NewCnstr:		DeedRestr:	
Taxes:	\$1,356	ImprAsmt:	5,000	Farm:	N	FarmAssd:	N
SpecAsmt:		TotAsmt:	53,300	AsmtStat:	ToBeAssd		

Assoc:	N	MgmtType:		AssocMgmt:		MgmtPhone:		AppEscrowReq:	
AssocFee:	\$0/	FeeIncl:				CommonEle:			

Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	#BsmtBth:
Foyer	1	7x5	Bedroom	1	11x11				#Lvl1Bths: 1
Living	2	21x12	Bedroom	1	11x11				#Lvl2Bths: 1.5
Dining	2	10.5x12							#Lvl3Bths: 1
Kitchen	2	10.5x12							
Bedrm:Master	3	15.5x16							

Interior:	RecLite, Sliding D	LR:	FLR-Wood	DR:	FLR-Wood
Foy:	FLR-Wood, FLR-Marble	Kit:	FLR-Wood	MBR:	FLR-Wood
GR/FR:	FLR-Wood	Flr:		Bsmt:	CrawlSpc
MBA:	ShowerS, FLR-Ceramic	Fuel:	NatGas	WatHt:	Nat Gas
HVAC:	CentAir, FrdHotAir			Roof:	Shingled
Exterior:	Thermal	Park:		Bldg:	
Gar:	Attached	Pool:	N:		
Lot:		WtSw:	Public Sewer, Public Water		
Siding:	Vinyl				
Included:	Dishwash, Refriger, Stove, Microwav, Win Trea, Ceil Fan, Light Fix, Screens, Attic Fa, OutdrLi				
Excluded:					

LstOff:	(2213) LBO Realty	Office:	(732) 240-5478	Own:	JEROME D PETTI
LstAgt:	(30553) Scott Kerico	Cell:	(732)-995-8612	OwnPh:	908-407-5765
CoOff:	()	Office Ph:	(732) 240-5478	Discl:	None
CoAgt:	()	Fax:	(732) 907-1908	Owner:	Individual
Comp:	SAC: 0 BAC: 2.0-125 DDAC: 2.0-125 TBC: 0			Pssn:	AtClosing
Bonus:	Agncy: SA Typ: ER VRC: Y LBox: Y IDX: Y			LD-EX:	5/16/2013-N/A
Show:	CallOwn, Appt Req:			DOM/CDOM:	106/106
AgntNotes:	N/A			Short Sale?	
				Fncng:	FHA, Convnl

SldPrice:	\$337,000	DOM:	106	SldOff:	(1339) RE/MAX The Real Estate LEADERS Ph:(732) 933-0200
ClsDate:	11/18/2013	DUC:	81	SldAgt:	(27017) Michelle Vega Ph:732-933-0200 X303
CntrDate:	08/29/2013	ContinueToShow:		SldTrms:	FHA
Concessions:		Sales Notes:		CoSellOf:	{ CoSellAgt:

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PAUL CEFALO WEICHERT REALTORS RUMSON, NJ 732-673-9421

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Click for Neighborhood Info

Status:	Closed (7/19/2013)	Cat:	SF	MLS#:	21318190m
Type:	Detached	ListPrice:	\$374,900	OrigPrice:	\$374,900
County:	Monmouth	ApXyrBlit:		ApXsqFt:	0 SqFt
Muni:	HIGHLANDS	Rooms:	9	Bedrooms:	4
Postal:	65 PORTLAND RD	Baths:	2/0	Levels:	2
Address:	HIGHLANDS, NJ 07732	Bsmt:	Y	FP/#:	/
Area/Sec:	NONE	Garage:	N/0 Car	WF:	N
Cmplx/Sub:	NONE	WV:	Y	WtrTyp:	Oceanview, Riverview
ParcelID:	00011-0000-00010-	Handicap:	N:		
LotSz/Acr:	43X104/				
ElemSch:	HIGHLANDS				
MiddleSch:	HENRY HUDSON REG				
HighSch:	HENRY HUDSON				
OthElem:					
OthHigh:					
Style:	Custom				
Model:					
Zoning:		LnkdML#:			
Directions:	Rte 36 right on Portland just before Highlands Bridge then 2 blocks up on right hand side.				

Ocean views from this spectacular multi level home! Three spacious levels totaling approx 2,000 Sq Ft PLUS finished basement! Desirable open layout offers up 20' ceilings! Solid wood kitchen cabinetry. Four bedrooms. Ample interior living space! Living Room, Great Room with Loft & Lower Level Rec Room. Multi levels of decks, large driveway & backyard for outside dining, parking & storage of recreational equipment. See full gallery & put this on your list to see today!
*New Roof Coming May/2013.

TaxYr:			LandAsmt:			NewCnstr:			DeedRestr:		
Taxes:			ImprAsmt:			Farm:			FarmAsst:		
SpecAsmt:			TotAsmt:			AsmtStat:			Assessed		
Assoc:		N	MgmtType:		AssocMgmt:		MgmtPhone:		AppEscrowReq:		
AssocFee:		\$0/	FeeIncl:				CommonEle:				
Room Type		Lvl	Dimnsns		Room Type		Lvl	Dimnsns		#BsmtBth:	
Living		1	16x16		Kitchen		1	10x12		#Lvl1Bths:	
Bedroom		1	13x13		GreatRoom		2	30x36		#Lvl2Bths:	
Bedroom		2	12x12		BasementRm		B	31x19		#Lvl3Bths:	
WorkRoom		B	8x10		Utility		B	6x18			

Interior:

Foy:		LR:		DR:	
GR/FR:		Kit:		MBR:	
MBA:		Flr:		Bsmt:	FullFin
HVAC:	CentAir, FrcdHotAir, HwBb, 3+zonHt	Fuel:	NatGas	WatHt:	Nat Gas
Exterior:	Deck	Park:		Roof:	Shingled
Gar:		Pool:	N:	Bldg:	
Lot:		WtSw:	Public Sewer, Public Water		
Siding:					
Included:					
Excluded:					

LstOff:	(2635) RE/MAX Signature Properties	Office:	(800) 670-6221	Own:	
LstAgt:	(11459) Allan Burns	Cell:	732-213-8987	OwnPh:	
CoOff:	()			Discl:	Office
CoAgt:	()			Owner:	Individual
Comp:	SAC: XX BAC: 2.5-100 DDAC: XX TBC: 2.5-100			Pssn:	
Bonus:	Agncy: SD Typ: ER VRC: Y LBox: Y IDX: Y			LD-EX:	5/24/2013-N/A
Show:	Appt Req: TEXT ALLAN 732.213.8987 AGENT FOR APPT. THEN LKBX			DOM/CDOM:	17/17
AgntNotes:	N/A			Short Sale?	N
				Fncng:	

SldPrice:	\$347,000	DOM:	17	SellOff:	(993) Better Homes Realty Ph:(732) 957-0300
CseDate:	07/19/2013	DUC:	39	SellAgt:	(21075) Theodore Kenny Ph:(732) 809-7769
CntrDate:	06/10/2013	ContinueToShow:		SldTrms:	Convention
Concessions:		Sales Notes:		CoSellOf:	() CoSellAgt:()

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PAUL CEFALO WEICHERT REALTORS RUMSON, NJ 732-673-9421

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Status:	Closed (7/6/2012)	Cat:	SF	MLS#:	21220400m
Type:	Detached	ListPrice:	\$384,000	OrigPrice:	\$384,000
County:	Monmouth	ApxYrBlt:	1955	ApxSqFt:	0 SqFt
Muni:	HIGHLANDS	Rooms:	6	Bedrooms:	2
Postal:	<u>2 PRIVATE RD</u>	Baths:	1/1	Levels:	1
Address:	HIGHLANDS, NJ 07732	Bsmt:	N	FP/#:	Y/1
Area/Sec:	NONE	Garage:	Y/1 Car	WF:	Y
Cmplx/Sub:	NONE	WV:	Y	WtrTyp:	Bulkhead, Oceanview, RiparGrants, Riverfront, Riverview
ParcelID:	00056-0000-00012-	Handicap:	N:		
LotSz/Acr:	92X314/				
ElemSch:	HIGHLANDS				
MiddleSch:	HENRY HUDSON REG				
HighSch:	HENRY HUDSON				
OthElem:	MOTHER TERES				
OthHigh:	MARINE				
Style:	Ranch				
Model:					
Zoning:	Multi-us				
Directions:	Miller Street to the Shrewsbury River. Left on Private Road (last road before Community Beach)				
		LnkdML#:			

Own a piece of paradise!!! 92 feet of direct waterfront property in the beautiful Highlands. Stunning views of Sandy Hook Harbor from this property. Private dock and boat ramp and town beach next door. 2 BR, 1.5 Bath home needs TLC or build new. If you love waterfront this is the place for you. Great fishing, Riparian grant, Jet skiing, boating. Excell commuter area, fine Dining. Zoning is W/T - C/T: Waterfront Transitional - Commercial Townhouse. Enormous potential for this property. A must see !!!

TaxYr:	2011		LandAsmt:	416,300		NewCnstr:			DeedRestr:		
Taxes:	\$13,120		ImprAsmt:	122,300		Farm:			FarmAssd:		
SpecAsmt:			TotAsmt:	538,600		AsmtStat:	Assessed				
Assoc:	N		MgmtType:			AssocMgmt:			MgmtPhone:		
AssocFee:	\$0/		FeeIncl:			MgmtPhone:	CommonEle:		AppEscrowReq:		
Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	#BsmtBth:		
Living	1	14x11	LRDRcmbo	1	16x11	Dining	1	10x11	#Lvl1Bths:		
Kitchen	1	17x11	Bedrm:Master	1	12x12	Bedroom	1	12x12	#Lvl2Bths:		
									#Lvl3Bths:		

Interior:

Foy:		LR:		DR:	
GR/FR:		Kit:		MBR:	
MBA:		Flr:		Bsmt:	Slab
HVAC:	HwBb	Fuel:	NatGas	WatHt:	Nat Gas
Exterior:	Fence				
Gar:	Attached	Park:	Off Strt	Roof:	Shingled
Lot:	Riparian Rts, Riverfront	Pool:	N:	Bldg:	
Siding:		WtSw:	Public Sewer, Public Water		
Included:					
Excluded:					

LstOff:	(993) Better Homes Realty	Office:	(732) 957-0300	Own:	WITHHELD
LstAgt:	(14369) Elizabeth Buccigrossi	Direct	732-778-0491	OwnPh:	732-778-0491
CoOff:	()	Cell	732-778-0491	Discl:	None
CoAgt:	()			Owner:	Individual
Comp:	SAC: XXX BAC: 2.5-100 DDAC: 2.5-100 TBC: 2.5-100			Pssn:	AtClosing
Bonus:	Agency: SD Type: ER VRC: N LBox: Y IDX: Y			LD-EX:	6/1/2012-N/A
Show:	CallLo, Vacant: CALL LIZ BUCCIGROSSI 732-778-0491 L/M GO VACANT			DOM/CDOM:	17/17
AgntNotes:	N/A			Short Sale?	
				Fncng:	Convnl

SldPrice:	\$384,000	DOM:	17	SldOff:	(993) Better Homes Realty Ph: (732) 957-0300
CseDate:	07/06/2012	DUC:	18	SldAgt:	(14369) Elizabeth Buccigrossi Ph: 732-778-0491
CntrDate:	06/18/2012	ContinueToShow:		SldTrms:	Convention
Concessions:		Sales Notes:		CoSellOf:	() CoSellAgt: ()

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PAUL CEFALO WEICHERT REALTORS RUMSON, NJ 732-673-9421

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Status:	Closed (8/21/2012)	Cat:	SF	MLS#:	21211423mvd
Type:	Detached	ListPrice:	\$399,900	OrigPrice:	\$426,900
County:	Monmouth	ApXyrBlt:	1974	ApXsqFt:	2,268 SqFt
Muni:	HIGHLANDS	Rooms:	12	Bedrooms:	3
Postal:	60 OCEANVIEW AVE	Baths:	2/1	Levels:	3
Address:	HIGHLANDS, NJ 07732	Bsmt:	Y	FP/#:	N/0
Area/Sec:	NONE	Garage:	N/0 Car	WF:	N
Cmplx/Sub:	NONE	WV:	Y	WtrTyp:	Oceanview, Riverview
ParcelID:	00006--7-01	Handicap:	N:		
LotSz/Acr:	48X93/				
ElemSch:	HIGHLANDS				
MiddleSch:	HENRY HUDSON REG	LnkdML#:			
HighSch:	HENRY HUDSON				
OthElem:	MOTHER TERES				
OthHigh:	MATER DEI				
Style:	Custom				
Model:					
Zoning:	Resident				
Directions:	Rte. 36 east to right on Portland Rd. to 2nd left onto Thompson to Ocean View				

Welcome to 60 Oceanview Ave!!! Million dollar views of the Shrewsbury River and Ocean await you. Mint condition, this lovely home offers 3/4 bedrooms, 2.5 baths, master bedroom with master bath, updated kitchen, open floor plan, 3rd level sun deck, manicured yard and central air. Minutes to Beach, Ferry to NYC, Hartshorne Woods, local Marina's, restaurants, farmers market, Pier Village, and Historic Twinlights right from your window. This is a must see House. You will not be disappointed. Home warranty included.

TaxYr:	2011	LandAsmt:	243,600	NewCnstr:	N	DeedRestr:	N
Taxes:	\$9,668	ImprAsmt:	153,300	Farm:	N	FarmAssd:	N
SpecAsmt:	N	TotAsmt:	396,900	AsmtStat:	Assessed		

Assoc:	N	MgmtType:		AssocMgmt:		MgmtPhone:		AppEscrowReq:	
AssocFee:	\$0/	FeeIncl:				CommonEle:			
Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	#BsmtBth:
Foyer	1	4x5	Bath:Full	1	6x5	Den	1	11x8	#Lvl1Bths:
Bedroom	1	12x8	Laundry	1	8.5x9	Bedrm:Master	1	24x12	#Lvl2Bths:
Bedroom	1		Bath:Full	1		LRDRComb	2	26x25	#Lvl3Bths:
Kitchen	2	13x11	Office	2	13x9	Bath:1/2	2	6x4	
Sun	3	13x13							

Interior:	RecLite, Built-in, WallMir, Sliding D	LR:	FLR-W/WCarp	DR:	FLR-W/WCarp
Foy:	FLR-Ceramic	Kit:	Eat-in, Bnook/dn, FLR-Cer	MBR:	FLR-W/wCarp
GR/FR:		Flr:	W/WCarp, Ceramic, Other	Bsmt:	Partial, Bil-Drs, Ceil-Hgh
MBA:	Ceramic, Whirlpoo, ShowerS, FLR-Ceramic	Fuel:	NatGas	WatHt:	Nat Gas
HVAC:	2zoneAc, 2zoneHt				
Exterior:	Deck, Patio, Outdr Lghting, Fence	Park:	Asphalt	Roof:	Shingled
Gar:		Pool:	N:	Bldg:	
Lot:	Fenced/area, Riverview, See Remarks	WtSw:	Public Sewer, Public Water		
Siding:	Brick, Cedar				
Included:	Dishwash, Refriger, Gas Cook, Stove, Self/conCln, Microwav, Washer, Dryer, SecSys, StoHood, OutdrLi				
Excluded:	PERSONAL BELONGINGS				

LstOff:	(360) Heritage House Sotheby's Int'l	Office:	(732) 615-9898	Own:	WITHELD
LstAgt:	(14989) Helen Mary Maresca	Office Ph:	(732) 615-9898	OwnPh:	732 241-8132
CoOff:	()	Cell:	(732) 241-8132	Discl:	Document Link
CoAgt:	()			Owner:	Individual
Comp:	SAC: XXXX BAC: 3%-50 DDAC: XXXXX TBC: 3%-50			Pssn:	Negotiab
Bonus:	Agncy: SD Typ: ER VRC: N LBox: Y IDX: Y			LD-EX:	3/24/2012-N/A
Show:	CallLo, Appt Req, Lbx-monm: PLEASE CALL BEFORE SHOWING 732- 241-8132			DOM/CDOM:	94/94
AgntNotes:	N/A			Short Sale?	
				Fncng:	Convnl

SldPrice:	\$390,000	DOM:	94	SellOff:	(1485) Coldwell Banker Res. Brokerage Ph:(732) 671-1000	CoSellOf:	()	CoSellAgt:	()
ClseDate:	08/21/2012	DUC:	56	SellAgt:	(9417) Stacy Rotondo Ph:(732) 671-1000 x 147				
CntrDate:	06/26/2012	ContinueToShow:		SldTrms:	Convention				
Concessions:		Sales Notes:							

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Status:	Closed (1/17/2012)	Cat:	SF	MLS#:	21134995m
Type:	Detached	ListPrice:	\$429,000	OrigPrice:	\$429,000
County:	Monmouth	ApxYrBlt:	2010	ApxSqFt:	0 SqFt
Muni:	HIGHLANDS	Rooms:	8	Bedrooms:	4
Postal:	270 NAVESINK AVE	Baths:	2/1	Levels:	2
Address:	HIGHLANDS, NJ 07732	Bsmt:	N	FP/#:	/1
Area/Sec:	NONE	Garage:	Y/2 Car	WF:	N
Cmplx/Sub:	NONE	WV:	Y	WtrTyp:	Bayview, Oceanview, Riverview
ParcelID:	00119--00005-0001	Handicap:	N:		
LotSz/Acr:	50X107/				
ElemSch:	HIGHLANDS				
MiddleSch:	HENRY HUDSON REG				
HighSch:	HENRY HUDSON				
OthElem:	MOTHER TERES				
OthHigh:	RBC				
Style:	Colonial				
Model:					
Zoning:	Resident	LnkdML#:			
Directions:	Navesink Avenue(A.K.A. Highway36) Between So. Linden Ave & Wadell Ave				

New construction waterview home. NJ new construction warranty included. Desirable open floor plan.4 large bedrooms including office room.Kitchen with granite opens to family room with fireplace. Hardwood floors thruout lower level.master suite includes private bath, walkin closet and slider leading out to waterview deck. Views capture NYC skyline and Sandy Hook.Right in town is ferry to NYC, marinas, beaches and great restaurants. Be the first to live in this new home!

TaxYr:			LandAsmt:			NewCnstr:			DeedRestr:		
Taxes:			ImprAsmt:			Farm:			FarmAssd:		
SpecAsmt:			TotAsmt:			AsmtStat:			Assessed		
Assoc:	N		MgmtType:		AssocMgmt:	MgmtPhone:			AppEscrowReq:		
AssocFee:	\$0/		FeeIncl:			CommonEle:					
Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	#BsmtBth:		
Living	1	20x15	Kitchen	1	16x14	Dining	1	14x12	#Lvl1Bths:	1	
Family	1	15x14	Bedrm:Master	2	20X14	Bedroom	2	16x12	#Lvl2Bths:	2	
Bedroom	2	15x15	Bedroom	2	13x12				#Lvl3Bths:	0.0	
Media	2	13X6									

Interior:	Attic, RecLite, Sliding D, Attic-pull dwn strs, Ceilings 9FT+1st Flr, Bonus Room	DR:	FLR-Wood
Foy:	FLR-Wood	MBR:	FLR-W/wCarp, Walk-in, Fullbath
GR/FR:	FLR-Wood, Fireplce, SlidingD, FP-Gas	Bsmt:	Partial
MBA:	Ceramic, Tub, ShowerS	WatHt:	Nat Gas
HVAC:	2zoneAc, 2zoneHt		
Exterior:	Deck, Porch/op, Outdr Lghting, Fence	Roof:	Shingled
Gar:	Attached, DirectE, Oversize	Bldg:	
Lot:			
Siding:	Vinyl		
Included:	Dishwash, Gas Cook, Stove, Microwav, Ceil Fan, Light Fix, Screens, OutdrLi		
Excluded:			

LstOff:	(443) Gloria Nilson & Co. Real Estate	Office:	(732) 530-2800	Own:	
LstAgt:	(7564) Karen Busichio	Office Ph:	(732) 530-2800	OwnPh:	732-735-6657
CoOff:	()	Cell:	732-735-6657	Discl:	Office
CoAgt:	()	Home:	(732) 735-6657	Owner:	Individual
Comp:	SAC: 2.5+50 BAC: 2.5-50 DDAC: 2.5-50 TBC: 0			Pssn:	AtClosing
Bonus:	Agency: SA Typ: ER VRC: N LBox: Y IDX: Y			LD-EX:	9/17/2011-N/A
Show:	Vacant, Lbx-monm: CALL LA, THEN LOCKBOX			DOM/CDOM:	78/78
AgntNotes:	N/A			Short Sale?	
				Fncng:	

SldPrice:	\$390,000	DOM:	78	SellOff:	(2429) Better Homes Realty Ph:(732) 291-0070
CseDate:	01/17/2012	DUC:	44	SellAgt:	(2342) Helen Lehen Ph:732-291-0070
CntrDate:	12/04/2011	ContinueToShow:		SldTrms:	Convention
Concessions:		Sales Notes:		CoSellOf:	() CoSellAgt:()

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Status:	Closed (6/5/2013)	Cat:	SF	MLS#:	21313268my
Type:	Detached	ListPrice:	\$399,900	OrigPrice:	\$399,900
County:	Monmouth	ApxYrBlt:	1984	ApxSqFt:	0 SqFt
Muni:	HIGHLANDS	Rooms:	8	Bedrooms:	3
Postal:	68 HIGHLAND AVE	Baths:	2/1	Levels:	3
Address:	HIGHLANDS, NJ 07732	Bsmt:	Y	FP/#:	N/
Area/Sec:	NONE	Garage:	N/0 Car	WF:	N
Cmplx/Sub:	NONE	WV:	Y	WtrTyp:	Oceanview, Riverview, OthrSeeRmrks
ParcelID:	20--10-	Handicap:	N:		
LotSz/Acr:	40' X 85'/				
ElemSch:	HIGHLANDS				
MiddleSch:	HENRY HUDSON REG				
HighSch:	HENRY HUDSON				
OthElem:	MOTHER TERES				
OthHigh:	MATER DEI				

Style: Ctemp, Custom, M/d, Other
Model:
Zoning: Resident
Directions: RT. 36 EAST TO RIGHT ON MILLER THEN LEFT ON HIGHLAND AVE
LnkdML#:

The best waterviews from this Tri-Level home in the hills of Highlands!! Recently remodeled w/Cedar Impression Siding, windows, doors, hardwood floors on the main two levels, updated baths, crown moldings & kitchen equipped with Commercial Grade Suite of Viking Appliances. A Gourmet's dream, you will find Instant Hot Water and a Tap Faucet, Microwave/Convection Oven above the Viking Range and a Wine Fridge under the Island with full granite surfaces. Walk-out level is full IN-LAW Suite w/own entrance.

TaxYr:	2012	LandAsmt:	142,600	NewCnstr:		DeedRestr:	
Taxes:	\$7,414	ImprAsmt:	148,700	Farm:		FarmAssd:	
SpecAsmt:		TotAsmt:	291,300	AsmtStat:		Assessed	

Assoc:	N	MgmtType:		AssocMgmt:		MgmtPhone:		AppEscrowReq:	
AssocFee:	\$0/	FeeIncl:				CommonEle:			

Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	#BsmtBth:
Foyer	1	8.5x6	Living	2	16.5x12	Dining	2	13x12	#Lvl1Bths: 1
Kitchen	2	13x8	Bedrm:Master	1	16x12	Bedroom	1	14x12	#Lvl2Bths: 0.5
Family	B	14x10	Kitchen	B		Bedroom	B	12x11	#Lvl3Bths:

Interior:	RecLite, DecMold, Balcony, Sliding D, Hot Tub, In-Law Suite	LR:	FLR-Wood, DecMold	DR:	FLR-Wood, DecMold, Slidngdr
Foy:	2-story, FLR-Wood, Closet, Dec Mold	Kit:	Eat-in, Newer, FLR-Wood, CtrIsld, Granite Cntr	MBR:	Walk-in
GR/FR:		Flr:	Wood, W/WCarp, Ceramic	Bsmt:	FullFin, Walkout, Heated, Other
MBA:		Fuel:	NatGas	WatHt:	Nat Gas
HVAC:	CentAir, FrdHotAir	Park:	Dbl Wide, Pavers	Roof:	Shingled
Exterior:	Thermal, Deck, HotTub	Pool:	N:	Bldg:	Storage
Gar:		WtSw:	Public Sewer, Public Water		
Lot:	Riverview, See Remarks				
Siding:	Other-seermk				
Included:	Dishwash, Refriger, Gas Cook, Stove, Self/conCln, Microwav, Washer, Dryer, Ceil Fan, Light Fix, Screens, Awnings, HotTub				
Excluded:					

LstOff:	(441) Gloria Nilson & Co. Real Estate	Office:	(732) 747-5600	Own:	CORPORATE OWNED
LstAgt:	(1761) Diane Engemann	Cell:	732-261-0014	OwnPh:	
CoOff:	(441) Gloria Nilson & Co. Real Estate	Home:		Discl:	Document Link
CoAgt:	(19762) Ray Goddard			Owner:	Corporate
Comp:	SAC: 3% BAC: 3% DDAC: 3% TBC: 0			Pssn:	AtClosing
Bonus:	Agncy: SD Typ: ER VRC: N LBox: N IDX: Y			LD-EX:	4/19/2013-N/A
Show:	CallOwn, Appt Req, Lbx-monm: NO FURTHER SHOWINGS AT THIS TIME			DOM/CDOM:	6/6
AgntNotes:	N/A			Short Sale?	N
				Fncng:	

SldPrice:	\$397,000	DOM:	6	SellOff:	(1793) Davis Realtors Ph:(732) 254-6700
CseDate:	06/05/2013	DUC:	43	SellAgt:	(14452) KATHLEEN GAMBINO Ph:732.254.6700
CntrDate:	04/23/2013	ContinueToShow:	N	SldTrms:	FHA
Concessions:	7000	Sales Notes:		CoSellOf:	() CoSellAgt:()

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PAUL CEFALO WEICHERT REALTORS RUMSON, NJ 732-673-9421

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Click for Neighborhood Info

Status:	Closed (8/27/2012)	Cat:	SF	MLS#:	21209087m
Type:	Detached	ListPrice:	\$419,900	OrigPrice:	\$449,900
County:	Monmouth	ApxYrBlt:	2001	ApxSqFt:	0 SqFt
Muni:	HIGHLANDS	Rooms:	7	Bedrooms:	4
Postal:	226 NAVESINK AVE	Baths:	2/1	Levels:	2
Address:	HIGHLANDS, NJ 07732	Bsmt:	Y	FP/#:	Y/1
Area/Sec:	NONE	Garage:	Y/1 Car	WF:	N
Cmplx/Sub:	OVERLOOK	WV:	Y	WtrTyp:	Oceanview, Riverview
ParcelID:	00120-0000-00006-0001	Handicap:	N:	LnkdML#:	
LotSz/Acr:	52X174/				
ElemSch:	HIGHLANDS				
MiddleSch:	HENRY HUDSON REG				
HighSch:	RED BANK CATH				
OthElem:	MOTHER TERES				
OthHigh:	CBA				
Style:	Custom				
Model:					
Zoning:	Resident				
Directions:	Route 36 (AKA) NAVESINK AVENUE				

STUNNING WATERVIEW 4 BEDROOM NEWISH IMMACULATE HOME. BEAUTIFUL VIEWS OF BAY & OCEAN. SET BACK FROM THE ROAD AFFORDS PRIVACY. OPEN FLOOR PLAN - MODERN AND READY FOR NEW OWNER..PRESENT ORIGINAL OWNER MOVING OUT OF STATE AND SAYS SELL... SO BRING YOUR BATHING SUITS TO THE CLOSING-YOU'LL BE THE FAVORITE RELATIVE OR GUEST BY THE BEACH!!!!!!

TaxYr:	2010	LandAsmt:	63,100	NewCnstr:		DeedRestr:				
Taxes:	\$10,735	ImprAsmt:	388,300	Farm:		FarmAssd:				
SpecAsmt:		TotAsmt:	451,400	AsmtStat:	Assessed					
Assoc:	N	MgmtType:		AssocMgmt:		MgmtPhone:				
AssocFee:	\$0/	FeeIncl:				CommonEle:				
Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	#BsmtBth:	0.0
Foyer	1	10x8	Living	1	18x13	Dining	1	15x14	#Lvl1Bths:	1
Kitchen	1	22x12	Bedrm:Master	2	18x12	Bedroom	2	13x12	#Lvl2Bths:	2
Bedroom	2	14x11	Bedroom	2	12x10				#Lvl3Bths:	0.0
Interior:	Cntrhall, Built-in, Sliding D, Attic-pull dwn str									
Foy:	FLR-Ceramic									
GR/FR:		LR:	FLR-Wood, Fireplce					DR:	FLR-Wood	
MBA:	Ceramic, Tub, ShowerS	Kit:	Eat-in, Newer, FLR-Wood, CtrIsld, Slidingdr					MBR:	FLR-W/wCarp, Walk-in, Fullbath	
HVAC:	CentAir, FrcdHotAir	Flr:	Wood, W/WCarp, Ceramic					Bsmt:	Walkout	
Exterior:	Thermal, Deck, Porch/op	Fuel:	NatGas					WatHt:	Nat Gas	
Gar:	Attached, DirectE	Park:	Driveway, Ovrszd D, PavedDr					Roof:	Timberli	
Lot:		Pool:	N:					Bldg:		
Siding:	Vinyl	WtSw:	Public Sewer, Public Water							
Included:	Dishwash, Refriger, Stove, Microwav, Screens, StoHood, OutdrLi									
Excluded:	OWNERS PERSONAL BELONGINGS									

LstOff:	(2532) Better Homes Realty	Office:	(732) 842-5656	Own:	
LstAgt:	(20355) Mary Muller	Home:	(732) 708-1273	OwnPh:	
CoOff:	(2532) Better Homes Realty	CoAgent Direct:	732-842-5656	Discl:	Office
CoAgt:	(2464) Susan Maddalena	CoAgent Home:	(732) 530-5412	Owner:	Individual
Comp:	SAC: **** BAC: 2.5-\$100. DDAC: **** TBC: ****	CoAgent Cell:	732-859-0353	Pssn:	AtClosing
Bonus:	Agency: SD Typ: EA VRC: Y LBox: Y IDX: Y	Fax:	732-842-8055	LD-EX:	3/8/2012-N/A
Show:	CallOwn: CALL OWNER @ 732-291-5778 THEN USE LOCKBOX AND GO!			DOM/CDOM:	126/126
AgntNotes:	N/A			Short Sale?	
				Fncng:	

SldPrice:	\$405,000	DOM:	126	SellOff:	(1711) Heritage House Sotheby's Int'l Ph:(732) 946-9200	
ClseDate:	08/27/2012	DUC:	46	SellAgt:	(16673) Angela Georgalas Ph:(732) 946-9200	
CntrDate:	07/12/2012	ContinueToShow:	N	SldTrms:	FHA	CoSellOf: {} CoSellAgt: {}
Concessions:	Sales Notes:					

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PAUL CEFALO WEICHERT REALTORS RUMSON, NJ 732-673-9421

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Status:	Closed (12/28/2012)	Cat:	SF	MLS#:	21230384mvd
Type:	Detached	ListPrice:	\$429,000	OrigPrice:	\$429,000
County:	Monmouth	ApxYrBlt:	1997	ApxSqFt:	0 SqFt
Muni:	HIGHLANDS	Rooms:	7	Bedrooms:	3
Postal:	66 HIGHLAND AVE	Baths:	1/1	Levels:	3
Address:	HIGHLANDS, NJ 07732	Bsmt:	N	FP/#:	Y/1
Area/Sec:	NONE	Garage:	Y/2 Car	WF:	N
Cmplx/Sub:	OVERLOOK	WV:	Y	WtrTyp:	Bayside, Oceanview, Riverview
ParcelID:	20--9-	Handicap:	N:		
LotSz/Acr:	/				
ElemSch:	HIGHLANDS				
MiddleSch:	HENRY HUDSON REG				
HighSch:	HENRY HUDSON				
OthElem:	MOTHER TERES				
OthHigh:	MATER DEI				
Style:	Custom				
Model:					
Zoning:	Resident	LnkdML#:			
Directions:	Rt. 36 to Portland Rd. to Highland Ave.				

Must See this most spectacular newly renovated custom home with unobstructed water views. Custom kitchen with granite countertops, top of the line italian cabinetry, Miele & Liebherr appliances. All new hardwood floors, two tier deck, spiral staircase, skylights, 3 zone radiant heat. All you need to do is unpack and enjoy this lovely home and views.

TaxYr:	2011	LandAsmt:	147,000	NewCnstr:		DeedRestr:			
Taxes:	\$8,019	ImprAsmt:	182,200	Farm:		FarmAssd:	N		
SpecAsmt:		TotAsmt:	329,200	AsmtStat:	Assessed				
Assoc:	N	MgmtType:	NoManagement	AssocMgmt:		MgmtPhone:			
AssocFee:	\$0/	FeeIncl:				CommonEle:	AppEscrowReq:		
Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	#BsmtBth:
Foyer	2		Bedroom	1	12x13				#Lvl1Bths: 1
Kitchen	2	12x9							#Lvl2Bths: 1
Loft	3	20x10							#Lvl3Bths:
LRDRcmbo	2	30x13							
Bedrm:Master	1	15x14							

Interior: Attic, WetBar, SpiralS, Sliding D, Laundry
Foy: FLR-Wood, Closet

LR: FLR-Wood, Fireplce, Sliding D, Try/vlt/, TwoStor, Skylight

DR: FLR-Wood, Slidngdr, Try/vlt/cath

GR/FR: FLR-Wood
MBA: Ceramic, Whirlpoo, Tub, ShowerS, FLR-Ceramic

Kit: Newer, FLR-Wood, Pantry, Granite Cntr
Flr: Wood

MBR: FLR-Wood, Try/vlt/
Bsmt: Other

HVAC: CentAir, Radiant
Exterior: Deck, Outdr Lghting, Fence

Fuel: NatGas

WatHt: Nat Gas

Gar: Attached, DirectE
Lot: Oceanside, Riverview

Park: Pavers

Roof: Timberli

Siding: Vinyl

Pool: N:
WtSw: Public Sewer, Public Water

Bldg:

Included: Dishwash, Refriger, CntrTopRng, Walloven, Microwav, Washer, Dryer, SecSys, CentVac, Win Trea, Ceil Fan, Light Fix, Track Li, GDO, Freezer, DblOven

Excluded:

LstOff: (1112) Heritage House Sotheby's Int'l
LstAgt: (34810) Elisabeth Spurrier
CoOff: ()
CoAgt: ()
Comp: SAC: 0 BAC: 2.5-\$50 DDAC: 2.5-\$50 TBC: 0
Bonus: Agncy: SD Typ: ER VRC: Y LBox: N IDX: Y
Show: CallLo, Appt Req: PLEASE CALL LISTING AGENT FOR APPT.
AgntNotes: N/A

Office: (732) 842-3434
 Cell 732-610-9984
 Office Ph (732) 842-3434

Own: ROBERT AMEJKA
OwnPh:
Discl: Document Link
Owner: Individual
Pssn: AtClosing
LD-EX: 8/26/2012-N/A
DOM/CDOM: 23/23
Short Sale?
Fncng:

SldPrice:	\$424,000	DOM:	23	SellOff:	(1112) Heritage House Sotheby's Int'l Ph:(732) 842-3434	CoSellOf:	()	CoSellAgt:	
ClseDate:	12/28/2012	DUC:	101	SellAgt:	(34810) Elisabeth Spurrier Ph:732-842-3434				
CntrDate:	09/18/2012	ContinueToShow:	N	SldTrms:	Convention				
Concessions:		Sales Notes:							

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PAUL CEFALO WEICHERT REALTORS RUMSON, NJ 732-673-9421

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Click for Neighborhood Info

Status:	Closed (6/26/2013)	Cat:	SF	MLS#:	21304939md
Type:	Detached	ListPrice:	\$474,900	OrigPrice:	\$474,900
County:	Monmouth	ApxYrBlt:	1973	ApxSqFt:	0 SqFt
Muni:	HIGHLANDS	Rooms:	12	Bedrooms:	4
Postal:	133 PORTLAND RD	Baths:	2/2	Levels:	3
Address:	HIGHLANDS, NJ 07732	Bsmt:	Y	FP/#:	Y/1
Area/Sec:	NONE	Garage:	Y/2 Car	WF:	N
Cmplx/Sub:	NONE	WV:	Y	WtrTyp:	Oceanview, Riverview
ParcelID:	00012-0000-00007-02	Handicap:	N:		
LotSz/Acr:	/				
ElemSch:	HIGHLANDS				
MiddleSch:	HENRY HUDSON REG				
HighSch:	HENRY HUDSON				
OthElem:	MOTHER TERES				
OthHigh:	RANNEY SCH				
Style:	Colonial, Custom, Other				
Model:					
Zoning:	Resident, Single F	LnkdML#:			
Directions:	ROUTE 36 EAST TO RIGHT BEFORE HIGHLANDS BRIDGE ONTO PORTLAND ROAD				

Perched on the hills this custom home offers fantastic water views of the Atlantic Ocean and Shrewsbury River from the balcony off the living room and the oversized roof top deck. Wonderful living room with fp/c, kitchen opens to dining rm, 4 bedrooms, 2 full and 2 half baths. Full finished basement, 2 car garage and fantastic yard for family entertaining. Minutes to NYC ferry and fine dining. Truly Must See!!!

TaxYr:	2012	LandAsmt:	353,200	NewCnstr:		DeedRestr:	
Taxes:	\$14,028	ImprAsmt:	198,000	Farm:		FarmAssd:	
SpecAsmt:		TotAsmt:	551,200	AsmtStat:	Assessed		

Assoc:	N	MgmtType:		AssocMgmt:		MgmtPhone:		AppEscrowReq:	
AssocFee:	\$0/	FeeIncl:				CommonEle:			

Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	#BsmtBth:
Foyer	1		Study	1		Bedrm:Master	2		#Lvl1Bths:
Bedroom	2		Bedroom	2		Bath:Master	2		#Lvl2Bths:
Bedroom	1		Laundry	1		Living	3		#Lvl3Bths:
Dining	3		Kitchen	3		Bonus Room	B		
BasementRm	B		Bath:Full	3		Sitting	3		

Interior:		LR:		DR:	
Foy:		Kit:		MBR:	
GR/FR:		Flr:		Bsmt:	FullFin, Walkout, Heated
MBA:		Fuel:	NatGas	WatHt:	Nat Gas
HVAC:	CentAir, HwBb				
Exterior:	Deck, Porch/op, Patio	Park:	Driveway, Circular, Ovrszd D, PavedDr, Asphalt, Off Strt	Roof:	Shingled
Gar:		Pool:	N:	Bldg:	
Lot:	Treed, Bordr Grnway, Sloping, Riverview	WtSw:	Public Sewer, Public Water		
Siding:					
Included:	Dishwash, Refriger, CntrTopRng, Walloven, Washer, Dryer, Ceil Fan, Light Fix, Awnings				
Excluded:	NONE				

LstOff:	(1544) RE/MAX Paradigm Realty Group	Office:	(732) 212-9900	Own:	PAUL & ALICE KUMANOV
LstAgt:	(2400) Michael Littleford	Direct:	732-212-9900 x301	OwnPh:	
CoOff:	()	Cell:	732-687-1365	Discl:	None
CoAgt:	()	Fax:	732-212-9666	Owner:	Individual
Comp:	SAC: 2.5%-\$100 BAC: 2.5%-\$100 DDAC: 2.5%-\$100 TBC: 2.5%-\$100			Pssn:	AtClosing
Bonus:	Agency: SD Typ: ER VRC: N LBox: N IDX: Y			LD-EX:	2/13/2013-N/A
Show:	Appt Req, Nego/lb, Sign, Call Agent: MUST CALL MICHAEL FOR APPOINTMENT.			DOM/CDOM:	58/58
AgntNotes:	N/A			Short Sale?	
				Fncng:	

SldPrice:	\$440,000	DOM:	58	SellOff:	(1544) RE/MAX Paradigm Realty Group Ph:(732) 212-9900
ClsdDate:	06/26/2013	DUC:	76	SellAgt:	(2400) Michael Littleford Ph:732-212-9900 x301
CntrDate:	04/11/2013	ContinueToShow:		SldTrms:	Convention
Concessions:		Sales Notes:		CoSellOf:	() CoSellAgt:

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PAUL CEFALO WEICHERT REALTORS RUMSON, NJ 732-673-9421

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Click for Neighborhood Info

Status:	Closed (11/12/2013)	Cat:	SF	MLS#:	21331898m
Type:	Detached	ListPrice:	\$449,000	OrigPrice:	\$449,000
County:	Monmouth	ApxYrBlt:	2005	ApxSqFt:	2,475 SqFt
Muni:	HIGHLANDS	Rooms:	7	Bedrooms:	4
Postal:	39 SHREWSBURY AVE	Baths:	2/1	Levels:	3
Address:	HIGHLANDS, NJ 07732	Bsmt:	Y	FP/#:	Y/1
Area/Sec:	NONE	Garage:	Y/2 Car	WF:	N
Cmplx/Sub:	NONE	WV:	Y	WtrTyp:	Oceanview, Riverview
ParcelID:	49-0-1-0	Handicap:	N:	LnkdML#:	
LotSz/Acr:	40X100/				
ElemSch:	HIGHLANDS				
MiddleSch:	HENRY HUDSON REG				
HighSch:	HENRY HUDSON				
OthElem:					
OthHigh:					
Style:	Colonial, Custom				
Model:					
Zoning:	Resident				
Directions:	Bay to Shrewsbury Avenue on corner of Jackson St.				

Views with Ocean Breezes...Fabulous, Spacious Custom Elevated Designed home built in 2005. Light & Bright, Gleaming Hardwood floors, Kohler fixtures, Spacious Eat in kitchen w/ Cherry cabinets, granite counters, large Center Island, Viking 5 burner cooktop w/ downdraft, wine refig, Warming drawer, Viking Micro Convection Wall oven, Central Vac. Large MB w/ balcony & octagon shaped library, Bath w/ whirlpool & Shower. Outdoor decks, great outdoor Living, Fish, Boat, walk to Restaurants etc., near ferry

TaxYr:	2012	LandAsmt:	170,000	NewCnstr:		DeedRestr:				
Taxes:	\$11,661	ImprAsmt:	288,200	Farm:		FarmAssd:				
SpecAsmt:		TotAsmt:	458,200	AsmtStat:	Assessed	AppEscrowReq:				
Assoc:	N	MgmtType:		MgmtPhone:						
AssocFee:	\$0/	FeeIncl:		CommonEle:						
Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	#BsmtBth:	0.0
Living	1	28x17	EatInKitchn	1	20x18	Office	1	15x9	#Lvl1Bths:	1
Bedrm:Master	2	22x19	Bedroom	2	12x12	Bedroom	2	12x12	#Lvl2Bths:	2
Bedroom	2	14x10							#Lvl3Bths:	0.0

Interior: RecLite, Built-in, Balcony, Attic-pull dwn str

Foy:		LR:	Fireplce, FP-Gas, FP-Wood	DR:	
GR/FR:		Kit:	Eat-in, FLR-Wood, Bnook/dn, CtrIsld, Pantry, Fireplce, FP-Gas, FP-Wood, Granite Cntr	MBR:	FLR-Wood, Walk-in, Fullbath
MBA:	Marble, Whirlpoo, ShowerS, FLR-Mar	Flr:	Wood, Marble, Tile	Bsmt:	Full, Walkout, Other

HVAC: CentAir, FrdHotAir

Exterior: Thermal, Porch/op, OthrSeeRmrks

Gar: DirectE, Oversize, Workshop

Lot: Level, Corner, Riverview, See Remarks

Siding: Vinyl, Shingle

Included: Dishwash, Refiger, Gas Cook, CntrTopRng, Dwndraft, Walloven, Microwav, Washer, Dryer, CentVac, Ceil Fan, Light Fix, GDO, FpEquip, TmeTher, Screens, OutdRli

Excluded: NONE

LstOff: (443) Gloria Nilson & Co. Real Estate

LstAgt: (906) Jo Ann Brousell Kurry

CoOff: ()

CoAgt: ()

Comp: SAC: 2.5+50 BAC: 2.5-50 DDAC: 2.5 TBC: 2.5

Bonus: Agncy: SA Typ: ER VRC: N LBox: Y IDX: N

Show: Nego/lb, Lbx-monm, Text Agent, Call Agent: TEXT JOANN, MUST HAVE APPT 9/14 9/15

AgntNotes: N/A

Office: (732) 530-2800

Cell 732-245-8376

Direct 732-530-2800 x 136

Office Fax (732) 758-9507

Own:

OwnPh: NONE

Discl: None

Owner: Individual

Pssn: AtClosing

LD-EX: 9/12/2013-N/A

DOM/CDOM: 28/28

Short Sale?

Fncng:

SldPrice:	\$455,000	DOM:	28	SellOff:	(1434) Resources Real Estate	Ph:	(732) 212-0440
CseDate:	11/12/2013	DUC:	41	SellAgt:	(18431) Kathryn Ward Grabowy	Ph:	(732) 212-0440
CntrDate:	10/02/2013	ContinueToShow:	N	SldTrms:	Convention		
Concessions:		Sales Notes:					

CoSellOf: () **CoSellAgt:** ()

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PAUL CEFALO WEICHERT REALTORS RUMSON, NJ 732-673-9421

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Click for Neighborhood Info

Status:	Closed (3/20/2013)	Cat:	SF	MLS#:	21232229md
Type:	Detached			ListPrice:	\$499,999
County:	Monmouth			OrigPrice:	\$499,999
Muni:	HIGHLANDS			ApxYrBlt:	2012
Postal:	<u>25 PROSPECT ST</u>			ApxSqFt:	2,618 SqFt
Address:	HIGHLANDS, NJ 07732			Rooms:	10
Area/Sec:	NONE			Bedrooms:	4
Cmplx/Sub:	NONE			Baths:	2/1
ParcelID:	<u>00028-0000-00015-05</u>			Levels:	2
LotSz/Acr:	/			Bsmt:	Y
ElemSch:	HIGHLANDS			FP/#:	Y/1
MiddleSch:	HENRY HUDSON REG			Garage:	Y/1 Car
HighSch:	HENRY HUDSON			WF:	N
OthElem:				WV:	Y
OthHigh:				WtrTyp:	
Style:	Colonial			Handicap:	N:
Model:					
Zoning:	Single F			LnkdML#:	
Directions:	25 Prospect				

Custom New Construction with Water Views! Quality Reputable Builder. Inviting Two Story Foyer, Formal Living Rm, Dining Rm, Family Rm w/Fireplace, Study, Kitchen w/center island, breakfast area, (choice of cabinetry). Master w/Vaulted Ceiling, Walk In Closet, Balcony and Luxurious Master Bath. *Timberline Roof, Anderson Windows *Hardwood Floors, 9' & Vaulted Ceilings, *Energy Star Pkg *10 Year Transferable Warranty *Possible Basement Apartment Build-out (Optional). Ready for Nov 1st (approx).

TaxYr:		LandAsmt:		NewCnstr:	Y	DeedRestr:			
Taxes:		ImprAsmt:		Farm:		FarmAssd:			
SpecAsmt:		TotAsmt:	0	AsmtStat:	ToBeAssd				
Assoc:	N	MgmtType:		AssocMgmt:		MgmtPhone:			
AssocFee:	\$0/	FeeIncl:				CommonEle:			
Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	#BsmtBth:
Living	1	14x14	Family	1	20x30	Kitchen	1	17x13	#Lvl1Bths:
Bedroom	2	14x11	Dining	1	13x13	Bedroom	2	10x14	#Lvl2Bths:
Laundry	2	7x7	Foyer	1	11x20	Bedroom	2	14x14	#Lvl3Bths:
Bedrm:Master	2	14x15	Bath:Master	2	13x11				
Interior:	Cntrhall								
Foy:									
GR/FR:									
MBA:									
HVAC:	2zoneAc, 2zoneHt								
Exterior:	Porch/op								
Gar:	Attached								
Lot:									
Siding:	Shingle								
Included:									
Excluded:									
			LR:			DR:			
			Kit:			MBR:			
			Flr:	Wood, W/WCarp, Tile		Bsmt:	Full		
			Fuel:	Multfuel		WatHt:	Nat Gas, Electric		
			Park:	Driveway		Roof:	Shingled		
			Pool:	N:		Bldg:			
			WtSw:	Public Sewer, Public Water					

LstOff: (1339) RE/MAX The Real Estate LEADERS
LstAgt: (11459) Allan Burns
CoOff: ()
CoAgt: ()
Comp: SAC: 0 BAC: 2.5-100 DDAC: 2.5-100 TBC: 2.5-100
Bonus: Agency: SD Typ: ER VRC: N LBox: Y IDX: Y
Show: Appt Req: TO SCHEDULE A SHOWING, PLEASE CALL 800-746-9464
AgntNotes: N/A

Office: (732) 933-0200
 Cell 732-213-8987
 Direct 800-241-1533
 Office Ph (732) 933-0200
 Fax (888) 377-4068

Own:
OwnPh:
Discl: None
Owner: Corporate
Pssn: AtClosing
LD-EX: 9/12/2012-N/A
DOM/CDOM: 156/254
Short Sale?
Fncng: FHA, Convnl

SldPrice:	\$499,000	DOM:	156	SellOff:	(1339) RE/MAX The Real Estate LEADERS Ph:(732) 933-0200
ClseDate:	03/20/2013	DUC:	33	SellAgt:	(11459) Allan Burns Ph:800-241-1533
CntrDate:	02/15/2013	ContinueToShow:		SldTrms:	Convention
Concessions:	10000	Sales Notes:			
					CoSellOf: {} CoSellAgt:

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Provided by Paul Cefalo of Weichert Realtors-Rumson on 3/10/2014 11:11:22 AM

PAUL CEFALO WEICHERT REALTORS RUMSON, NJ 732-673-9421

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Click for Neighborhood Info

Status:	Closed (2/13/2012)	Cat:	SF	MLS#:	21129355mv
Type:	Detached	ListPrice:	\$559,900	OrigPrice:	\$579,900
County:	Monmouth	ApXyrBlt:	1978	ApXsqFt:	0 SqFt
Muni:	HIGHLANDS	Rooms:	9	Bedrooms:	4
Postal:	91 PORTLAND RD	Baths:	3/0	Levels:	3
Address:	HIGHLANDS, NJ 07732	Bsmt:	N	FP/#:	Y/2
Area/Sec:	NONE	Garage:	Y/2 Car	WF:	N
Cmplx/Sub:	NONE	WV:	Y	WtrTyp:	Oceanview, Riverview, OthrSeeRmrks
ParcelID:	00011--00016-	Handicap:	N:		
LotSz/Acr:	125X95/0.280				
ElemSch:					
MiddleSch:					
HighSch:					
OthElem:					
OthHigh:					
Style:	Ctemp				
Model:					
Zoning:	Resident	LnkdML#:			
Directions:	ROUTE 36 TO PORTLAND ROAD				

EXCEPTIONAL SEASHORE CONTEMPORARY W/ COMMANDING VIEWS OF SHREWSBURY RIVER, ATLANTIC OCEAN & SEA BRIGHT PENNINSULA. THIS STUNNING HOME OFFERS AN OPEN FLOOR PLAN W/ SOARING CEILINGS & WRAP AROUND DECK. SOME OUTSTANDING FEATURES INCLUDE A PRIVATE MASTER SUITE W/ BALCONY, GREAT ROOM, 4 BEDROOMS, 3 FULL BATHS, 2 STONE FIREPLACES, 2 CAR GARAGE, 1ST FLOOR ATRIUM, & ATTACHED SHED. UPDATES INCLUDE NEWER WINDOWS, HARD WOOD CHERRY FLOORS, KITCHEN, BATHS & TIMBERLINE ROOF. CLOSE TO NYC FERRY & BEACHES.

TaxYr:	2011	LandAsmt:	339,600	NewCnstr:	N	DeedRestr:	
Taxes:	\$12,364	ImprAsmt:	178,200	Farm:	N	FarmAssd:	
SpecAsmt:		TotAsmt:	517,800	AsmtStat:	Assessed		

Assoc:	N	MgmtType:		AssocMgmt:		MgmtPhone:		AppEscrowReq:	
AssocFee:	\$0/	FeeIncl:				CommonEle:			
Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	#BsmtBth:
Family	1	20X14	Bedroom	1	13X11	Bath:Full	1		0.0
Living	2	20X16	Dining	2	12X14	Kitchen	2	18X10	#Lvl1Bths: 1
Bedroom	2	12X12	Bedroom	2	10X9	Bath:Full	2		#Lvl2Bths: 1
Bedrm:Master	3	17X15	Loft	3	11X10	Bath:Master	3		#Lvl3Bths: 1

Interior:	RecLite, Balcony, Skylight, WallMir, Atrium, Sliding D, Laundry, Loft, In-Law Suite	LR:	FLR-Wood, Sliding D, Try/vlt/, TwoStor, FP-Gas	DR:	FLR-Wood, Slidingdr, Try/vlt/cath
Foy:	Closet, FLR-Laminate	Kit:	Eat-in, Newer, FLR-Wood, Slidingdr, Skylight, Pantry	MBR:	FLR-Wood, Try/vlt/, Walk-in, Fullbath, Skylight
GR/FR:	FLR-Wood, FP-Wood	Flr:	Wood, Ceramic, Laminate	Bsmt:	Slab
MBA:	Ceramic, Tub, ShowerS, Try/vlt/, Dbl Sinks, FLR-Ceramic	Fuel:	NatGas	WatHt:	Nat Gas
HVAC:	CentAir, FrdHotAir	Park:	Asphalt	Roof:	Timberli
Exterior:	Thermal, Deck, Outdr Lghting	Pool:	N:	Bldg:	
Gar:	Attached, DirectE	WtSw:	Public Sewer, Public Water		
Lot:	Sloping, Riverview				
Siding:	Wood				
Included:	Dishwash, Refriger, Gas Cook, Self/conCln, Washer, Dryer, Win Trea, Ceil Fan, Light Fix, GDO, Screens, Humidifi, OutdrLi				
Excluded:					

LstOff:	(171) Weichert Realtors-Marlboro	Office:	(732) 536-4400	Own:	
LstAgt:	(6466) Robyn Novick	Office Ph:	(732) 536-4400	OwnPh:	
CoOff:	()	Cell:	(908) 385-4340	Discl:	Office
CoAgt:	()	Home:		Owner:	Individual
Comp:	SAC: XXX BAC: 2.5%-\$15 DDAC: 2.5% TBC: XXX			Pssn:	AtClosing
Bonus:	Agncy: SD Typ: ER VRC: N LBox: Y IDX: Y			LD-EX:	8/1/2011-N/A
Show:	CallLo, Lbx-monm, Othr/SeeRmrk: CALL ROBYN #908-385-4340			DOM/CDOM:	136/136
AgntNotes:	N/A			Short Sale?	
				Fncng:	Convnl

SldPrice:	\$525,000	DOM:	136	SldOff:	(443) Gloria Nilson & Co. Real Estate	Ph:	(732) 530-2800
CseDate:	02/13/2012	DUC:	60	SldAgt:	(6915) Mario Venancio	Ph:	732-530-2800 x146
CntrDate:	12/15/2011	ContinueToShow:		SldTrms:	Convention	CoSellOf:	() CoSellAgt:()
Concessions:		Sales Notes:					

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PAUL CEFALO WEICHERT REALTORS RUMSON, NJ 732-673-9421

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Click for Neighborhood Info

Status:	Closed (11/13/2012)	Cat:	SF	MLS#:	21222210mvd
Type:	Detached	ListPrice:	\$859,900	OrigPrice:	\$859,900
County:	Monmouth	ApxYrBlt:	2004	ApxSqFt:	0 SqFt
Muni:	HIGHLANDS	Rooms:	10	Bedrooms:	4
Postal:	12 BAY ST	Baths:	4/0	Levels:	4
Address:	HIGHLANDS, NJ 07732	Bsmt:	Y	FP/#:	Y/2
Area/Sec:	NONE	Garage:	N/O Car	WF:	N
Cmplx/Sub:	NONE	WV:	Y	WtrTyp:	Bayview, Oceanview, Riverview
ParcelID:	26--7-	Handicap:	N:		
LotSz/Acr:	91X92/				
ElemSch:	HIGHLANDS				
MiddleSch:	HENRY HUDSON REG				
HighSch:	HENRY HUDSON				
OthElem:	HIGHLAND				
OthHigh:	MATER DEI				
Style:	Custom				
Model:					
Zoning:	Resident, Single F	LnkdML#:			
Directions:	Hwy 36 E rt on Valley lft on Highland rt on Miller lft on Bay St house on left park on Bay St street work being done				

Spectacular, Custom built, Hillside, Waterview, Retreat. Panoramic Views of the Ocean, Sandyhook Bay, & NY. Open Floor Plan of Kitchen, dining Room & Living Room with Fireplace. Gorgeous Kitchen has Granite Counter Tops & Center Isle with a Unique Backsplash. Gleaming Hardwood floors and Staircases. Three Wrap around Porches. Views thruout. Lush colorful Landscaped property. Bsmt is above ground. A few minutes to NY Ferries, Ocean, Beaches Boating Biking Buses & Famous Restaurants. Train in Red Bank.

TaxYr:	2011	LandAsmt:		NewCnstr:		DeedRestr:	N			
Taxes:		ImprAsmt:		Farm:		FarmAssd:				
SpecAsmt:	N	TotAsmt:	0	AsmtStat:	Assessed					
Assoc:	N	MgmtType:		AssocMgmt:		MgmtPhone:				
AssocFee:	\$0/	FeeIncl:				CommonEle:				
Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	#BsmtBth:	
Foyer	1	9x8.5	Bedrm:Master	2	25x24	Laundry	2	7x5	#Lvl1Bths:	1
Dining	1	21x11	Bedroom	2	15x12				#Lvl2Bths:	2
EatInKitchn	1	12x12	Bedroom	3	26x26				#Lvl3Bths:	
Living	1	16x15	Family	B	31x29					
Bedroom	1	12x12	WorkRoom	B	14x14					
Interior:	RecLite, DecMold, Balcony, SpiralS, French D, Sliding D, Laundry									
Foy:	FLR-Wood, Closet, Dec Mold			LR:	FLR-Wood, Fireplce, Sliding D, DecMold			DR:	FLR-Wood, DecMold, Slidngdr	
GR/FR:	Fireplce			Kit:	Eat-in, Newer, FLR-Wood, CtrIsld			MBR:	FLR-Wood, Try/vlt/, Fullbath, FLR-Othr	
MBA:	Whirlpoo, Tub, ShowerS, Dbl Sinks, FLR-Othr			Flr:	Wood, Ceramic			Bsmt:	Full, FullFin, Slab, Walkout, Workshop	
HVAC:	2zoneAc, 2zoneHt			Fuel:	NatGas			WatHt:	Nat Gas	
Exterior:	Thermal, Porch/op			Park:	Off Strt, Pavers, Stone/Gravel			Roof:	Shingled, Slate	
Gar:				Pool:	N:			Bldg:		
Lot:	Treed, Sloping, Riverview			WtSw:	Public Sewer, Public Water					
Siding:	Other-seermk									
Included:	Dishwash, Refriger, Gas Cook, Stove, Self/conCln, Microwav, Washer, Dryer, SecSys, Win Trea, Ceil Fan, Light Fix, Gas Gril									
Excluded:										
LstOff:	(1485) Coldwell Banker Res. Brokerage				Office:	(732) 671-1000		Own:	WITHHELD	
LstAgt:	(2625) Mona McCluskey				Office Ph	(732) 671-1000		OwnPh:		
CoOff:	()				Cell	(732) 687-3227		Discl:	Document Link	
CoAgt:	()							Owner:	Individual	
Comp:	SAC: 0 BAC: 2.5%-\$50 DDAC: 0 TBC: 2.5%-\$50							Pssn:	Negotiab	
Bonus:	Agency: SD Type: ER VRC: N LBox: N IDX: Y							LD-EX:	6/15/2012-N/A	
Show:	Appt Req, NoSign: CALL MONA FOR APPT							DOM/CDOM:	95/95	
AgntNotes:	N/A							Short Sale?		
								Fncng:		
SldPrice:	\$781,000	DOM:	95	SellOff:	(1969) Coldwell Banker Res. Brokerage		Ph:	(732) 842-3200		
ClseDate:	11/13/2012	DUC:	56	SellAgt:	(16266) Elizabeth Scott Ph: 732-559-1778					
CntrDate:	09/18/2012	ContinueToShow:	N	SldTrms:	Cash					
Concessions:	Sales Notes:				CoSellOf:	()		CoSellAgt:	()	

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SINGLE-FAMILY RESIDENTIAL FOR SALE, SPRING 2014

PAUL CEFALO WEICHERT REALTORS RUMSON, NJ 732-673-9421

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Click for Neighborhood Info

Status:	Active (12/16/2013)	Cat:	SF	MLS#:	21341797p
Type:	Detached	ListPrice:	\$60,000	OrigPrice:	\$60,000
County:	Monmouth	ApXyrBlt:		ApXsqFt:	0 SqFt
Muni:	HIGHLANDS	Rooms:	8	Bedrooms:	3
Postal:	52 2ND ST	Baths:	1/0	Levels:	2
Address:	HIGHLANDS, NJ 07732	Bsmt:	N	FP/#:	/
Area/Sec:	NONE	Garage:	N/0 Car	WF:	N
Cmplx/Sub:	NONE	WV:	N	WtrTyp:	OthrSeeRmrks
ParcelID:	00063-0000-00024-	Handicap:	N:		
LotSz/Acr:	/				
ElemSch:	HIGHLANDS				
MiddleSch:	HENRY HUDSON REG				
HighSch:	HENRY HUDSON				
OthElem:	MOTHER TERES				
OthHigh:	CBA				
Style:	Custom				
Model:					
Zoning:					
Directions:	Bay Ave to Valley to R on Second Street				

3 Bdrm Custom Home, Downstairs of house is GUTTED - "AS-IS" SALE...FOR QUICK APPROVAL, SS BANK COUNTERED AT LIST PRICE OF \$60,000..."PRICE, TERMS & COMPENSATION ARE SUBJECT TO BANK APPROVAL" SALE IS "AS IS" BUYER IS RESPONSIBLE FOR C/O CLOSING TO OCCUR WITHIN 60 DAYS OF WRITTEN INVESTOR APPROVAL"

TaxYr:	2012	LandAsmt:	82,500	NewCnstr:		DeedRestr:	
Taxes:	\$4,293	ImprAsmt:	86,200	Farm:		FarmAssd:	
SpecAsmt:		TotAsmt:	168,700	AsmtStat:		Assessed	
Assoc:	N	MgmtType:		AssocMgmt:		MgmtPhone:	
AssocFee:	\$0/	FeeIncl:		CommonEle:		AppEscrowReq:	

<u>Room Type</u>	<u>Lvl</u>	<u>Dimnsns</u>	<u>Room Type</u>	<u>Lvl</u>	<u>Dimnsns</u>	<u>Room Type</u>	<u>Lvl</u>	<u>Dimnsns</u>	<u>#BsmtBth:</u>
									<u>#Lvl1Bths:</u>
									<u>#Lvl2Bths:</u>
									<u>#Lvl3Bths:</u>

Interior:	Attic-pull dwn strs, Ceilings 9FT+1st Flr		
Foy:	FLR-Wood	LR:	FLR-Wood, Sunken
GR/FR:	FLR-Wood	Kit:	Newer, FLR-Wood, Slidingdr, Try/vlt/
MBA:	Tub	Flr:	Wood, W/WCarp, Ceramic
HVAC:	ACUnits, HwBb	Fuel:	NatGas
Exterior:	Porch/op, Patio, Fence		
Gar:	None	Park:	On Strt
Lot:		Pool:	N:Other
Siding:	Vinyl	WtSw:	Public Sewer, Public Water
Included:			
Excluded:			

LstOff:	(1345) Kubis Realty Group	Office:	(732) 957-0900	Own:	WITHHELD
LstAg:	(2251) Carole Kubis	Office Ph	(732) 957-0900	OwnPh:	
CoOff:	()	Cell	732-239-3788	Discl:	None
CoAg:	()			Owner:	Individual
Comp:	SAC: N/A BAC: 2.5%-\$100 DDAC: N/A TBC: N/A			Pssn:	
Bonus:	Agncy: SA Typ: ER VRC: N LBox: Y IDX: Y			LD-EX:	12/16/2013-N/A
Show:	CallLo, Lbx-comb:			DOM/CDOM:	84/84
AgntNotes:	N/A			Short Sale?	Y
				Fncng:	

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Status:	Active (1/12/2014)	Cat:	SF	MLS#:	21401655p
Type:	Detached	ListPrice:	\$65,000	OrigPrice:	\$65,000
County:	Monmouth	ApxYrBlt:	1945	ApxSqFt:	1,548 SqFt
Muni:	HIGHLANDS	Rooms:	8	Bedrooms:	4
Postal	50 SEADRIFT AVE	Baths:	1/1	Levels:	2
Address:	HIGHLANDS, NJ 07732	Bsmt:	N	FP/#:	N/0
Area/Sec:	NONE	Garage:	N/0 Car	WF:	N
Cmplx/Sub:	NONE	WV:	N	WtrTyp:	
ParcelID:	75--8-	Handicap:	N:	LnkdML#:	
LotSz/Acr:	25 X 70/				
ElemSch:	HIGHLANDS				
MiddleSch:	HENRY HUDSON REG				
HighSch:	HENRY HUDSON				
OthElem:	MOTHER TERES				
OthHigh:	MARINE				
Style:	Colonial				
Model:					
Zoning:	Resident				
Directions:	Bay Ave to Seadrift				

Home was damaged and ready for rehab after Superstorm Sandy. First floor entirely gutted & ready for investor or builder to renovate. Great corner location priced below land value. Being sold "as-is".

TaxYr:	2013	LandAsmt:	85,900	NewCnstr:	N	DeedRestr:	N
Taxes:	\$3,865	ImprAsmt:	34,400	Farm:	N	FarmAssd:	N
SpecAsmt:	N	TotAsmt:	120,300	AsmtStat:	Assessed		
Assoc:	N	MgmtType:	NoManagement	AssocMgmt:		MgmtPhone:	
AssocFee:	\$0/	FeeIncl:				CommonEle:	
Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	Room Type	Lvl
							Dimnsns
							#BsmtBth:
							#Lvl1Bths:
							#Lvl2Bths:
							#Lvl3Bths:

Interior:

Foy:		LR:		DR:	
GR/FR:		Kit:		MBR:	
MBA:		Flr:		Bsmt:	CrawlSpc
HVAC:	None	Fuel:	NatGas	WatHt:	Other
Exterior:	Porch/en				
Gar:	None	Park:	On Strt	Roof:	Shingled
Lot:	Corner	Pool:	N:	Bldg:	
Siding:	Shingle	WtSw:	Public Sewer, Public Water		
Included:					
Excluded:					

LstOff:	(1627) Action Realty	Office:	(732) 291-3700	Own:	
LstAgt:	(19374) Robert Kefalonitis	Office Ph	(732) 291-3700	OwnPh:	
CoOff:	()	Cell	(732) 539-1000	Discl:	None
CoAgt:	()	Fax	(732) 291-3799	Owner:	Estate
Comp:	SAC: 2.5 BAC: 2.5 DDAC: X TBC: X			Pssn:	AtClosing
Bonus:	Agency: SA Typ: EA VRC: N LBox: Y IDX: Y			LD-EX:	1/12/2014-N/A
Show:	Call Agent: CALL L/O			DOM/CDOM:	57/57
AgntNotes:	N/A			Short Sale?	N
				Fncng:	Convnl

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Value in the land. Foundation was compromised during Sandy.

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Status:	Active (11/11/2013)	Cat:	SF	MLS#:	21338816p
Type:	Detached	ListPrice:	\$65,000	OrigPrice:	\$65,000
County:	Monmouth	ApxYrBlt:	1933	ApxSqFt:	0 SqFt
Muni:	HIGHLANDS	Rooms:	0	Bedrooms:	0
Postal:	63 SEADRIFT AVE	Baths:	0/0	Levels:	1
Address:	HIGHLANDS, NJ 07732	Bsmt:	N	FP/#:	/
Area/Sec:	NONE	Garage:	N/0 Car	WF:	N
Cmplx/Sub:	NONE	WV:	N	WtrTyp:	
ParcelID:	00072-0000-00014-	Handicap:	N:	LnkdML#:	
LotSz/Acr:	25X70/				
ElemSch:	HIGHLANDS				
MiddleSch:	HENRY HUDSON REG				
HighSch:	HENRY HUDSON				
OthElem:	MOTHER TERES				
OthHigh:	MATER DEI				
Style:	Cot/Bng				
Model:					
Zoning:	Resident				
Directions:	Linden Ave. to right on Bay Ave., make a left on Seadrift to #63				

TaxYr:	2012	LandAsmt:	85,900	NewCnstr:		DeedRestr:	
Taxes:	\$3,370	ImprAsmt:	46,500	Farm:		FarmAssd:	
SpecAsmt:		TotAsmt:	132,400	AsmtStat:	Assessed, ToBeAssd		

Assoc:	N	MgmtType:		AssocMgmt:		MgmtPhone:		AppEscrowReq:	
AssocFee:	\$0/	FeeIncl:				CommonEle:			

<u>Room Type</u>	<u>Lvl</u>	<u>Dimnsns</u>	<u>Room Type</u>	<u>Lvl</u>	<u>Dimnsns</u>	<u>Room Type</u>	<u>Lvl</u>	<u>Dimnsns</u>	<u>#BsmtBth:</u>	<u>#Lvl1Bths:</u>	<u>#Lvl2Bths:</u>	<u>#Lvl3Bths:</u>
										1		

<u>Interior:</u>	Attic-pull dwn str	<u>LR:</u>		<u>DR:</u>	
<u>Foy:</u>		<u>Kit:</u>		<u>MBR:</u>	
<u>GR/FR:</u>		<u>Flr:</u>		<u>Bsmt:</u>	CrawlSpc
<u>MBA:</u>		<u>Fuel:</u>	NatGas	<u>WatHt:</u>	Nat Gas, Tank
<u>HVAC:</u>	FrcdHotAir	<u>Park:</u>	On Strt	<u>Roof:</u>	Shingled
<u>Exterior:</u>	Porch/op, StrmDrs, Fence	<u>Pool:</u>	N:	<u>Bldg:</u>	
<u>Gar:</u>		<u>WtSw:</u>	Public Sewer, Public Water		
<u>Lot:</u>					
<u>Siding:</u>					
<u>Included:</u>					
<u>Excluded:</u>					

<u>LstOff:</u>	(2026) RE/MAX Action Realty	<u>Office:</u>	(732) 275-9600	<u>Own:</u>	
<u>LstAgt:</u>	(24016) Ronald Buonocore	<u>Direct:</u>	7327961800	<u>OwnPh:</u>	
<u>CoOff:</u>	(2026) RE/MAX Action Realty			<u>Discl:</u>	None
<u>CoAgt:</u>	(19389) Gina Balacich			<u>Owner:</u>	Individual
<u>Comp:</u>	SAC: 0 BAC: 3%-50 DDAC: 6% TBC: 0%			<u>Pssn:</u>	AtClosing
<u>Bonus:</u>	Agency: SD Typ: ER VRC: N LBox: N IDX: Y			<u>LD-EX:</u>	11/11/2013-N/A
<u>Show:</u>	Vacant:			<u>DOM/CDOM:</u>	119/119
<u>AgntNotes:</u>	N/A			<u>Short Sale?</u>	Y
				<u>Fncng:</u>	

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Click for Neighborhood Info

Status:	Active (1/24/2013)	Cat:	SF	MLS#:	21302767p
Type:	Detached	ListPrice:	\$69,000	OrigPrice:	\$88,000
County:	Monmouth	ApxYrBlt:	1925	ApxSqFt:	0 SqFt
Muni:	HIGHLANDS	Rooms:	6	Bedrooms:	3
Postal	44 4TH ST	Baths:	1/0	Levels:	2
Address:	HIGHLANDS, NJ 07732	Bsmt:	N	FP/#:	/
Area/Sec:	NONE	Garage:	N/0 Car	WF:	N
Cmplx/Sub:	NONE	WV:	N	WtrTyp:	
ParcelID:	00065-0000-00036-	Handicap:	N:	LnkdML#:	
LotSz/Acr:	25X100/				
ElemSch:					
MiddleSch:					
HighSch:					
OthElem:					
OthHigh:					
Style:	Colonial				
Model:					
Zoning:	Resident				
Directions:	4TH STREET				

GREAT OPPORTUNITY FOR BUILDERS AND INVESTORS***SELLING BELOW LAND VALUE***THIS 3 BR COLONIAL TOOK ON 2 FEET OF WATER FROM SANDY ON THE FIRST FLOOR** THIS HOME HAS LIVING ROOM, DINING ROOM, KITCHEN, WOOD FLOORS, WALKIN CLOSET, FRONT PORCH, SIDE ENTRY, AND YARD. NO FURNACE OR WATER HEATER. PROPERTY SOLD IN AS IS CONDITION WITH BUYER TO OBTAIN CERTIFICATE OF OCCUPANCY AND SMOKE CERT. ***THIS IS NOT A SHORT SALE***MAKE AN OFFER TODAY***

TaxYr:	2012	LandAsmt:	82,500	NewCnstr:	DeedRestr:				
Taxes:	\$3,258	ImprAsmt:	45,500	Farm:	FarmAssd:				
SpecAsmt:		TotAsmt:	128,000	AsmtStat:	Assessed				
Assoc:	N	MgmtType:	AssocMgmt:	MgmtPhone:	AppEscrowReq:				
AssocFee:	\$0/	FeeIncl:		CommonEle:					
Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	#BsmtBth:
Living	1	13X12	Dining	1	12X12	Kitchen	1	11X12	#Lvl1Bths:
Bedrm:Master	2	12X12	Bedroom	2	12X7	Bedroom	2	11X12	#Lvl2Bths:
									#Lvl3Bths:

Interior:

Foy:		LR:		DR:	
GR/FR:		Kit:		MBR:	
MBA:		Flr:	Wood	Bsmt:	CrawlSpc
HVAC:	None	Fuel:	NatGas	WatHt:	Other
Exterior:	Porch/op				
Gar:		Park:	On Strt	Roof:	Shingled
Lot:		Pool:	N:	Bldg:	
Siding:		WtSw:	Public Sewer, Public Water		

Included:

Excluded:

LstOff:	(1442) Millennium Interstate Realty	Office:	(732) 203-1500	Own:	BARBARA DAWIDOWICZ
LstAg:	(16135) Melisa Takacs	Office Ph	(732) 203-1500	OwnPh:	
CoOff:	()	Cell	(732) 996-1835	Discl:	None
CoAg:	()			Owner:	Individual
Comp:	SAC: 0 BAC: 3%-\$100 DDAC: 3%-\$100 TBC: 3%=\$100			Pssn:	Immediate
Bonus:	Agency: SA Typ: ER VRC: N LBox: Y IDX: Y			LD-EX:	1/24/2013-N/A
Show:	Othr/SeeRmrk, Sign, Text Agent, Call Agent: COMBO LOCKBOX TEXT MELISA 732-996-1835 TO SHOW			DOM/CDOM:	410/410
AgntNotes:	N/A			Short Sale?	
				Fncng:	

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PAUL CEFALO WEICHERT REALTORS RUMSON, NJ 732-673-9421

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Status:	Active (12/5/2013)	Cat:	SF	MLS#:	21340882md
Type:	Detached	ListPrice:	\$89,000	OrigPrice:	\$89,000
County:	Monmouth	ApXyrBlt:	1904	ApXsqFt:	1,904 SqFt
Muni:	HIGHLANDS	Rooms:	6	Bedrooms:	3
Postal:	66 MILLER ST	Baths:	1/0	Levels:	2
Address:	HIGHLANDS, NJ 07732	Bsmt:	N	FP/#:	/0
Area/Sec:	NONE	Garage:	N/0 Car	WF:	N
Cmplx/Sub:	NONE	WV:	N	WtrTyp:	N
ParcelID:	00059-0000-00008-	Handicap:	N	LnkdML#:	
LotSz/Acr:	59 X 60/				
ElemSch:	HIGHLANDS				
MiddleSch:	HENRY HUDSON REG				
HighSch:	HENRY HUDSON				
OthElem:					
OthHigh:					
Style:	Colonial				
Model:					
Zoning:					
Directions:	Rte 36 to Miller St. - between Shore Dr and Bay Ave				

BUILDERS DELIGHTGREAT OPPORTUNITY**CALLING ALL INVESTORS!!** Home was damaged and ready for rehab after Superstorm Sandy. First floor entirely gutted & ready to be made whole again. Second floor has three bedrooms, an extra room and a full bath. ALSO a second building is on the property that was once used as a comic book shop, currently used as storage. There is off-street parking and 55 ft. frontage on Miller St. Great for first home or vacation home by the shore. WELCOME HOME TO THE HIGHLANDS!

TaxYr:	2012	LandAsmt:	93,300	NewCnstr:	N	DeedRestr:			
Taxes:	\$4,668	ImprAsmt:	90,100	Farm:		FarmAssd:			
SpecAsmt:		TotAsmt:	183,400	AsmtStat:	Assessed				
Assoc:	N	MgmtType:		MgmtPhone:		AppEscrowReq:			
AssocFee:	\$0/	FeeIncl:		CommonEle:					
Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	#BsmtBth:
									#Lvl1Bths:
									#Lvl2Bths:
									#Lvl3Bths:

Interior:

Foy:		LR:		DR:	
GR/FR:		Kit:		MBR:	
MBA:		Flr:		Bsmt:	Other
HVAC:	Other	Fuel:	Other	WatHt:	Other
Exterior:	StormWn, Porch/op, Fence				
Gar:		Park:	Driveway	Roof:	Shingled
Lot:		Pool:	N:	Bldg:	
Siding:		WtSw:	Public Sewer, Public Water		
Included:					
Excluded:					

LstOff:	(442) Gloria Nilson & Co. Real Estate	Office:	(732) 842-6009	Own:	EUGENE SUAREZ AND JONATHAN CHAPMAN
LstAg:	(9020) Gloria Marcus	Cell:	732-513-9220	OwnPh:	
CoOff:	()	Office Ph:	(732) 842-6009	Discl:	None
CoAg:	()	Direct:	732-933-3774	Owner:	Individual
Comp:	SAC: 0 BAC: 3%-\$50. DDAC: 3% TBC: 0	Voice Mail:		Pssn:	AtClosing
Bonus:	Agncy: SD Typ: ER VRC: N LBox: Y IDX: Y			LD-EX:	12/5/2013-N/A
Show:	CallLo, Appt Req, Nego/lb, Lbx-monm, Othr/SeeRmrk, Call Agent:			DOM/CDOM:	95/95
AgntNotes:	N/A			Short Sale?	N
				Fncng:	

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Status:	Active (11/18/2013) Cat:SF	MLS#:	21339399p
Type:	Detached	ListPrice:	\$125,000
County:	Monmouth	OrigPrice:	\$125,000
Muni:	HIGHLANDS	ApxYrBlt:	
Postal:	36 CENTRAL AVE	ApxSqFt:	0 SqFt
Address:	HIGHLANDS, NJ 07732	Rooms:	6
Area/Sec:	NONE	Bedrooms:	3
Cmplx/Sub:	NONE	Baths:	1/0
ParcelID:	99--3-	Levels:	1
LotSz/Acr:	/	Bsmt:	N
ElemSch:	HIGHLANDS	FP/#:	N/
MiddleSch:	HENRY HUDSON REG	Garage:	N/0 Car
HighSch:	HENRY HUDSON	WF:	N
OthElem:		WV:	N
OthHigh:		WtrTyp:	
Style:	Ranch	Handicap:	N:
Model:			
Zoning:	Resident	LnkdML#:	
Directions:	Linden Ave. to Bay Ave. to Central Ave.		

Ranch style with open great room facing back large deck; house is gutted. Value in the land.

TaxYr:			LandAsmt:			NewCnstr:			DeedRestr:				
Taxes:			ImprAsmt:			Farm:			FarmAssd:				
SpecAsmt:			TotAsmt:			AsmtStat:			Assessed				
Assoc:			N	MgmtType:			AssocMgmt:			MgmtPhone:			
AssocFee:			\$0/	FeeIncl:						AppEscrowReq:			
Room Type			Lvl	Dimnsns			Room Type			Lvl	Dimnsns		
GreatRoom			1	21x12			Kitchen			1	21x10		
Bedroom			1	12x10			Bedroom			1	12x10		

Interior:

Foy:		LR:		DR:	
GR/FR:		Kit:		MBR:	
MBA:		Flr:		Bsmt:	CrawlSpc
HVAC:	None	Fuel:	None	WatHt:	Other
Exterior:	Deck, Outdr	Lghtng:			
Gar:		Park:	On Strt	Roof:	Shingled
Lot:	Level	Pool:	N:	Bldg:	
Siding:		WtSw:	Public Sewer, Public Water		
Included:					
Excluded:					

LstOff:	(2587) Better Homes Realty	Office:	(800)531-2885 Ext 289	Own:	
LstAg:	(493) Diane Kaplan	Office Ph:	(800)531-2885 Ext 289	OwnPh:	
CoOff:	()	Cell:	(732) 672-0409	Discl:	None
CoAg:	()			Owner:	Individual
Comp:	SAC: 0 BAC: 3 DDAC: 3 TBC: 0			Pssn:	AtClosing
Bonus:	Agncy: SD Typ: ER VRC: N LBox: N IDX: Y			LD-EX:	11/18/2013-N/A
Show:	Vacant, Othr/SeeRmrk, Text Agent: KEY NOT AVAILABLE			DOM/CDOM:	112/112
	UNTIL FURTHER NOTICE -				
AgntNotes:	N/A			Short Sale?	N
				Fncng:	

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Status:	Active (12/14/2013)	Cat:	SF	MLS#:	21341631md
Type:	Detached	ListPrice:	\$139,900	OrigPrice:	\$139,900
County:	Monmouth	ApXyrBlT:		ApXsqFt:	0 SqFt
Muni:	HIGHLANDS	Rooms:	5	Bedrooms:	1
Postal:	55 GRAVELLY POINT RD	Baths:	1/0	Levels:	1
Address:	HIGHLANDS, NJ 07732	Bsmt:	N	FP/#:	/
Area/Sec:	NONE	Garage:	N/0 Car	WF:	N
Cmplx/Sub:	NONE	WV:	N	WtrTyp:	OthrSeeRmrks
ParcelID:	100--55-	Handicap:	N:		
LotSz/Acr:	/				
ElemSch:	HIGHLANDS	LnkdML#:			
MiddleSch:	HENRY HUDSON REG				
HighSch:	MATER DEI HS				
OthElem:	MOTHER TERES				
OthHigh:					
Style:	Cot/Bng				
Model:					
Zoning:	Resident				
Directions:	BAY AVE N. PASS OCEAN AVE CONTINUE STRAIGHT THEN CURVE RT TO 55 GRAVELLY POINT RD				

RENOVATED FIVE ROOM COTTAGE BY THE SEA. SIX HOUSES FROM THE PRIVATE BEACH THAT HAS GORGEOUS VIEWS OF THE SANDY HOOK BAY AND SPARKLING NIGHT LIGHTS TOO. GREAT FOR FIRST TIME BUYERS, DOWNSIZERS, SECOND HOME AND INVESTORS. PARKING SPACE WITH NEWER SHED WHICH SURE COMES IN HANDY. NYC FERRY TWO BLOCKS, BUSES 1 BLOCK, OCEAN 1 MILE. ALL BEACH ACTIVITIES. BIKING AND FAMOUS RESTAURANTS RIGHT HERE AS WELL.

TaxYr:	2013	LandAsmt:	90,000	NewCnstr:	N	DeedRestr:	N
Taxes:	\$3,392	ImprAsmt:	43,300	Farm:		FarmAssd:	N
SpecAsmt:	N	TotAsmt:	133,300	AsmtStat:	Assessed		

Assoc:	Y	MgmtType:	Own/Association	AssocMgmt:	GRAVELLY PT BEACH ASSO	MgmtPhone:		AppEscrowReq:	
AssocFee:	\$100/	FeeIncl:	Garbage, SnowRem			CommonEle:	Assn, Beach		

Room	Type	Lvl	Dimnsns	Room	Type	Lvl	Dimnsns	Room	Type	Lvl	Dimnsns	#BsmtBth:	#Lvl1Bths:	#Lvl2Bths:	#Lvl3Bths:
Sun		1	17X5.5												
Living		1	17X9.4												
Dining		1	12X8.2												
Bedroom		1	9X8.5												
Kitchen		1	15X12												

Interior:

Foy:	FLR-W/WCarp	LR:	FLR-W/WCarp	DR:	FLR-W/WCarp
GR/FR:		Kit:	FLR-W/W Car	MBR:	FLR-W/wCarp
MBA:	ShowerS	Flr:	W/WCarp, Ceramic	Bsmt:	CrawlSpc
HVAC:	ACUnits, HwBb	Fuel:	NatGas	WatHt:	Nat Gas
Exterior:	Porch/en				
Gar:		Park:	Othr/See Rmrks	Roof:	Shingled
Lot:	Level	Pool:	N:	Bldg:	Storage
Siding:		WtSw:	Public Sewer, Public Water		
Included:	ACUnit, Light Fix				
Excluded:					

LstOff:	(1485) Coldwell Banker Res. Brokerage	Office:	(732) 671-1000	Own:	FLOOD, ROBERT S.
LstAgt:	(2625) Mona McCluskey	Office Ph:	(732) 671-1000	OwnPh:	
CoOff:	()	Cell:	(732) 687-3227	Discl:	Document Link
CoAgt:	()			Owner:	Individual
Comp:	SAC: 0 BAC: 2.5-50 DDAC: 0 TBC: 2.5-50			Pssn:	AtClosing
Bonus:	Agncy: SD Typ: ER VRC: N LBox: Y IDX: Y			LD-EX:	12/14/2013-N/A
Show:	Call Agent: CALL MONA 732-687-3227 LBX ON RAILING.			DOM/CDOM:	86/86
AgntNotes:	N/A			Short Sale?	N
				Fncng:	FHA, VA, ConvnI

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Status:	Active (12/30/2013)	Cat:	SF	MLS#:	21342456myd
Type:	Detached	ListPrice:	\$145,000	OrigPrice:	\$155,000
County:	Monmouth	ApxYrBlt:	1918	ApxSqFt:	0 SqFt
Muni:	HIGHLANDS	Rooms:	6	Bedrooms:	2
Postal:	70 4TH ST	Baths:	1/0	Levels:	2
Address:	HIGHLANDS, NJ 07732	Bsmt:	Y	FP/#:	N/
Area/Sec:	NONE	Garage:	N/0 Car	WF:	N
Cmplx/Sub:	NONE	WV:	Y	WtrTyp:	Bayview
ParcelID:	00065-0000-00026-	Handicap:	N:	LnkdML#:	
LotSz/Acr:	25X100/				
ElemSch:	HIGHLANDS				
MiddleSch:	HENRY HUDSON REG				
HighSch:	HENRY HUDSON				
OthElem:	MOTHER TERES				
OthHigh:	MATER DEI				
Style:	Colonial				
Model:					
Zoning:	Resident				
Directions:	Bay Ave to Valley Ave, left on 4th Street house on right hand side.				

Adorable shore Colonial perfect for a weekend getaway, or first time home buyers. Features include 2/3 bed, full basement, fenced in yard, enclosed porch, formal dining room, new replacement windows, newer furnace, and Home Warranty included. Minutes to high speed ferry to NYC, Bus, Train and GSP. Enjoy hiking in Hartshorne Woods, Sandy Hook beaches, Marina's for boating, and some of the best restaurants in Monmouth County. Be on vacation all year long.

TaxYr:	2012	LandAsmt:	82,500	NewCnstr:	N	DeedRestr:	N						
Taxes:	\$4,349	ImprAsmt:	75,100	Farm:	N	FarmAssd:	N						
SpecAsmt:	N	TotAsmt:	157,600	AsmtStat:	Assessed								
Assoc:	N	MgmtType:	AssocMgmt:	MgmtPhone:		AppEscrowReq:							
AssocFee:	\$0/	FeeIncl:	Garbage	CommonEle:									
Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	#BsmtBth:	0.0			
Foyer	1	15x6	Living	1	15x12	Dining	1	15x11	#Lvl1Bths:	1			
Kitchen	1	11x9	Bedroom	2	12x11	Bedroom	2	10x7	#Lvl2Bths:	0.0			
Office	2	7x7							#Lvl3Bths:				
Interior:	Attic-Other												
Foy:		LR:	FLR-W/WCarp				DR:	FLR-W/WCarpet					
GR/FR:		Kit:	Pantry, FLR-Lin-Vnyl				MBR:	FLR-W/wCarp					
MBA:		Flr:					Bsmt:	Full					
HVAC:	Other	Fuel:	NatGas				WatHt:	Nat Gas					
Exterior:	Porch/en, GreenhseWndw, Fence												
Gar:		Park:	Off Strt				Roof:	Shingled					
Lot:		Pool:	N:				Bldg:						
Siding:	Vinyl	WtSw:	Public Sewer, Public Water										
Included:	Dishwash, Refriger, Gas Cook, Stove, Washer, Dryer, ACUnit, Ceil Fan, Light Fix, Attic Fa												
Excluded:	PERSONAL BELONGINGS												
LstOff:	(360) Heritage House Sotheby's Int'l			Office:	(732) 615-9898			Own:	WITHELD				
LstAgt:	(14989) Helen Mary Maresca			Office Ph	(732) 615-9898			OwnPh:	732 241-8132				
CoOff:	()			Cell	(732) 241-8132			Discl:	Document Link				
CoAgt:	()							Owner:	Individual				
Comp:	SAC: XXX BAC: 2.5%-50 DDAC: XXX TBC: XXXX												
Bonus:	Agency: SD Typ: ER VRC: N LBox: N IDX: Y												
Show:	Appt Req, Call Agent: PLEASE CALL HELEN FOR APPT 732 241-8132												
AgntNotes:	N/A												
								Pssn:	Negotiab				
								LD-EX:	12/30/2013-N/A				
								DOM/CDOM:	70/70				
								Short Sale?	N				
								Fncng:					

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Status:	Active (4/29/2013)	Cat:	SF	MLS#:	21314565md
Type:	Detached	ListPrice:	\$149,900	OrigPrice:	\$130,000
County:	Monmouth	ApXyrBlit:	1928	ApXsqFt:	0 SqFt
Muni:	HIGHLANDS	Rooms:	5	Bedrooms:	2
Postal:	46 4TH ST	Baths:	1/0	Levels:	2
Address:	HIGHLANDS, NJ 07732	Bsmt:	N	FP/#:	/
Area/Sec:	NONE	Garage:	N/0 Car	WF:	N
Cmplx/Sub:	NONE	WV:	N	WtrTyp:	N
ParcelID:	00065-0000-00035-	Handicap:	N	LnkdML#:	
LotSz/Acr:	/				
ElemSch:	HIGHLANDS				
MiddleSch:	HENRY HUDSON REG				
HighSch:	HENRY HUDSON				
OthElem:	MOTHER TERES				
OthHigh:					
Style:	PatioHm				
Model:					
Zoning:	Resident				
Directions:	Bay ave. to valley to left on 4th				

HOME IS CURRENTLY UNDER CONSTRUCTION. GRANITE, SS AND CERAMIC TILE TO BE INSTALLED. GET IN AND PICK YOUR COLORS..BEING COMPLETELY RENOVATED DUE TO SANDY. Also for rent with an option to buy and owner willing to hold note. DATE OF COMPLETETION IS ESTIMATED FOR 8/1/2013

TaxYr:			LandAsmt:			NewCnstr:			DeedRestr:		
Taxes:			ImprAsmt:			Farm:			FarmAssd:		
SpecAsmt:			TotAsmt:			AsmtStat:			ToBeAssd		
Assoc:		N	MgmtType:		AssocMgmt:		MgmtPhone:		AppEscrowReq:		
AssocFee:		\$0/	FeeIncl:				CommonEle:				
Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	#BsmtBth:		
									#Lvl1Bths:		
									#Lvl2Bths:		
									#Lvl3Bths:		

Interior:

Foy:		LR:		DR:	
GR/FR:		Kit:		MBR:	
MBA:		Flr:		Bsmt:	CrawlSpc
HVAC:	CentAir, FrdHotAir	Fuel:	NatGas	WatHt:	Nat Gas
Exterior:	Porch/op				
Gar:	None	Park:	PavedDr	Roof:	Shingled
Lot:		Pool:	N:	Bldg:	
Siding:		WtSw:	Public Sewer, Public Water		
Included:					
Excluded:					

LstOff:	(172) Weichert Realtors-Middletown	Office:	(732) 671-8000	Own:	COTRACT PURCHASER
LstAgt:	(17123) Carla Sarti-Rodriguez	Cell:	(732) 496-0707	OwnPh:	
CoOff:	()	Office Ph:	(732) 671-8000	Discl:	Document Link
CoAgt:	()	Cell:	(732) 496-0707	Owner:	Individual
Comp:	SAC: 0 BAC: 2.5-\$50 DDAC: 0 TBC: 0			Pssn:	
Bonus:	Agncy: SD Typ: ER VRC: N LBox: N IDX: Y			LD-EX:	4/29/2013-N/A
Show:	Appt Req: CALL OR TEXT AGENT TO SHOW			DOM/CDOM:	315/315
AgntNotes:	N/A			Short Sale?	N
				Fncng:	

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Status:	Active (1/17/2014)	Cat:	SF	MLS#:	21402001m
Type:	Detached	ListPrice:	\$170,900	OrigPrice:	\$170,900
County:	Monmouth	ApXyrBlT:	1923	ApXsqFt:	0 SqFt
Muni:	HIGHLANDS	Rooms:	9	Bedrooms:	4
Postal:	76 MILLER ST	Baths:	1/1	Levels:	2
Address:	HIGHLANDS, NJ 07732	Bsmt:	Y	FP/#:	/
Area/Sec:	NONE	Garage:	N/O Car	WF:	N
Cmplx/Sub:	HIGHLAND SHORES	WV:	N	WtrTyp:	N
ParcelID:	59--19-	Handicap:	N	LnkdML#:	
LotSz/Acr:	60X73/				
ElemSch:	HIGHLANDS				
MiddleSch:	HENRY HUDSON REG				
HighSch:	HENRY HUDSON				
OthElem:					
OthHigh:					
Style:	Colonial				
Model:					
Zoning:					
Directions:	HWY 36 SOUTH, LEFT ON LINDEN AVE, RIGHT ONTO SHORE DRIVE, THEN LEFT ONTO MILLER ST				

Home had some damage from Sandy, but with a little work could be a great family home. First floor has 9ft ceilings and hardwood floors throughout, large dining and family rooms. Perfect for commuters located close to the NYC Ferry and close to Sandy Hook Beach. Property is being "SOLD AS IS" Buyer is responsible for all inspections and obtaining the CO and Smoke Cert

TaxYr:	2013	LandAsmt:		NewCnstr:		DeedRestr:			
Taxes:	\$4,322	ImprAsmt:		Farm:		FarmAssd:	N		
SpecAsmt:		TotAsmt:	0	AsmtStat:	Assessed				
Assoc:	N	MgmtType:		MgmtPhone:		AppEscrowReq:			
AssocFee:	\$0/	FeeIncl:		CommonEle:					
Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	#BsmtBth:
Living	1	13x12	Dining	1	14x14	EatInKitchn	1	15x9	#Lvl1Bths:
Foyer	1	13x8	Laundry	1	8x8	Bedrm:Master	2	15x10	#Lvl2Bths:
Bedroom	2	12x10	Bedroom	2	10x8	Bedroom	2	11x8	#Lvl3Bths:
Interior:	Attic, Ceilings 9FT+1st Flr								
Foy:	Closet, Dec Mold, FLR-Lin-Vnyl								
GR/FR:									
MBA:	Tub, FLR-Ceramic								
HVAC:	HwBb								
Exterior:	Porch/op, Fence								
Gar:	None								
Lot:									
Siding:	Vinyl								
Included:									
Excluded:									
LstOff:	(119) Coldwell Banker Res. Brokerage								
LstAgt:	(33615) Arlene Filos								
CoOff:	()								
CoAgt:	()								
Comp:	SAC: 0 BAC: 2.5 -50 DDAC: 2.5 -50 TBC: 2.5 -50								
Bonus:	Agency: SD Typ: ER VRC: N LBox: Y IDX: Y								
Show:	Call Agent: CALL OR TEXT AGENT FOR AN APPOINTMENT								
AgntNotes:	N/A								
Office:	(732) 449-0093								
	Direct (732)449-0093								
	Cell (908) 670-3692								
	Fax								
Own:									
OwnPh:	Office								
Discl:	Individual								
Owner:	AtClosing								
Pssn:	1/17/2014-N/A								
LD-EX:	52/52								
DOM/CDOM:	N								
Short Sale?									
Fncng:									

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Provided by Paul Cefalo of Weichert Realtors-Rumson on 3/10/2014 11:13:25 AM

PAUL CEFALO WEICHERT REALTORS RUMSON, NJ 732-673-9421

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Click for Neighborhood Info

Status:	Active (4/22/2013)	Cat:	SF	MLS#:	21313622m
Type:	Detached	ListPrice:	\$199,000	OrigPrice:	\$199,000
County:	Monmouth	ApXyrBlT:		ApXsqFt:	0 SqFt
Muni:	HIGHLANDS	Rooms:	6	Bedrooms:	2
Postal:	54 SHREWSBURY AVE	Baths:	2/0	Levels:	2
Address:	HIGHLANDS, NJ 07732	Bsmt:	N	FP/#:	/
Area/Sec:	NONE	Garage:	Y/1 Car	WF:	Y
Cmplx/Sub:	NONE	WV:	Y	WtrTyp:	Riverfront, Riverview
ParcelID:	3-0000-50-0000	Handicap:	N:	LnkdML#:	
LotSz/Acr:	/				
ElemSch:					
MiddleSch:					
HighSch:					
OthElem:					
OthHigh:					
Style:	Cot/Bng				
Model:					
Zoning:	Resident				
Directions:	Bay Ave to Shrewsbury Ave				

Calling all Investors & Buyers !!!!!Magnificent breathtaking direct water views!!!!This is a charming cottage that was visited by Sandy. Entire first floor needs to be renovated. Home may need to be raised depending on buyer. Value is in the land. Great opportunity for anyone that wants to be by water.

TaxYr:	2012	LandAsmt:	226,000	NewCnstr:	N	DeedRestr:				
Taxes:	\$7,373	ImprAsmt:	63,500	Farm:	N	FarmAssd:	N			
SpecAsmt:		TotAsmt:	289,500	AsmtStat:	Assessed					
Assoc:	N	MgmtType:		AssocMgmt:		MgmtPhone:				
AssocFee:	\$0/	FeeIncl:		CommonEle:		AppEscrowReq:				
Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	#BsmtBth:	0.0
Kitchen	1		Dining	1		Living	1		#Lvl1Bths:	1
Family	1		Bedroom	1		Bedrm:Master	2		#Lvl2Bths:	2
									#Lvl3Bths:	0.0

Interior:

Foy:		LR:		DR:	
GR/FR:		Kit:		MBR:	
MBA:		Flr:		Bsmt:	Slab
HVAC:	FrcdHotAir	Fuel:	NatGas	WatHt:	Nat Gas
Exterior:	Deck				
Gar:		Park:	Driveway	Roof:	Shingled
Lot:	Riverview, Riverfront	Pool:	N:	Bldg:	
Siding:	Aluminum	WtSw:	Public Sewer, Public Water		
Included:					
Excluded:	PERSONAL PROPERTY				

LstOff:	(2381) Burke&Manna Real Estate Agency	Office:	(732) 455-5420	Own:	WITHHELD
LstAg:	(15646) Marcelle Bale	Cell:	(732)803-1234	OwnPh:	732-803-1234
CoOff:	()	Cell:	(732)803-1234	Discl:	None
CoAg:	()			Owner:	Individual
Comp:	SAC: 00000 BAC: 2,5%-50 DDAC: 00000 TBC: 000000			Pssn:	Negotiab
Bonus:	Agency: SA Typ: ER VRC: N LBox: N IDX: Y			LD-EX:	4/22/2013-N/A
Show:	Appt Req: MARCELLE MUST BE CONTACTED 732-803-1234			DOM/CDOM:	322/322
AgntNotes:	N/A			Short Sale?	N
				Fncng:	Convnl

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Status:	Active (9/10/2013)	Cat:	SF	MLS#:	21331505m
Type:	Attached	ListPrice:	\$199,500	OrigPrice:	\$199,500
County:	Monmouth	Muni:	HIGHLANDS	ApXyrBlt:	0 SqFt
Postal	32 HUDDY AVE	Rooms:	8	Bedrooms:	2
Address:	HIGHLANDS, NJ 07732	Baths:	1/0	Levels:	1
Area/Sec:	NONE	Bsmt:	N	FP/ #:	/
Cmplx/Sub:	NONE	Garage:	N/0 Car	WF:	N
ParcelID:	00090-0000-00002-	WV:	Y	WtrTyp:	
LotSz/Acr:	37X80/	Handicap:	N:	LnkdML#:	
ElemSch:	HIGHLANDS				
MiddleSch:	HENRY HUDSON REG				
HighSch:	HENRY HUDSON				
OthElem:	HIGHLAND				
OthHigh:	MATER DEI				
Style:	Cape				
Model:					
Zoning:					
Directions:	Hwy 36 to Linden to Bay to Huddy				

Two family Home in Highlands. Live in one unit, rent out the other or return back to single family. The kitchen has granite counter tops with a center island. Second floor unit is gutted for buyer to finish to their liking. First floor unit is updated and ready for occupancy. Just a short walk to the Marina, town & NY Ferry.

TaxYr:	2012	LandAsmt:	92,000	NewCnstr:		DeedRestr:			
Taxes:	\$4,963	ImprAsmt:	103,000	Farm:		FarmAssd:			
SpecAsmt:		TotAsmt:	195,000	AsmtStat:	Assessed				
Assoc:	N	MgmtType:		AssocMgmt:		AppEscrowReq:			
AssocFee:	\$0/	FeeIncl:		MgmtPhone:					
CommonEle:									
Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	#BsmtBth:
Kitchen	1	13x12	Bedroom	1	12x11	Bedroom	1	13x11	#Lvl1Bths:
Living	1	14x13							#Lvl2Bths:
									#Lvl3Bths:

Interior:

Foy:		LR:		DR:	
GR/FR:		Kit:		MBR:	
MBA:		Flr:		Bsmt:	Slab
HVAC:	ElecBb	Fuel:	Electric	WatHt:	Electric
Exterior:	Deck, Fence				
Gar:	None	Park:	PavedDr	Roof:	Shingled
Lot:		Pool:	N:	Bldg:	
Siding:		WtSw:	Public Sewer, Public Water		
Included:					
Excluded:					

LstOff:	(1969) Coldwell Banker Res. Brokerage	Office:	(732) 842-3200	Own:	
LstAg:	(25028) Justin Eberle	Cell:	908-433-1781	OwnPh:	
CoOff:	()	Direct:	732-219-5300	Discl:	Office
CoAg:	()			Owner:	Individual
Comp:	SAC: X BAC: 2.5%-50 DDAC: 2.5%-50 TBC: X			Pssn:	
Bonus:	Agency: SD Typ: ER VRC: N LBox: Y IDX: Y			LD-EX:	9/10/2013-N/A
Show:	Call Agent: CALL JUSTIN AND LEAVE MESSAGE.			DOM/CDOM:	181/181
AgntNotes:	N/A			Short Sale?	N
				Fncng:	

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Status:	Active (10/21/2013)	Cat:	SF	MLS#:	21336136my
Type:	Detached	ListPrice:	\$224,900	OrigPrice:	\$234,000
County:	Monmouth	ApxYrBlit:	1940	ApxSqFt:	1,424 SqFt
Muni:	HIGHLANDS	Rooms:	5	Bedrooms:	3
Postal:	57 SEADRIFT AVE	Baths:	2/0	Levels:	2
Address:	HIGHLANDS, NJ 07732	Bsmt:	Y	FP/#:	N/0
Area/Sec:	NONE	Garage:	N/0 Car	WF:	N
Cmplx/Sub:	NONE	WV:	Y	WtrTyp:	Riverview
ParcelID:	00072-0000-00016-	Handicap:	N:	LnkdML#:	
LotSz/Acr:	25X70/				
ElemSch:	HIGHLANDS				
MiddleSch:	HENRY HUDSON REG				
HighSch:	RED BANK CATH				
OthElem:	MOTHER TERES				
OthHigh:	MATER DEI				
Style:	Colonial				
Model:					
Zoning:	Resident				
Directions:	Bay Ave to Sea Drift				

Beautiful Seashore colonial featuring 3bed 2 baths, completely redone with new kitchen,granite C/T stainless steel appliances,hardwood floors,Deck from guest suite with water views,solar panels for energy efficiency and low electric bills.Minutes to High Speed ferry in NYC, Sandy Hook Beaches,Marina's,Hartshorne Woods for hiking and biking and the Bayshore Trail. Maintainece free siding,nothing to do but move in and relax.Be on vacation all year long.

TaxYr:	2012	LandAsmt:	85,900	NewCnstr:	N	DeedRestr:	
Taxes:	\$5,652	ImprAsmt:	136,200	Farm:	N	FarmAssd:	N
SpecAsmt:		TotAsmt:	222,100	AsmtStat:	Assessed		

Assoc:	N	MgmtType:		AssocMgmt:		MgmtPhone:		AppEscrowReq:	
AssocFee:	\$0/	FeeIncl:				CommonEle:			

<u>Room Type</u>	<u>Lvl</u>	<u>Dimnsns</u>	<u>Room Type</u>	<u>Lvl</u>	<u>Dimnsns</u>	<u>Room Type</u>	<u>Lvl</u>	<u>Dimnsns</u>	<u>#BsmtBth:</u>
Living	1	18x15	Bedroom	1	11.5x.9	Kitchen	1	15x11	<u>#Lvl1Bths:</u> 1
Bedroom	2	13x10.5	Bedrm:Master	2	15x14				<u>#Lvl2Bths:</u> 1
									<u>#Lvl3Bths:</u>

<u>Interior:</u>	Attic, Balcony	LR:	FLR-Wood	DR:	
Foy:		Kit:	Eat-in, Newer, FLR-Ceramic, Butlr Pa, Granite Cntr	MBR:	FLR-W/wCarp
GR/FR:		Flr:	Wood, W/WCarp, Ceramic	Bsmt:	Walkout
MBA:		Fuel:	NatGas	WatHt:	Nat Gas
HVAC:	CentAir, FrdHotAir			Roof:	Shingled
<u>Exterior:</u>	Fence	Park:	Off Strt	Bldg:	
Gar:		Pool:	N:		
Lot:		WtSw:	Public Sewer, Public Water		
Siding:	Vinyl				
<u>Included:</u>	Dishwash, Refriger, Gas Cook, Stove, Self/conCln, Washer, Dryer, SecSys, Win Trea, Ceil Fan, Light Fix, Screens, Blinds/Shades				
<u>Excluded:</u>					

LstOff:	(360) Heritage House Sotheby's Int'l	Office:	(732) 615-9898	Own:	WITHELD
LstAg:	(14989) Helen Mary Maresca	Office Ph:	(732) 615-9898	OwnPh:	732 241-8132
CoOff:	()	Cell:	(732) 241-8132	Discl:	Document Link
CoAg:	()			Owner:	Individual
Comp:	SAC: XXX BAC: 2.5% -50 DDAC: XXX TBC: 2.5-\$50			Pssn:	Negotiab
Bonus:	Agncy: SD Typ: ER VRC: N LBox: Y IDX: Y			LD-EX:	10/21/2013-N/A
Show:	Appt Req, Call Agent: PLEASE CALL BEFORE SHOWING NEED TO DISARM ALARM			DOM/CDOM:	140/140
AgntNotes:	N/A			Short Sale?	N
				Fncng:	

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Status:	Active (10/22/2013)	Cat:	SF	MLS#:	21336380my
Type:	Detached			ListPrice:	\$248,000
County:	Monmouth			OrigPrice:	\$248,000
Muni:	HIGHLANDS			ApxYrBlt:	1919
Postal:	66 4TH ST			ApxSqFt:	0 SqFt
Address:	HIGHLANDS, NJ 07732			Rooms:	9
Area/Sec:	NONE			Bedrooms:	4
Cmplx/Sub:	NONE			Baths:	1/1
ParcelID:	00065-0000-00028-			Levels:	2
LotSz/Acr:	25X100/			Bsmt:	N
ElemSch:	HIGHLANDS			FP/#:	/
MiddleSch:	HENRY HUDSON REG			Garage:	N/O Car
HighSch:	HENRY HUDSON			WF:	N
OthElem:	HIGHLAND			WV:	Y
OthHigh:	MATER DEI			WtrTyp:	Oceanview
Style:	Colonial			Handicap:	N:
Model:					
Zoning:				LnkML#:	
Directions:	Bay Avenue to Valley. Left on Fourth Street. House on right.				

Good investment! Newly oak hardwood floor, new kitchen and bathroom tiles, new carpet, new paint, new dishwasher and more; beautiful renovation for this huge rare 4-bedroom colonial house with water view from bedroom. Walk to ferry, Boating and 5 minutes to Sandy Hook Beach, fenced in year and driveway. Current rented \$2,100/mo. Cap rate is over 8%!

TaxYr:	2012	LandAsmt:	82,500	NewCnstr:		DeedRestr:	
Taxes:	\$5,047	ImprAsmt:	115,800	Farm:		FarmAssd:	
SpecAsmt:		TotAsmt:	198,300	AsmtStat:		ToBeAssd:	

Assoc:	N	MgmtType:		AssocMgmt:		MgmtPhone:		AppEscrowReq:	
AssocFee:	\$0/	FeeIncl:				CommonEle:			

Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	#BsmtBth:
Living	1	13x18	Kitchen	1	12x16	Family	1	15x18	#Lvl1Bths: 0.5
Bath: 1/2	1		Bedrm: Master	2	9x18	Bedroom	2	9x16	#Lvl2Bths: 1
Bedroom	2	8x11	Bedroom	2	9x12	Bath: Full	2		#Lvl3Bths:

Interior:

Foy:		LR:	FLR-W/WCarp	DR:	
GR/FR:	SlidingD, FLR-Lin-Vnyl	Kit:	Eat-in, Newer, FLR-Lin-Vnyl	MBR:	FLR-W/wCarp
MBA:		Flr:	W/WCarp, Linolm/v	Bsmt:	Slab
HVAC:	2zoneHt	Fuel:	NatGas	WatHt:	Nat Gas
Exterior:	Deck, Porch/op				
Gar:	None	Park:	On Strt, Unpaved, Off Strt	Roof:	Flat
Lot:		Pool:	N:	Bldg:	
Siding:	Aluminum	WtSw:	Public Sewer, Public Water		

Included:

Excluded:

LstOff:	(1368) RE/MAX Champions	Office:	(732) 441-3400	Own:	WITHHOLD
LstAg:	(30831) Shu Ho	Cell:	201-993-5672	OwnPh:	
CoOff:	()	Office Ph:	(732) 441-3400	Discl:	None
CoAg:	()	Office Fax:	(732) 441-3621	Owner:	Individual
Comp:	SAC: NONE BAC: 2.5%-\$100 DDAC: 2.5%-\$100 TBC: NONE			Pssn:	AtClosing
Bonus:	Agency: SD Typ: ER VRC: N LBox: N IDX: Y			LD-EX:	10/22/2013-N/A
Show:	CallTen, Appt Req:			DOM/CDOM:	139/139
AgntNotes:	N/A			Short Sale?	N
				Fncng:	FHA, Convnl

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Status:	Active (9/30/2013)	Cat:	SF	MLS#:	21333641pd
Type:	Detached	ListPrice:	\$264,900	OrigPrice:	\$299,900
County:	Monmouth	ApXyrBlT:	1995	ApXsqFt:	0 SqFt
Muni:	HIGHLANDS	Rooms:	10	Bedrooms:	4
Postal:	48 ATLANTIC ST	Baths:	3/1	Levels:	3
Address:	HIGHLANDS, NJ 07732	Bsmt:	N	FP/#:	N/0
Area/Sec:	NONE	Garage:	Y/1 Car	WF:	N
Cmplx/Sub:	NONE	WV:	N	WtrTyp:	N
ParcelID:	00071-0000-00002-01	Handicap:	N		
LotSz/Acr:	48X90/				
ElemSch:	HIGHLANDS				
MiddleSch:	HENRY HUDSON REG				
HighSch:	HENRY HUDSON				
OthElem:	MOTHER TERES				
OthHigh:	RBC				
Style:	Colonial, Custom, M/d				
Model:					
Zoning:	Resident	LnkdML#:			
Directions:	LINDEN AVE. TO SHORE DRIVE TO ATLANTIC STREET				

CUSTOM COLONIAL Features 4BDRMS, 3.5BA, Lg EIK w/ granite ct, LR w/ remote controlled cust drapes, DR w/ sliders out to deck w/ roll dwn privacy screens. Hdwd flrs, skylights, cust closets, 3 ZONE heat w/ 2 ZONE AC. Suite on 1st flr w/ separate entrance, consists of Lg RM & Full Bath perfect for in-law, plumbing & gas already there for second KIT. Possible M/D. NEW HEAT/AC & ELECTRIC. PERFECTLY LOCATED NEAR SHOPS, RESTAURANTS, & NYC FERRY! READY TO GO!

TaxYr:	2012	LandAsmt:	93,000	NewCnstr:	N	DeedRestr:					
Taxes:	\$8,024	ImprAsmt:	222,300	Farm:		FarmAssd:					
SpecAsmt:		TotAsmt:	315,300	AsmtStat:	ToBeAssd						
Assoc:	N	MgmtType:		AssocMgmt:		MgmtPhone:					
AssocFee:	\$0/	FeeIncl:				CommonEle:	AppEscrowReq:				
Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	#BsmtBth:	0.0	
Living	2	13x13	Dining	2	13x13	Kitchen	2	20x12	#Lvl1Bths:	1	
Family	2	18x13	Bedrm:Master	3	18x13	Bedroom	3	15x13	#Lvl2Bths:	0.5	
Bedroom	3	13x12	InLawSuite	1	27x16	Bedroom	1		#Lvl3Bths:	2	
Interior:	RecLite, DecMold, Built-in, Balcony, Skylight, Bay/bow, Sliding D, In-Law Suite										
Foy:	FLR-Ceramic, FLR-Wood				LR:	FLR-Wood		DR:	FLR-Wood, Bay/Bow, DecMold		
GR/FR:	FLR-Wood, Try/Vlt/, Skylight				Kit:	Eat-in, FLR-Wood, Slidingdr		MBR:	FLR-Wood, Walk-in, Fullbath		
MBA:	Ceramic, Whirlpoo, Tub, ShowerS, Skylight, FLR-Ceramic				Flr:	Wood, W/WCarp, Ceramic		Bsmt:	Slab		
HVAC:	CentAir, HwBb, 2zoneAc, 3+zonHt				Fuel:	NatGas		WatHt:	Nat Gas		
Exterior:	Thermal, Deck, Patio, Terrace, Outdr Lghting, Fence				Park:	Driveway, Dbl Wide, Concrete, Off Strt		Roof:	Shingled		
Gar:	Attached, DirectE				Pool:	N:		Bldg:			
Lot:					WtSw:	Public Sewer, Public Water					
Siding:	Vinyl										
Included:	Dishwash, Refriger, Gas Cook, Self/conCln, Ceil Fan, Light Fix, TmeTher, Screens, Attic Fa, StoHood, OutdrLi, Blinds/Shades										
Excluded:											
LstOff:	(1345) Kubis Realty Group					Office:	(732) 957-0900		Own:	WITHHELD	
LstAg:	(2251) Carole Kubis					Office Ph	(732) 957-0900		OwnPh:		
CoOff:	()					Cell	732-239-3788		Discl:	Document Link	
CoAg:	()										
Comp:	SAC: N/A BAC: 2.5%-\$100 DDAC: N/A TBC: N/A										
Bonus:	Agency: SD Typ: ER VRC: N LBox: Y IDX: Y										
Show:	CallLo, Appt Req: CALL LISTING OFFICE FOR APPOINTMENT/AVAILABILITY										
AgntNotes:	N/A								Short Sale?	N	
									Fncng:		

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Status:	Active (12/6/2013)	Cat:	SF	MLS#:	21340956m
Type:	Detached	ListPrice:	\$309,000	OrigPrice:	\$309,000
County:	Monmouth	ApxYrBlt:	2010	ApxSqFt:	0 SqFt
Muni:	HIGHLANDS	Rooms:	8	Bedrooms:	3
Postal:	24 CORNWALL ST	Baths:	2/0	Levels:	3
Address:	HIGHLANDS, NJ 07732	Bsmt:	N	FP/#:	/
Area/Sec:	NONE	Garage:	Y/2 Car	WF:	N
Cmplx/Sub:	NONE	WV:	Y	WtrTyp:	Oceanview, Riverview
ParcelID:	00052-0000-00017-	Handicap:	N:		
LotSz/Acr:	30X70/				
ElemSch:	HIGHLANDS				
MiddleSch:	HENRY HUDSON REG	LnkdML#:			
HighSch:	HENRY HUDSON				
OthElem:	MOTHER TERES				
OthHigh:	RANNEY SCH				
Style:	Custom				
Model:					
Zoning:	Resident				
Directions:	BAY AVE TO CORNWALL OR NORTH ST TO REAR OF HOUSE FOR GARAGE ENTRANCE				

Already Elevated! Great Condo Alternative! Not huge however fantastic value! WATER VIEW NEWER CONSTRUCTION. VIEWS FROM ALL LEVELS. THREE BEDROOMS, HARDWOOD FLOORS, OPEN SPLIT STAIRCASE, GRANITE/STAINLESS CUSTOM OPEN KITCHEN, MULTIPLE DECKS, HUGE GARAGE, TWO STREET ACCESS TO PROPERTY, CENTRAL AIR, GAS HEAT, DECORATOR BATHS AND SO MUCH MORE. EXCEPTIONALLY BUILT TO THE LATEST WATERFRONT STANDARDS. CLOSE TO THE FERRY TO NYC, AWARD WINNING RESTAURANTS AND EVEN A BEACH AROUND THE CORNER!

TaxYr:	2012	LandAsmt:	83,100	NewCnstr:		DeedRestr:				
Taxes:	\$6,105	ImprAsmt:	156,800	Farm:		FarmAssd:				
SpecAsmt:		TotAsmt:	239,900	AsmtStat:	Assessed					
Assoc:	N	MgmtType:		AssocMgmt:		MgmtPhone:				
AssocFee:	\$0/	FeeIncl:				CommonEle:				
Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	#BsmtBth:	0.0
Living	1	15X8	Kitchen	1	11X8	Dining	1	6X5	#Lvl1Bths:	1
Bedroom	1	10X10	Bath:Full	1	6X4	Bedrm:Master	2	15X12	#Lvl2Bths:	1
Bedroom	2	12X10	Bath:Master	2	10X6	Laundry	2	5X3	#Lvl3Bths:	0.0

Interior:	RecLite, DecMold, Balcony, Attic-pull dwn strs, Ceilings 9FT+1st Flr	LR:	FLR-Wood	DR:	FLR-Wood
Foy:	FLR-Wood	Kit:	Newer, FLR-Wood, CtrIsld, Granite Cntr	MBR:	FLR-W/wCarp, Try/vlt/
GR/FR:		Flr:	Wood, W/WCarp, Ceramic, Marble	Bsmt:	Other
MBA:	Ceramic, Tub, FLR-Ceramic	Fuel:	NatGas	WatHt:	Electric
HVAC:	CentAir, FrdHotAir	Park:	Driveway	Roof:	Shingled
Exterior:	StormWn, Deck, Porch/op, Outdr Lghting, Fence	Pool:	N:	Bldg:	
Gar:	Attached, DirectE	WtSw:	Public Sewer, Public Water		
Lot:					
Siding:	Vinyl				
Included:	Dishwash, Refriger, Gas Cook, Microwav, Ceil Fan				
Excluded:					

LstOff:	(2532) Better Homes Realty	Office:	(732) 842-5656	Own:	MINTZER REALTY LLC
LstAg:	(10197) Valerie Mintzer	Direct:	732-872-2878	OwnPh:	732-872-2878
CoOff:	()	Home:	(732) 872-2878	Discl:	Office
CoAg:	()	Voice Mail:	800 531 2885 ext 616	Owner:	Corporate, NJ Lic R
Comp:	SAC: 0 BAC: 2.5-100 DDAC: XXXXX TBC: 2.5-100			Pssn:	Negotiab
Bonus:	Agency: SD Type: EA VRC: N LBox: Y IDX: Y			LD-EX:	12/6/2013-N/A
Show:	Appt Req, Lbx-monm, Call Agent: CALL AGENT TO SHOW 732-872-2878			DOM/CDOM:	94/178
AgntNotes:	N/A			Short Sale?	N
				Fncng:	LeasePurch, RentW/Option, SellerFin, Convnl

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PAUL CEFALO WEICHERT REALTORS RUMSON, NJ 732-673-9421

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Click for Neighborhood Info

Status:	Active (11/11/2013)	Cat:	SF	MLS#:	21338759m
Type:	Detached	ListPrice:	\$319,000	OrigPrice:	\$319,000
County:	Monmouth	ApXyrBlT:	1929	ApXsqFt:	0 SqFt
Muni:	HIGHLANDS	Rooms:	3	Bedrooms:	1
Postal:	87-1/2 PORTLAND RD	Baths:	1/1	Levels:	2
Address:	HIGHLANDS, NJ 07732	Bsmt:	Y	FP/#:	N/
Area/Sec:	NONE	Garage:	Y/1 Car	WF:	N
Cmplx/Sub:	NONE	WV:	Y	WtrTyp:	Bayview, Oceanview, Riverview
ParcelID:	00011-0000-00015-02	Handicap:	N:		
LotSz/Acr:	/0.500				
ElemSch:	HIGHLANDS				
MiddleSch:	HENRY HUDSON REG				
HighSch:	HENRY HUDSON				
OthElem:	MOTHER TERES				
OthHigh:	RBC				
Style:	Carriage				
Model:					
Zoning:					
Directions:	Route 36 east - Right on Portland Road				
		LnkdML#:			

Looking for views???This charming 19th century carriage house sits high and dry on one of the nicest roads in Highlands.Panoramic ocean views and river views,right by Hartshorne Woods which has over 700 acres of biking and hiking trails.Minutes to Sandy Hook Beaches,Ferry to NYC,train and bus.Short sale being sold strictly As Is with all certificates and permits the responsibility of the buyer.

TaxYr:		LandAsmt:		NewCnstr:		DeedRestr:	
Taxes:		ImprAsmt:		Farm:		FarmAssd:	
SpecAsmt:		TotAsmt:		AsmtStat:			
				Assessed		N	
Assoc:	N	MgmtType:		MgmtPhone:		AppEscrowReq:	
AssocFee:	\$0/	FeeIncl:		CommonEle:			
Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	Room Type	Lvl
LRDRcmbo	1	25x12	Kitchen	1	12x10	Bedrm:Master	2
Bath:1/2	1		Bath:Full	2			
						#BsmtBth:	
						#Lvl1Bths:	0.5
						#Lvl2Bths:	1
						#Lvl3Bths:	

Interior:

Foy:		LR:	FLR-Wood	DR:	
GR/FR:		Kit:	FLR-Wood	MBR:	FLR-Wood
MBA:	Tub	Flr:		Bsmt:	Full
HVAC:	FrcdHotAir	Fuel:	Propane	WatHt:	Electric
Exterior:	Deck				
Gar:	Attached	Park:	Driveway	Roof:	Shingled
Lot:	IrregularLo	Pool:	N:	Bldg:	
Siding:	CedarShake	WtSw:	Public Sewer, Public Water		

Included:

Excluded: HOT TUB & WOOD STOVE

LstOff:	(360) Heritage House Sotheby's Int'l	Office:	(732) 615-9898	Own:	WITHELD
LstAgt:	(14989) Helen Mary Maresca	Office Ph:	(732) 615-9898	OwnPh:	
CoOff:	()	Cell:	(732) 241-8132	Discl:	Document Link
CoAgt:	()			Owner:	Individual, NJ Lic R
Comp:	SAC: XXX BAC: 2.5%-50 DDAC: XXX TBC: 2.5%-50			Pssn:	Negotiab
Bonus:	Agency: SD Typ: ER VRC: N LBox: N IDX: Y			LD-EX:	11/11/2013-N/A
Show:	Appt Req: NEED 24 HR NOTICE TO SHOW. 732 241-8132			DOM/CDOM:	119/119
AgntNotes:	N/A			Short Sale?	Y
				Fncng:	

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Status:	Active (1/30/2014)	Cat:	SF	MLS#:	21403526my
Type:	Detached	ListPrice:	\$349,900	OrigPrice:	\$349,900
County:	Monmouth	ApXyrBlit:	1998	ApXsqFt:	0 SqFt
Muni:	HIGHLANDS	Rooms:	8	Bedrooms:	4
Postal:	11 KAY ST	Baths:	2/0	Levels:	2
Address:	HIGHLANDS, NJ 07732	Bsmt:	N	FP/#:	N/0
Area/Sec:	NONE	Garage:	Y/1 Car	WF:	N
Cmplx/Sub:	NONE	WV:	Y	WtrTyp:	
ParcelID:	00044-0000-00014-01	Handicap:	N:	LnkdML#:	
LotSz/Acr:	50 X 120/				
ElemSch:	HIGHLANDS				
MiddleSch:	HENRY HUDSON REG				
HighSch:	HENRY HUDSON				
OthElem:					
OthHigh:	RBC				
Style:	Colonial				
Model:					
Zoning:					
Directions:	Bay Ave and then Left at Kay St.				

Home Is In The Process Of Being Lifted. It will be ready For A New Owner.4 Bed Spacious Colonial Feat: an Airy Open Floor Plan. Great For Entertaining! Lrge Eat In Kitchen,LR,DR,double deck (28 x18)& fenced in yard. Electric upgraded for high end electronics & central humidifier/air filter. Min to high speed ferry to Manhattan, it is a great get away from the city & an easy commute. Enjoy all Historic Highlands has to offer,visit farmers market,bike on the new Trail,Enjoy the beach at Sandy Hook

TaxYr:	2012	LandAsmt:	121,300	NewCnstr:		DeedRestr:			
Taxes:	\$6,943	ImprAsmt:	106,000	Farm:	N	FarmAssd:			
SpecAsmt:		TotAsmt:	227,300	AsmtStat:	Assessed				
Assoc:	N	MgmtType:	NoManagement	AssocMgmt:		MgmtPhone:			
AssocFee:	\$0/	FeeIncl:				CommonEle:			
AppEscrowReq:									
Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	#BsmtBth:
Living	1	20x17	Dining	1	14x8	Kitchen	1	14x10	#Lvl1Bths: 1
Bedrm:Master	1	20x11	Bedroom	2	14x13	Bedrm:Master	2	14x11	#Lvl2Bths: 1
Bedroom	2	13x12	Laundry	1					#Lvl3Bths:
Interior:	Attic, Attic-pull dwn strs								
Foy:			LR:	FLR-W/WCarp				DR:	FLR-W/WCarpet
GR/FR:			Kit:	Eat-in, Newer, FLR-Lin-Vnyl				MBR:	FLR-W/wCarp
MBA:			Flr:	W/WCarp, Ceramic				Bsmt:	CrawlSpC
HVAC:	FrcdHotAir, 2zoneAc, 2zoneHt		Fuel:	NatGas				WatHt:	Nat Gas
Exterior:	Deck, Porch/op, OthrSeeRmrks, Fence								
Gar:	Attached, DirectE								
Lot:	Level, Corner								
Siding:	Vinyl								
Included:									
Excluded:									
LstOff:	(1339) RE/MAX The Real Estate LEADERS						Office:	(732) 933-0200	
LstAgt:	(20661) Graziella Caruso						Cell	201-658-8324	
CoOff:	()						Direct	201-658-8324	
CoAgt:	()						Office Fax	(732) 933-6666	
Comp:	SAC: 0 BAC: 2.5-100 DDAC: 0 TBC: 0								
Bonus:	Agncy: SD Typ: ER VRC: Y LBox: N IDX: Y								
Show:	Vacant, Sign, Text Agent, Call Agent: EASY TO SHOW CALL AGENT								
	201-658-8324								
AgntNotes:	N/A								
						Own:			
						OwnPh:			
						Discl:		Office	
						Owner:		Individual	
						Pssn:		AtClosing	
						LD-EX:		1/30/2014-N/A	
						DOM/CDOM:		39/39	
						Short Sale?		N	
						Fncng:		FHA, VA, Convnl	

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PAUL CEFALO WEICHERT REALTORS RUMSON, NJ 732-673-9421

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Status: Active (11/17/2013) **Cat:** SF **MLS#:** 21339333md
Type: Detached **ListPrice:** \$359,000
County: Monmouth **OrigPrice:** \$374,900
Muni: HIGHLANDS **ApXyrBlt:** 1918
Postal: 123 LINDEN AVE **ApXsqFt:** 1,944 SqFt
Address: HIGHLANDS, NJ 07732 **Rooms:** 7
Area/Sec: NONE **Bedrooms:** 4
Cmplx/Sub: NONE **Baths:** 2/0
ParcelID: 00117-0000-00001- **Levels:** 2
LotSz/Acr: 53X62/0.075 **Bsmt:** Y
ElemSch: HIGHLANDS **FP/#:** N/0
MiddleSch: HENRY HUDSON REG **Garage:** Y/2 Car
HighSch: HENRY HUDSON **WF:** N
OthElem: MOTHER TERES **WV:** Y
OthHigh: RBC **WtrTyp:** Bayview, Oceanview
Style: Colonial **Handicap:** N
Model:
Zoning: Resident **LnkdML#:**
Directions: ROUTE 36 TO LINDEN AVENUE OR WATERWITCH AVENUE. HOUSE IS ON THE CORNER OF LINDEN AVENUE AND WATERWITCH AVENUE.

CHARACTER AND CHARM DESCRIBE THIS WELL MAINTAINED, 4 BEDROOM COLONIAL WITH SWEEPING WATER VIEWS. NEWER MASTER SUITE WITH FULL BATH, WALK-IN CLOSET AND ATTACHED OFFICE OR NURSERY. HARDWOOD FLOORS THROUGHOUT. ROOFTOP DECK ABOVE THE 2-CAR GARAGE LENDS ITSELF TO SEASONAL ENTERTAINMENT. RELAX ON THE FRONT PORCH AND TAKE IN THE SEA BREEZES. WALK-OUT BASEMENT FOR ADDITIONAL STORAGE. CLOSE PROXIMITY TO SEASTREAK FERRY, SANDY HOOK, SHOPPING, RESTAURANTS AND ALL THAT HIGHLANDS HAS TO OFFER!

TaxYr:	2012	LandAsmt:	170,900	NewCnstr:	N	DeedRestr:				
Taxes:	\$8,628	ImprAsmt:	168,100	Farm:		FarmAssd:				
SpecAsmt:		TotAsmt:	339,000	AsmtStat:	Assessed					
Assoc:	N	MgmtType:	NoManagement	AssocMgmt:		MgmtPhone:				
AssocFee:	\$0/NON	FeeIncl:				CommonEle:				
AppEscrowReq:										
Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	#BsmtBth:	0.0
Foyer	1	4x3	LRDRCmbo	1	22x13	EatInKitchn	1	14x12	#Lvl1Bths:	1
Bedroom	1	23x10	Bedroom	1	9x8	Bedrm:Master	2	21x11	#Lvl2Bths:	1
Bedroom	2	14x8	Office	2	11x8				#Lvl3Bths:	0.0

Interior: DecMold, French D, Ceilings 9FT+1st Flr
Foy: FLR-Wood
GR/FR:
MBA: Ceramic, Tub, ShowerS, FLR-Ceramic
HVAC: ACUnits, HwBb, Radiator, 2zoneHt
Exterior: Deck, Porch/op, Patio, Outdr Lghting, Fence
Gar: Detached
Lot: Level, Fenced/area, Corner
Siding: Vinyl
Included: Refriger, Gas Cook, Stove, Washer, Dryer, Ceil Fan, Light Fix, GDO, Screens, StoHood, OutdrLi
Excluded:
LR: FLR-Wood, DecMold
Kit: Eat-in, FLR-Wood, Pantry
Flr: Wood, Ceramic
Fuel: NatGas
Park: Driveway, On Strt, Dbl Wide, Concrete
Pool: N:
WtSw: Public Sewer, Public Water
DR: FLR-Wood, DecMold, FrenchDr
MBR: FLR-Wood, Walk-in, Fullbath
Bsmt: Full, Walkout, Bil-Drs
WatHt: Nat Gas
Roof: Timberli
Bldg:

LstOff: (172) Weichert Realtors-Middletown
LstAgt: (30948) Michael Smith
CoOff: ()
CoAgt: ()
Comp: SAC: XXX BAC: 2.5%-\$50 DDAC: XXX TBC: XXX
Bonus: Agency: SD Typ: ER VRC: N LBox: Y IDX: Y
Show: Appt Req, Lbx-monm, Sign, Text Agent, Call Agent:
AgntNotes: N/A
Office: (732) 671-8000
Cell: (908) 907-3274
Direct: (732) 706-1961 x119
Fax: (732) 960-2374
Own: WITHHELD
OwnPh: 908-907-3274
Discl: Document Link
Owner: Individual
Pssn: AtClosing
LD-EX: 11/17/2013-N/A
DOM/CDOM: 113/113
Short Sale? N
Fncng:

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Status:	Active (10/16/2013)	Cat:	SF	MLS#:	21335633myd
Type:	Detached	ListPrice:	\$372,500	OrigPrice:	\$400,000
County:	Monmouth	ApXyrBlT:	1933	ApXsqFt:	0 SqFt
Muni:	HIGHLANDS	Rooms:	7	Bedrooms:	3
Postal:	75 S BAY AVE	Baths:	2/0	Levels:	2
Address:	HIGHLANDS, NJ 07732	Bsmt:	Y	FP/#:	N/0
Area/Sec:	NONE	Garage:	N/0 Car	WF:	N
Cmplx/Sub:	NONE	WV:	Y	WtrTyp:	Riverview
ParcelID:	00006-0000-00017-	Handicap:	N:		
LotSz/Acr:	54 X 75/				
ElemSch:	HIGHLANDS				
MiddleSch:	HENRY HUDSON REG				
HighSch:	HENRY HUDSON				
OthElem:					
OthHigh:					
Style:	ShoreCo				
Model:					
Zoning:	Resident	LnkdML#:			
Directions:	ROUTE 36 TO PORTLAND ROAD. LEFT ON HILLSIDE. RIGHT ON S. BAY AVENUE				

Sit on your front porch and enjoy the breezes! Great location in Highlands. HW floors throughout. Beautiful water views from the Master BR. Newer eat-in kitchen with pendant lights and generously sized Butler's Pantry. LR has an abundance of windows and French Doors leading into the library. 3 BR's and a conveniently located laundry room on the second floor. Full bath w/tub and bidet. Private backyard with paver patio. Brand new air conditioner, new hot water heater, roof new in last year.

TaxYr:	2012	LandAsmt:	174,300	NewCnstr:	N	DeedRestr:	N		
Taxes:	\$7,976	ImprAsmt:	139,100	Farm:	N	FarmAssd:	N		
SpecAsmt:	N	TotAsmt:	313,400	AsmtStat:	Assessed				
Assoc:	N	MgmtType:		AssocMgmt:		MgmtPhone:			
AssocFee:	\$0/	FeeIncl:				CommonEle:	AppEscrowReq:		
Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	#BsmtBth:
Living	1	15X13	Kitchen	1	14X7	Butler Pantry	1	14X7	#Lvl1Bths:
Library	1	11X10	Bedrm:Master	2	16X14	Bedroom	2	12X12	#Lvl2Bths:
Bedroom	2	12X9	Laundry	2	7X7				#Lvl3Bths:
Interior:	RecLite, French D, Attic-pull dwn str								
Foy:	FLR-Wood			LR:	FLR-Wood			DR:	
GR/FR:				Kit:	Eat-in, Newer, FLR-Wood, Butlr Pa			MBR:	FLR-Wood
MBA:				Flr:	Wood, Ceramic			Bsmt:	Partial, Bil-Drs
HVAC:	CentAir, 3+zonHt			Fuel:	NatGas			WatHt:	Nat Gas
Exterior:	Porch/op, Fence								
Gar:	None			Park:	Driveway, On Strt			Roof:	Shingled
Lot:	DeadEndStr, Riverview			Pool:	N:			Bldg:	Storage
Siding:	Vinyl			WtSw:	Public Sewer, Public Water				
Included:	Dishwash, Refriger, Stove, Microwav, Washer, Dryer, Light Fix, Screens, Disposal								
Excluded:									

LstOff: (178) Weichert Realtors-Rumson
LstAgt: (10231) Carin Henderson
CoOff: ()
CoAgt: ()
Comp: SAC: 0 BAC: 2.5-\$50 DDAC: 2.5% TBC: 0

Office: (732) 747-8282
 Direct (732) 747-8282
 Cell (732) 492-9695

Own: WITHHELD
OwnPh:
Discl: Document Link
Owner: Individual
Pssn: Negotiab, AtClosing
LD-EX: 10/16/2013-N/A
DOM/CDOM: 145/145

Bonus: Agncy: SD Typ: ER VRC: N LBox: Y IDX: Y
Show: CallLo, Vacant, Nego/lb, Lbx-monm, Sign, Text Agent: PLEASE TEXT
 CARIN TO SHOW THEN USE LOCKBOX
AgntNotes: N/A

Short Sale? N
Fncng: Convn

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Status:	Active (10/18/2013)	Cat:	SF	MLS#:	21335917
Type:	Detached	ListPrice:	\$399,800	OrigPrice:	\$425,800
County:	Monmouth	ApxYrBlt:	2013	ApxSqFt:	2,600 SqFt
Muni:	HIGHLANDS	Rooms:	8	Bedrooms:	4
Postal:	0 GRAND TOUR	Baths:	2/1	Levels:	3
Address:	HIGHLANDS, NJ 07732	Bsmt:	Y	FP/#:	/
Area/Sec:	NONE	Garage:	Y/1 Car	WF:	N
Cmplx/Sub:	NONE	WV:	N	WtrTyp:	
ParcelID:	14--3-0.012	Handicap:	N:		
LotSz/Acr:	54X115/				
ElemSch:	HIGHLANDS				
MiddleSch:	HENRY HUDSON REG				
HighSch:	HENRY HUDSON				
OthElem:	MOTHER TERES				
OthHigh:	RBC				
Style:	Colonial, Custom				
Model:					
Zoning:	Conformng, Neighbor, Resident	LnkdML#:			
Directions:	rt 36 behind church to grand tour/next to #30 Grand Tour				

Brand new 2600 square foot, 4 Br, 2.5 bath colonial to be built. Very private lot. Backs up to Hartshorne woods in the hills of Highlands. Be the first owner. Still time to pick colors.

TaxYr:	2012	LandAsmt:	164,700	NewCnstr:	Y	DeedRestr:	N
Taxes:	\$4,192	ImprAsmt:	0	Farm:	N	FarmAssd:	N
SpecAsmt:	N	TotAsmt:	164,700	AsmtStat:	Assessed		

Assoc:	N	MgmtType:		AssocMgmt:		MgmtPhone:		AppEscrowReq:	
AssocFee:	\$0/	FeeIncl:				CommonEle:			

<u>Room Type</u>	<u>Lvl</u>	<u>Dimnsns</u>	<u>Room Type</u>	<u>Lvl</u>	<u>Dimnsns</u>	<u>Room Type</u>	<u>Lvl</u>	<u>Dimnsns</u>	<u>#BsmtBth:</u>
									<u>#Lvl1Bths:</u>
									<u>#Lvl2Bths:</u>
									<u>#Lvl3Bths:</u>

Interior:	Reclite, Sliding D	LR:	FLR-Wood	DR:	FLR-Wood
Foy:	FLR-Wood	Kit:	FLR-Wood	MBR:	FLR-W/wCarp
GR/FR:	FLR-Wood	Flr:	Wood, W/WCarp, Ceramic	Bsmt:	PartFin
MBA:	Ceramic	Fuel:	NatGas	WatHt:	Nat Gas
HVAC:	CentAir, FrdHotAir, 2zoneAc	Park:	Driveway, Off Strt	Roof:	Timberli
Exterior:	Outdr Lghting	Pool:	N:	Bldg:	
Gar:	Attached	WtSw:	Public Sewer, Public Water		
Lot:	Sloping				
Siding:	Vinyl				
Included:	Dishwash, Gas Cook, Microwav, Ceil Fan, Light Fix, GDO, Screens, OutdrLi				
Excluded:					

LstOff:	(1535) Beer Realty	Office:	(732) 530-1010	Own:	TWO RIVERS CONSTRUCTION
LstAgt:	(9105) Jonathan Beer	Office Ph:	(732) 530-1010	OwnPh:	732-778-2343
CoOff:	()	Cell:	732-778-2343	Discl:	None
CoAgt:	()			Owner:	Corporate, NJ Lic R
Comp:	SAC: 0 BAC: 2 DDAC: 2 TBC: 2			Pssn:	AtClosing
Bonus:	Agency: SA Typ: ER VRC: Y LBox: N IDX: Y			LD-EX:	10/18/2013-N/A
Show:	Vacant, Sign: SIGN IN FRONT OF LOT/NEXT TO #30 GRAND TOUR			DOM/CDOM:	143/143
AgntNotes:	N/A			Short Sale?	N
				Fncng:	FHA, Convnl

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Status:	Active (11/11/2013)	Cat:	SF	MLS#:	21338991m
Type:	Detached	ListPrice:	\$414,000	OrigPrice:	\$425,000
County:	Monmouth	ApXyrBlT:	1923	ApXsqFt:	0 SqFt
Muni:	HIGHLANDS	Rooms:	6	Bedrooms:	3
Postal:	127 HIGHLAND AVE	Baths:	2/0	Levels:	2
Address:	HIGHLANDS, NJ 07732	Bsmt:	Y	FP/ #:	N/
Area/Sec:	NONE	Garage:	N/0 Car	WF:	N
Cmplx/Sub:	NONE	WV:	Y	WtrTyp:	Bayview
ParcelID:	26--12-	Handicap:	N:	LnkdML#:	
LotSz/Acr:	63X185/				
ElemSch:	HIGHLANDS				
MiddleSch:	HENRY HUDSON REG				
HighSch:	HENRY HUDSON				
OthElem:	MOTHER TERES				
OthHigh:	RBC				
Style:	Colonial				
Model:					
Zoning:	Single F				
Directions:	Rt. 36 to right on Miller to left on Highland				

Hilltop Colonial with Water views! Walk to Sandy hook beach and Hartshorne Woods. 3 bed/2 bath with newer eat-in kitchen w/ss appliances, granite tops and pantry. Washer/Dryer off kitchen! Possible 4th bedroom/office downstairs and walkout to private patio with hot tub! Property goes all the way from Highland Avenue to Bay. Sewer already in on property if want to build another home! Five minutes to NY Ferry! No storm damage!

TaxYr:		LandAsmt:		NewCnstr:	N	DeedRestr:				
Taxes:		ImprAsmt:		Farm:		FarmAssd:				
SpecAsmt:		TotAsmt:	0	AsmtStat:	Assessed					
Assoc:	N	MgmtType:		AssocMgmt:		MgmtPhone:				
AssocFee:	\$0/	FeeIncl:				CommonEle:	AppEscrowReq:			
Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	#BsmtBth:	
Kitchen	1	17x15	Bedroom	2	12x11	Study	1	11x9	#Lvl1Bths:	
Family	1	22x17	Bedroom	2	13x8				#Lvl2Bths:	
			Bedroom	2	10x7				#Lvl3Bths:	
Interior:	Attic									
Foy:										
GR/FR:	FLR-Wood, Bay/Bow			LR:					DR:	
MBA:				Kit:	Eat-in, Newer, CtrIsld, Pantry, Granite Cntr				MBR:	
HVAC:	ACUnits, HwBb			Flr:	Wood				Bsmt:	Full
Exterior:	Patio, HotTub, Outdr Lghting			Fuel:	NatGas				WatHt:	Nat Gas
Gar:				Park:	Ovrszd D, PavedDr, Asphalt				Roof:	Shingled
Lot:	IrregularLo, Sloping			Pool:	N:				Bldg:	
Siding:	Vinyl			WtSw:	Public Sewer, Public Water					
Included:	ACUnit									
Excluded:										
LstOff:	(443) Gloria Nilson & Co. Real Estate				Office:	(732) 530-2800		Own:	AGENT FOR OWNER	
LstAgt:	(6329) Sherry Gross				Office Ph	(732) 530-2800		OwnPh:		
CoOff:	()				Cell	732-618-7599		Discl:	None	
CoAgt:	()				Office Fax	(732) 758-9507		Owner:	Individual	
Comp:	SAC: 2.5 BAC: 2.5 DDAC: 2.5 TBC: 2.5									
Bonus:	Agency: SD Typ: ER VRC: N LBox: N IDX: N									
Show:	Appt Req, Call Agent: CALL SHERRY TO SHOW (732)618-7599									
AgntNotes:	N/A									
							Pssn:	AtClosing		
							LD-EX:	11/11/2013-N/A		
							DOM/CDOM:	119/119		
							Short Sale?	N		
							Fncng:	Convnl		

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PAUL CEFALO WEICHERT REALTORS RUMSON, NJ 732-673-9421

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Status:	Active (2/15/2014)	Cat:	SF	MLS#:	21405446my
Type:	Detached	ListPrice:	\$419,000	OrigPrice:	\$419,000
County:	Monmouth	ApXyrBlit:	2008	ApXsqFt:	0 SqFt
Muni:	HIGHLANDS	Rooms:	6	Bedrooms:	3
Postal:	10 BARBERIE AVE	Baths:	2/1	Levels:	2
Address:	HIGHLANDS, NJ 07732	Bsmt:	N	FP/#:	N/
Area/Sec:	NONE	Garage:	Y/2 Car	WF:	N
Cmplx/Sub:	NONE	WV:	Y	WtrTyp:	
ParcelID:	78--5-	Handicap:	N:	LnkdML#:	
LotSz/Acr:	63X75/				
ElemSch:	HIGHLANDS				
MiddleSch:	HENRY HUDSON REG				
HighSch:	HENRY HUDSON				
OthElem:					
OthHigh:					
Style:	Ctemp				
Model:					
Zoning:	Resident				
Directions:	Bay Ave to Barberie				

Enjoy the bay breezes and lovely ocean views from this beautiful beach house. This home constructed in 2008 is meticulous! Large open concept floor plan featuring a striking gourmet Kitchen and family room. Spectacular Master suite includes, full bathroom, walk in closets and a private deck. This home bypasses today's elevation standards. No Sandy damage.

TaxYr:	2012	LandAsmt:		NewCnstr:		DeedRestr:			
Taxes:	\$9,447	ImprAsmt:		Farm:	N	FarmAssd:	N		
SpecAsmt:		TotAsmt:	0	AsmtStat:	Assessed				
Assoc:	N	MgmtType:	NoManagement	AssocMgmt:		MgmtPhone:			
AssocFee:	\$0/	FeeIncl:				CommonEle:	AppEscrowReq:		
Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	#BsmtBth:
Foyer	1	8x11	Family	1	10x11	Bedroom	2	13x12	#Lvl1Bths: 1
Living	1	11x18	Bedrm:Master	2	16x12	Bedroom	2	13x10	#Lvl2Bths: 2
Kitchen	1	22x18	Bath:Master	2	11x9				#Lvl3Bths:
Bath:1/2	1		Bath:Full	2					
Interior:									
Foy:	2-story		LR:			DR:			
GR/FR:			Kit:		CtrIsld	MBR:			
MBA:			Flr:			Bsmt:		Slab	
HVAC:	CentAir, FrcdHotAir		Fuel:		NatGas	WatHt:		Nat Gas	
Exterior:	Deck								
Gar:	Oversize		Park:		Driveway	Roof:		Shingled	
Lot:			Pool:		N:	Bldg:		Storage	
Siding:			WtSw:		Public Sewer, Public Water				
Included:	Dishwash, Refriger, Gas Cook, Stove, Washer, Dryer, Ceil Fan, Light Fix, Screens, OutdrLi, Blinds/Shades								
Excluded:									
LstOff:	(1693) Keller Williams Realty West Monmouth				Office:	(732) 536-9010		Own:	
LstAgt:	(35715) Donna Rosato Brady				Cell	(732)939-3795		OwnPh:	
CoOff:	(1693) Keller Williams Realty West Monmouth				Office Ph	(732) 536-9010		Discl:	Office
CoAgt:	(35713) Deborah Olini				CoAgent Cell	(732) 796-8899		Owner:	Individual
Comp:	SAC: 3 BAC: 3%-100 DDAC: 6 TBC: 3%-100								
Bonus:	Agency: SA Typ: ER VRC: N LBox: Y IDX: Y								
Show:	Call Agent:								
AgntNotes:	N/A								
						Pssn:		AtClosing	
						LD-EX:		2/15/2014-N/A	
						DOM/CDOM:		23/23	
						Short Sale?		N	
						Fncng:		FHA, VA, ConvnI	

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PAUL CEFALO WEICHERT REALTORS RUMSON, NJ 732-673-9421

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Status:	Active (11/15/2013)	Cat:	SF	MLS#:	21339176m
Type:	Detached	ListPrice:	\$525,000	OrigPrice:	\$525,000
County:	Monmouth	ApXyrBlT:	1988	ApXsqFt:	3,640 SqFt
Muni:	HIGHLANDS	Rooms:	9	Bedrooms:	4
Postal:	132 LINDEN AVE	Baths:	3/1	Levels:	3
Address:	HIGHLANDS, NJ 07732	Bsmt:	Y	FP/#:	Y/3
Area/Sec:	NONE	Garage:	Y/3 Car	WF:	N
Cmplx/Sub:	NONE	WV:	Y	WtrTyp:	Bayview, Oceanview, Riverview
ParcelID:	00115-0000-00004-	Handicap:	N:	LnkdML#:	
LotSz/Acr:	85X285/				
ElemSch:	HIGHLANDS				
MiddleSch:	HENRY HUDSON REG				
HighSch:	HENRY HUDSON				
OthElem:	MOTHER TERES				
OthHigh:	RBC				
Style:	Victoria				
Model:					
Zoning:	Resident, Single F				
Directions:	Rt 36 E to Linden Avenue				

Large and spacious Grand Victorian overlooking the bluffs of Highlands with water views of NYC skyline, Bay and Ocean. Huge entertainment great room on the 3rd floor with wet bar, hardwood floors & laminate throughout, outside deck, skylights, built ins or extra bedroom space. 3/4 bdrms and 3 baths, with outside front and back decks facing the beautiful water view. No flood Insurance required. HIGH AND DRY IN THE HILLS OF THE HIGHLANDS!

TaxYr:	0	LandAsmt:	0	NewCnstr:		DeedRestr:				
Taxes:	\$0	ImprAsmt:	0	Farm:		FarmAssd:				
SpecAsmt:		TotAsmt:	0	AsmtStat:	Assessed					
Assoc:	N	MgmtType:		AssocMgmt:		MgmtPhone:				
AssocFee:	\$0/	FeeIncl:				CommonEle:				
Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	#BsmtBth:	0.0
Foyer	1		Dining	1	13x13	Living	1	13x19	#Lvl1Bths:	1
EatInKitchn	1	16x18	Family	1	16x18	Bedroom	2	13x15	#Lvl2Bths:	2
Bedrm:Master	2	16x18	Bedroom	2	13x13	GreatRoom	3		#Lvl3Bths:	0.0
Interior:	WkupAtt, Cntrhall, RecLite, DecMold, WetBar, Built-in, Balcony, Skylight, BeamdCe, French D, Sliding D, Hot Tub, Ceilings 9FT+1st Flr, Bonus Room									
Foy:	2-story, FLR-Ceramic, Closet, Dec Mold				LR:	FLR-Wood, Try/vlt/, DecMold			DR:	FLR-Wood, DecMold
GR/FR:	FrenchD, Try/Vlt/, Built-in, FLR-Marble, FP-Gas				Kit:	Eat-in, French D, FLR-Laminate			MBR:	Firepce, Fullbath, FP-Gas
MBA:	Ceramic, Whirlpoo, ShowerS, Wlkincl, Dbl Sinks, FLR-Ceramic				Flr:	Wood, Ceramic, Linolm/v, Tile, Laminate			Bsmt:	Full, Walkout, Ceil-Hgh
HVAC:	2zoneAc				Fuel:	NatGas			WatHt:	Nat Gas
Exterior:	Deck, Porch/op, Palladiu				Park:	Driveway, Ovrszd D, Dbl Wide, Common, Asphalt, Off Strt			Roof:	Shingled
Gar:	Attached, DirectE, Oversize				Pool:	N:			Bldg:	
Lot:	IrregularLo, Sloping, Bayside, Riverview				WtSw:	Public Sewer, Public Water				
Siding:	Cedar, Wood									
Included:	Dishwash, Refriger, Stove, Self/conCln, Microwav, Washer, Dryer									
Excluded:										

LstOff: (2517) Better Homes & Gardens Preferred Properties
LstAgt: (14911) Ginger Paraboschi
CoOff: ()
CoAgt: ()
Comp: SAC: XXXX BAC: 2.5-100 DDAC: XXXX TBC: 2.5-100
Bonus: Agency: SA Typ: ER VRC: N LBox: Y IDX: Y
Show: Appt Req, NoSign, Text Agent, Call Agent:
AgntNotes: N/A

Office: (732) 224-9200
 Cell (732) 492-4962
 Office Ph (732) 224-9200
 Office Fax (732) 224-9206

Own: WITHHELD
OwnPh:
Discl: Office
Owner: Individual
Pssn: AtClosing
LD-EX: 11/15/2013-N/A
DOM/CDOM: 115/332
Short Sale?
Fncng:

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Status:	Active (1/15/2014)	Cat:	SF	MLS#:	21401685m
Type:	Detached	ListPrice:	\$769,000	OrigPrice:	\$769,000
County:	Monmouth	ApXyrBl:	2012	ApXsqFt:	0 SqFt
Muni:	HIGHLANDS	Rooms:	10	Bedrooms:	3
Postal:	16 BAY ST	Baths:	3/2	Levels:	4
Address:	HIGHLANDS, NJ 07732	Bsmt:	Y	FP/#:	Y/1
Area/Sec:	NONE	Garage:	N/0 Car	WF:	N
Cmplx/Sub:	NONE	WV:	Y	WtrTyp:	Bayview, Oceanview, Riverview
ParcelID:	00027-0000-00006-	Handicap:	N:		
LotSz/Acr:	/				
ElemSch:	HIGHLANDS				
MiddleSch:	HENRY HUDSON REG				
HighSch:	HENRY HUDSON				
OthElem:	MOTHER TERES				
OthHigh:	RBC				
Style:	Custom				
Model:					
Zoning:					
Directions:	Hwy 36 East to right on Miller go to stop sign quick right then left alongside pink house which is Woodland Terrace go all the way to top and make left on Moutain house will be on left .				

New Construction from a quality craftsman with panoramic views of the ocean,river,and NY skyline from every level including an expansive rooftop deck for entertaining.This home boasts a wide open floor plan with large decks on every level.Hardwood floors throughout,full finished basement,customcabinets and granite countertops,mastersuite with full masterbath and walkin closets,private deck off master suite,and the list goes on forever.A rare opportunity for new construction with commanding views

TaxYr:		LandAsmt:		NewCnstr:	Y	DeedRestr:				
Taxes:		ImprAsmt:		Farm:		FarmAssd:				
SpecAsmt:		TotAsmt:	0	AsmtStat:	ToBeAssd					
Assoc:	N	MgmtType:		AssocMgmt:		MgmtPhone:	AppEscrowReq:			
AssocFee:	\$0/	FeeIncl:				CommonEle:				
Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	#BsmtBth:	1
BasementRm	1	17x25	BasementRm	1	14x8	Bath:Full	1	8x8	#Lvl1Bths:	2
Bedrm:Master	2	15x17	Bath:Master	2	8x8	Bedroom	2	13x9	#Lvl2Bths:	1
Bedroom	2	9x12	Bath:Full	2	9x9	Living	3	26x18	#Lvl3Bths:	1
Kitchen	3	11x12	Dining	3	15x13	Bath:1/2	3	5x8		
Bonus Room	4	24x13								
Interior:	RecLite, DecMold, Skylight, French D, Bonus Room									
Foy:	FLR-Wood, Closet		LR:	FLR-Wood, French D, FP-Gas				DR:	FLR-Wood, Fireplc	
GR/FR:			Kit:	Eat-in, FLR-Wood, French D, Try/vlt/, Fireplace, Granite Cntr				MBR:	FLR-Wood, Walk-in, Fullbath	
MBA:	Marble, FLR-Ceramic		Flr:	Other				Bsmt:	FullFin, Walkout, Workshop, Heated, Other	
HVAC:	CentAir, FrcdHotAir, 2zoneAc, 2zoneHt		Fuel:	NatGas				WatHt:	Tankless	
Exterior:	Deck, Porch/en, Outdr Lghting, Fence									
Gar:	None									
Lot:			Park:	Driveway, On Strt				Roof:	Shingled	
Siding:	Vinyl		Pool:	N:				Bldg:		
Included:	Public Sewer, Public Water									
Excluded:										

LstOff:	(2809) Keller Williams Realty East Monmouth	Office:	(732) 704-4033	Own:	
LstAg:	(17564) Ryan Britton	Office Ph	(732) 704-4033	OwnPh:	
CoOff:	()	Cell	(908) 433-4963	Discl:	Office
CoAg:	()			Owner:	Individual
Comp:	SAC: XXX BAC: 2.5%-50 DDAC: XXX TBC: XXX			Pssn:	Negotiab, AtClosing, Immediate
Bonus:	Agency: SA Typ: ER VRC: N LBox: Y IDX: Y			LD-EX:	1/15/2014-N/A
Show:	Appt Req, Call Agent:			DOM/CDOM:	54/54
AgntNotes:	N/A			Short Sale?	
				Fncng:	

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Status:	Active (3/2/2014)	Cat:	SF	MLS#:	21407341m
Type:	Detached	ListPrice:	\$799,999	OrigPrice:	\$799,999
County:	Monmouth	ApXyrBl:		ApXsqFt:	0 SqFt
Muni:	HIGHLANDS	Rooms:	8	Bedrooms:	4
Postal:	7 OCEAN ST	Baths:	2/1	Levels:	3
Address:	HIGHLANDS, NJ 07732	Bsmt:	N	FP/#:	/3
Area/Sec:	NONE	Garage:	Y/1 Car	WF:	N
Cmplx/Sub:	NONE	WV:	Y	WtrTyp:	Oceanview, Riverview
ParcelID:	19--14-	Handicap:	N:		
LotSz/Acr:	IRREGULAR/				
ElemSch:	HIGHLANDS				
MiddleSch:	HENRY HUDSON REG				
HighSch:	HENRY HUDSON				
OthElem:					
OthHigh:					
Style:	Colonial				
Model:					
Zoning:	Resident	LnkdML#:			
Directions:	East on Rt 36, rt on Miller (traffic light) , left on Highland to sharp right and up onto Ocean Street				

Panoramic waterviews from Sandy Hook Bay to the Atlantic Ocean - Remodeled Home with Designer Kitchen, Cedar impressions Siding, Upgraded Bathrooms, wood flooring - completely modern while respecting the Historic integrity of this beautiful home. Perched on the Navesink Highlands, there are several decks and patios

TaxYr:	2013	LandAsmt:	313,800	NewCnstr:	N	DeedRestr:	N			
Taxes:	\$14,871	ImprAsmt:	233,100	Farm:	N	FarmAssd:	N			
SpecAsmt:	N	TotAsmt:	546,900	AsmtStat:	Assessed					
Assoc:	N	MgmtType:	AssocMgmt:	MgmtPhone:		AppEscrowReq:				
AssocFee:	\$0/	FeeIncl:		CommonEle:						
Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	#BsmtBth:	1
Foyer	1	13'x12'	Bedrm:Master	2	27'x16'	WorkRoom	B	12'x9'	#Lvl1Bths:	1
Living	1	20'x17'	Bedroom	2	14'x11'	Bath:Full	B		#Lvl2Bths:	1
Dining	1	17'x11'	Bedroom	2	12'x10'	Bath:1/2	1		#Lvl3Bths:	0.0
Kitchen	1	17'x16'	Study	2	14'x6'	Bath:Master	2			
Den	1	15'x14'	Bedroom	B	20'x12'	Laundry	1			
Interior:	Cntrhall									
Foy:	FP-Wood									
GR/FR:										
MBA:	Ceramic, Tub									
HVAC:	2zoneAc, 2zoneHt									
Exterior:	Sprnkler, Porch/op, Terrace, Outdr Lghting									
Gar:	Attached									
Lot:	Oceanside, Riverview									
Siding:	Other-seermk									
Included:	Dishwash, Refriger, Gas Cook, OutdrLi									
Excluded:	SEE AGENT FOR LIST OF EXCLUSIONS									
LstOff:	(1969) Coldwell Banker Res. Brokerage									
LstAgt:	(6404) Krysia Bruck									
CoOff:	()									
CoAgt:	()									
Comp:	SAC: 2.5% BAC: 2.5% DDAC: 2.5% TBC: N/A									
Bonus:	Agency: SA Typ: ER VRC: N LBox: Y IDX: Y									
Show:	Call Agent: CALL KRYZIA (732) 859-8990 FOR APPOINTMENT									
AgntNotes:	N/A									
Office:	(732) 842-3200									
Cell:	(732) 859-8990									
Voice Mail:	(732) 933-5523									
Office Ph:	(732) 842-3200									
Office Fax:	732-842-9197									
Direct:	(732) 842-3200									
Own:										
OwnPh:										
Discl:	Office									
Owner:	Individual									
Pssn:										
LD-EX:	3/2/2014-N/A									
DOM/CDOM:	8/8									
Short Sale?	N									
Fncng:	Convnl									

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Status:	Active (3/1/2014)	Cat:	SF	MLS#:	21407200md
Type:	Detached	ListPrice:	\$825,000	OrigPrice:	\$825,000
County:	Monmouth	ApxYrBlit:		ApxSqFt:	0 SqFt
Muni:	HIGHLANDS	Rooms:	7	Bedrooms:	4
Postal:	130 LINDEN AVE	Baths:	3/0	Levels:	3
Address:	HIGHLANDS, NJ 07732	Bsmt:	Y	FP/#:	Y/1
Area/Sec:	NONE	Garage:	Y/2 Car	WF:	N
Cmplx/Sub:	NONE	WV:	Y	WtrTyp:	Bayview, Oceanview
ParcelID:	115--3-	Handicap:	N		
LotSz/Acr:	71X239/0.389				
ElemSch:	HIGHLANDS				
MiddleSch:	HENRY HUDSON REG				
HighSch:	HENRY HUDSON				
OthElem:					
OthHigh:	RANNEY SCH				
Style:	Ctemp				
Model:					
Zoning:					
Directions:	RT 36 TO LINDEN AVE				
		LnkdML#:			

Perfect retreat sitting high on the hill offering a stunning, contemporary-styled 4BR/3BA home w/dramatic views of Sandy Hook Bay, ocean, & NYC skyline. Quality abounds w/appliances & fixtures by DCS, Bosch, Grohe, Toto & more. Gorgeous kitchen w/beautiful custom cabinetry, high-end fixtures. Master bath w/2-person Jacuzzi, multi body jets & warm travertine. Wraparound deck w/glass panels to maximize view. Just blocks to NYC ferry & a bike ride to the beach. No flood insurance req'd.

TaxYr:						LandAsmt:						NewCnstr:						DeedRestr:					
Taxes:						ImprAsmt:						Farm:						FarmAssd:					
SpecAsmt:						TotAsmt:	0					AsmtStat:						Assessed					
Assoc:	N		MgmtType:		AssocMgmt:		MgmtPhone:		AppEscrowReq:														
AssocFee:	\$0/		FeeIncl:				CommonEle:																
Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	#BsmtBth:														
Foyer	1		Living	2		Dining	2		#Lvl1Bths: 1														
Kitchen	2		Bedroom	2		Bedroom	2		#Lvl2Bths: 1														
Bedrm:Master	3		Study	3					#Lvl3Bths: 1														
Interior:	Skylight																						
Foy:	2-story																						
GR/FR:																							
MBA:	Whirlpoo, Tub, ShowerS, FLR-Othr																						
HVAC:	CentAir, HwBb, Radiant, 3+zonHt																						
Exterior:	Deck, Porch/op, Terrace																						
Gar:	Attached, DirectE, Oversize																						
Lot:																							
Siding:																							
Included:	Refriger, Gas Cook, Stove, SecSys, CentVac, GDO, StoHood																						
Excluded:	AS PER SELLER DISCLOSURE																						
LstOff:	(2709) Resources Real Estate										Office:	(732) 212-0440			Own:	WITHHELD							
LstAg:	(17786) Thomas McCormack										Direct:	(732) 212-0440 X212			OwnPh:								
CoOff:	()										Cell:	732-241-5695			Discl:	Document Link							
CoAg:	()										Office Fax:	(732) 212-0450			Owner:	Individual							
Comp:	SAC: XX BAC: 2.5%-100 DDAC: XX TBC: XX																						
Bonus:	Agency: SD Typ: ER VRC: N LBox: Y IDX: Y																						
Show:	CallLo, Appt Req, Lbx-monm: ALARM. PLS CALL/TEXT LA/TOM 732-241-5695 FOR APPT.																						
AgntNotes:	N/A																						
Short Sale? N																							
Fncng:																							

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RESIDENTIAL CONDOMINIUM UNIT SALES, 2012-13

PAUL CEFALO WEICHERT REALTORS RUMSON, NJ 732-673-9421

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Status:	Closed (6/15/2012)	Cat:	CON	MLS#:	21213226m
County:	Monmouth	ListPrice:	\$165,000	OrigPrice:	\$169,000
Muni:	HIGHLANDS	Bldg Num:		ApxYrBlt:	1986
Postal:	68-6 5TH ST	ApxSqFt:	0 SqFt	Rooms:	4
Address:	HIGHLANDS, NJ 07732	Bedrooms:	1	Baths:	1/0
Area/Sec:	NONE	Bsmt:	N	FP/#:	N/
Cmplx/Sub:	RIVFRNT CONDOS	Garage:	N/0 Car(s)	WF:	N
ParcelID:	66--14-	WV:	N	WtrTyp:	Bayside
Lvls/EntFl:	2/	Handicap:	N	AssgnPkg:	Y/1
ElemSch:	HIGHLANDS				
MiddleSch:	HENRY HUDSON REG				
HighSch:					
OthElem:	MOTHER TERES				
OthHigh:					
Style:	Attached				
Model:					
Zoning:	Condo				
Directions:	rt 36 South to left on Highland Ave., left onto Bay Ave, Right onto Miller and left onto 5th St.				

Remarks: BOATER'S DREAM!! BEAUTIFUL 1BED 1BATHROOM CONDO MINUTES AWAY FROM THE NEW YORK CITY FERRY AND SANDY HOOK BEACH. SECONDS AWAY FROM THE WATER. BEAUTIFUL PRIVATE DOCK WITH DEEDED BOAT SLIP. NEW FLOORS IN THE KITCHEN AND LIVING ROOM. SLIDING DOORS IN THE MASTER BEDROOM THAT OPENS TO A BALCONY. YOU WON'T WANT TO MISS THIS AFFORDABLE VACATION SPOT.

TaxYr: 2011			LandAsmt:			NewCnstr:			DeedRestr:		
Taxes: \$4,000			ImprAsmt:			Style: Attached			FarmAssd:		
SpecAsmt:			TotAsmt: 0			AsmtStat:					
Assoc: Y			AssocMgmt:			MgmtPhone:			AppEscrowReq:		
VA Appr:			FHA Appr:			FNMA Appr:					
AssocFee: \$195/MO			FeeIncl: Oth/SeeRmks			Management Type:					
CommonEle: Dock											
<u>Room Type</u>	<u>Lvl</u>	<u>Dimnsns</u>	<u>Room Type</u>	<u>Lvl</u>	<u>Dimnsns</u>	<u>Room Type</u>	<u>Lvl</u>	<u>Dimnsns</u>	<u>#BsmtBth:</u>	0.0	
Kitchen	1	8x6ft	Living	1	15.5x10.5ft	Bedrm:Master	2	12x15ft	<u>#Lvl1Bths:</u>	0.0	
Bath:Full	2	8x6ft							<u>#Lvl2Bths:</u>	1	
									<u>#Lvl3Bths:</u>		

Interior:

Foy:	Closet(s)	LR:	FLR-Oth	DR:	
GR/FR:		Kit:		MBR:	FLR-W/w Carp
MBA:	FLR-Ceram, Tub	Flr:		Bsmt:	Other/SeeRmk
HVAC:	Cent Air, Fha	Fuel:	Nat Gas	WatHt:	Nat Gas

Exterior:

Gar:	OurdrLtnng	Park:	Open Lot, Assgnd	Roof:	
Lot:	None	Pool:	N:	SpclNeeds	
Siding:		WtSw:	Public Sewer, Public Water		

Included:

Excluded: PERSONAL PROPERTY

Allowable: Boats

LstOff:	(170) Weichert Realtors-Holmdel	Office:	(732) 946-9400	Own:	WITHHELD
LstAgt:	(34678) Kelly Wilson	Direct:	732-946-9400	OwnPh:	7326182608
CoOff:	()	Cell:	732-618-2608	Discl:	Office
CoAgt:	()			Owner:	Individuals
Comp:	SAC: XX BAC: 3% DDAC: 3% TBC: 3%			Ownership Type:	Condomin
Bonus:	Agency: SA Typ: ER VRC: N LBox: Y IDX: Y			LD-EX:	4/6/2012-N/A
Show:	Call Lo, Vacant, Appt Req, Lbx-monm:			DOM/CDOM:	70/70
AgntNotes:	N/A			Fncng:	
Short Sale?				Possn:	

SldPrice:	\$1,050	DOM:	70	SellOff:	(2517) Better Homes & Gardens Preferred Properties	Ph:	(732) 224-9200
ClseDate:	06/15/2012	DUC:	7	SellAgt:	(34740) Maria Oberlander	Ph:	(732)224-9200
CntrDate:	06/08/2012	SldTrms:	Other	CoSellOf:	()	CoSellAgt:	()
Concessions:		Sales Notes:					

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PAUL CEFALO WEICHERT REALTORS RUMSON, NJ 732-673-9421

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Status: Closed (11/4/2013) **Cat:** CON **MLS#:** 21325748md
ListPrice: \$104,000 **OrigPrice:** \$104,000 **Bldg Num:** 2
ApxYrBlt: 1972 **ApxSqFt:** 912 SqFt **Rooms:** 5
Bedrooms: 2 **Baths:** 1/0 **Bsmt:** N
FP/#: N/0 **Garage:** N/0 Car(s) **WF:** N
WV: N **WtrTyp:**
Handicap: N **AssgnPkg:** Y/1
Directions: ROUTE 36 TO LINDEN AVENUE TO WATERWITCH AVENUE TO SHORE DRIVE TO FERRY LANDING COMPLEX.

Remarks: UPDATED AND WELL MAINTAINED 2 BEDROOM CONDO IN FERRY LANDING. LARGE LIVING ROOM WITH SLIDER TO COVERED PATIO. SPACIOUS KITCHEN/DINING AREA WITH CERAMIC TILE FLOORS. LAUNDRY FACILITIES ON SITE. ASSIGNED PARKING AS WELL AS GUEST PARKING. PET FRIENDLY COMPLEX. WATER, SEWER AND FLOOD INSURANCE IS INCLUDED IN THE MONTHLY ASSOCIATION FEE. JUST A QUICK WALK TO THE SEASTREAK PASSENGER FERRY TO NEW YORK CITY, RESTAURANTS, SHOPPING, MARINAS AND THE BEACH. ALSO AVAILABLE FOR RENT.

TaxYr: 2012	LandAsmt: 55,000	NewCnstr: N	DeedRestr:
Taxes: \$3,431	ImprAsmt: 79,800	Style: One Lvl Unit, Lower Level, Attached	FarmAssd:
SpecAsmt:	TotAsmt: 134,800	AsmtStat: Assessed	
Assoc: Y	AssocMgmt: STAGE 1	MgmtPhone: 732-517-1250	AppEscrowReq:

VA Appr:	FHA Appr:	FNMA Appr:
AssocFee: \$340/MO	FeeIncl: Common A, Ext Main, Snow Rem, Trash Re, Water, Sewer, Mgmt Fee, Fire/lia	Management Type: Prof-off, Owner/as

CommonEle: Associat, Laundry, Common A, Landscap, ProfMgmt

Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	#BsmtBth:
Foyer	1	10x4	Kitchen	1	13x10	Dining	1	10x6	#Lvl1Bths: 1
Living	1	15x14	Bedrm:Master	1	14x10	Bedroom	1	12x10	#Lvl2Bths: 0.0
Utility	1	5x4							#Lvl3Bths: 0.0

Interior:	Sliding D, Recessl	LR:	FLR-W/wCarp, Sliding D	DR:	FLR-Ceram
Foy:	FLR-Ceram, Closet(s)	Kit:	Eat-in, FLR-Ceram	MBR:	FLR-W/w Carp
GR/FR:		Flr:	W/w Carp, Ceramic	Bsmt:	Slab
MBA:	FLR-Ceram, Tub	Fuel:	Electric	WatHt:	Electric
HVAC:	Ac Units, Elec Bb	Park:	Off Stre, On Stree, Visitor, Assgnd	Roof:	Timberli, Flat
Exterior:	Patio, Porch/op, Porch/en, OurdrLtn	Pool:	N:	SpclNeeds:	
Gar:	None	WtSw:	Public Sewer, Public Water		
Lot:					
Siding:	Vinyl, Brick				
Included:	Dishwash, Refriger, Elec Coo, Stove, Ac Units, Light Fi, Screens, Stove Ho				
Excluded:					
Allowable:	Dogs, Cats, Rentals				

LstOff: (172) Weichert Realtors-Middletown	Office: (732) 671-8000	Own: WITHHELD
LstAgt: (30948) Michael Smith	Cell (908) 907-3274	OwnPh: 908-907-3274
CoOff: ()	Direct (732) 706-1961 x119	Discl: Document Link
CoAgt: ()	Fax (732) 960-2374	Owner: Individuals
Comp: SAC: XXX BAC: 2.5%-\$50 DDAC: XXX TBC: XXX		Ownership Type: Condomin
Bonus: Agncy: SD Typ: ER VRC: N LBox: Y IDX: Y		LD-EX: 7/25/2013-N/A
Show: Vacant, Appt Req, Lbx-monm, Sign, Text Agent, Call Agent: VACANT WITH A LOCK BOX.		DOM/CDOM: 56/56
AgntNotes: N/A		Fncng:
Short Sale? N		Possn: AtClng

SldPrice: \$87,090	DOM: 56	SellOff: (09990) NON MEMBER Ph:
ClseDate: 11/04/2013	DUC: 46	SellAgt: (09990) NON MEMBER Ph:
CntrDate: 09/19/2013	SldTrms: Convention	CoSellOf: () CoSellAgt:()
Concessions: 1710	Sales Notes:	

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PAUL CEFALO WEICHERT REALTORS RUMSON, NJ 732-673-9421

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Status:	Closed (8/31/2012)	Cat:	CON	MLS#:	21220422m
County:	Monmouth	ListPrice:	\$98,000	OrigPrice:	\$98,000
Muni:	HIGHLANDS	Bldg Num:		ApxYrBlt:	1975
Postal	<u>330-A10 SHORE DR</u>	ApxSqFt:	0 SqFt	Rooms:	4
Address:	HIGHLANDS, NJ 07732	Bedrooms:	1	Baths:	1/0
Area/Sec:	NONE	Bsmt:	N	FP/#:	N/
Cmplx/Sub:	BAYVIEW	Garage:	N/O Car(s)	WF:	N
ParcelID:	<u>32--100-7</u>	WV:	N	WtrTyp:	
Lvls/EntFl:	1/	Handicap:	N	AssgnPkg:	Y/
ElemSch:	HIGHLANDS				
MiddleSch:	HENRY HUDSON REG				
HighSch:	HENRY HUDSON				
OthElem:	MOTHER TERES				
OthHigh:	ST. JOHN				
Style:	Upr Leve				
Model:					
Zoning:	Mixed				
Directions:	Rt 35 to Linden left on Shore Dr.				

Remarks: Imagine stepping off the ferry to your own shore getaway! This diamond in the rough is ready for a first time buyer, investor or those seeking a reasonably priced home close to NY ferry service, town activities, restaurants and of course the beach. It's possible you won't need to start your car the entire weekend. We're selling price, location and it's NOT A SHORT SALE! Don't hesitate to take a peak at this great value!

TaxYr:	2011	LandAsmt:	60,000	NewCnstr:	N	DeedRestr:	
Taxes:	\$3,157	ImprAsmt:	69,600	Style:	Upr Level	FarmAssd:	
SpecAsmt:		TotAsmt:	129,600	AsmtStat:	Assessed		
Assoc:	Y	AssocMgmt:	WENTWORTH MANAGEMENT	MgmtPhone:	732 728- 9690	AppEscrowReq:	

VA Appr:		FHA Appr:		FNMA Appr:	
AssocFee:	\$269/MO	FeeIncl:	Common A, Ext Main, Snow Rem, Trash Re, Water, Sewer, Mgmt Fee, Fire/lia	Management Type:	Prof-off

CommonEle: Laundry, Beach Acc, Common A, Landscap, ProfMgmnt

Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	#BsmtBth:
Living	2	18x13							#Lvl1Bths:
Bedrm:Master	2	14x11							#Lvl2Bths:
Dining	2	11x10							#Lvl3Bths:
Bath:Full	2								
Kitchen	2	11x10							

Interior:

Foy:		LR:	Sliding D	DR:	
GR/FR:		Kit:	FLR-Lin/Vy	MBR:	FLR-W/w Carp
MBA:		Flr:	W/w Carp, Linolm/v	Bsmt:	Slab
HVAC:	Ac Units	Fuel:	Electric	WatHt:	Electric
Exterior:	Porch/op				
Gar:	None	Park:	Assgnd	Roof:	Shingled
Lot:		Pool:	N:	SpclNeeds	
Siding:	Brick	WtSw:	Public Sewer, Public Water		

Included:

Excluded:

Allowable: Dogs, Cats, Rentals

LstOff:	(1969) Coldwell Banker Res. Brokerage	Office:	(732) 842-3200	Own:	ESTATE OF BRIODY
LstAgt:	(8360) Pauline Poyner	Office Ph	(732) 842-3200	OwnPh:	
CoOff:	()	Direct	(732) 766 3330	Discl:	None
CoAgt:	()			Owner:	Estate
Comp:	SAC: X BAC: 2.5-50 DDAC: 2.5-50 TBC: X			Ownership Type:	Condomin
Bonus:	Agncy: SD Typ: ER VRC: N LBox: Y IDX: Y			LD-EX:	6/1/2012-N/A
Show:	Call Lo, Appt Req: APPT. WITH 24 HOUR NOTICE			DOM/CDOM:	21/21
AgntNotes:	N/A			Fncng:	
Short Sale?				Possn:	Negotiab, AtClng, Immed

SldPrice:	\$95,000	DOM:	21	SellOff:	(172) Weichert Realtors-Middletown	Ph: (732) 671-8000
ClseDate:	08/31/2012	DUC:	70	SellAgt:	(30948) Michael Smith	Ph: (732) 706-1961 x119
CntrDate:	06/22/2012	SldTrms:	Cash	CoSellOf:	()	CoSellAgt: ()
Concessions:		Sales Notes:				

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PAUL CEFALO WEICHERT REALTORS RUMSON, NJ 732-673-9421

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Status: Closed (5/2/2012) **Cat:** CON **MLS#:** 21134700m
ListPrice: \$105,000
OrigPrice: \$119,000
Bldg Num:
ApxYrBlt:
ApxSqFt: 0 SqFt
Rooms: 4
Bedrooms: 1
Baths: 1/0
Bsmt: N
FP/#: N/
Garage: N/0 Car(s)
WF: N
WV: Y
WtrTyp: Bayfront, Bayside, Bayview, Beachfront, Bulkhead
Model:
Zoning: Condo, Resident
Handicap: N
AssgnPkg: Y/1
Directions: hwy 36 to linden Ave jughandle, cross highway, left at end, 1st right on Shore to 330 Bayview Complex

Remarks: Well kept waterview unit in Bayview complex. Complex offers its own beach and NYC ferry right outside your door. 4 large closets in unit. Balcony with views. Unit being sold in as is condition! Buyer responsible for all inspections including CO.

TaxYr:		LandAsmt:		NewCnstr:		DeedRestr:	
Taxes:		ImprAsmt:		Style:	Lower Level	FarmAssd:	
SpecAsmt:		TotAsmt:	0	AsmtStat:	Assessed		
Assoc:	Y	AssocMgmt:	WENTWORTH	MgmtPhone:		AppEscrowReq:	
VA Appr:		FHA Appr:		FNMA Appr:			
AssocFee:	\$232/MO	FeeIncl:	Common A, Ext Main, Snow Rem, Trash Re, Water, Mgmt Fee, Fire/lia	Management Type:	Prof-off, Owner/as		
CommonEle:	Laundry, Beach Acc, Common A						

Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	#BsmtBth:
Living	1	18x13	Dining	1	10x10	Kitchen	1	9x9	#Lvl1Bths:
Bedrm:Master	1	14x11							#Lvl2Bths:
									#Lvl3Bths:

Interior:	Balcony	LR:	FLR-W/wCarp, Sliding D	DR:	FLR-W/w Carp
Foy:		Kit:	FLR-Lin/Vy	MBR:	FLR-W/w Carp
GR/FR:		Flr:	W/w Carp, Ceramic, Linolm/v	Bsmt:	Slab
MBA:		Fuel:	Electric	WatHt:	Electric
HVAC:	Ac Units, Elec Bb	Park:	Off Stre, Open Lot, Assgnd	Roof:	Shingled
Exterior:	Deck, OurdrLtng	Pool:	N:	SpclNeeds	
Gar:	None	WtSw:	Public Sewer, Public Water		
Lot:	Brick				
Siding:	Dishwash, Elec Coo, Stove, Ac Units, Light Fi, Stove Ho				
Included:					
Excluded:					
Allowable:	Rentals				

LstOff:	(443) Gloria Nilson & Co. Real Estate	Office:	(732) 530-2800	Own:	
LstAg:	(7564) Karen Busichio	Office Ph:	(732) 530-2800	OwnPh:	
CoOff:	()	Cell:	732-735-6657	Discl:	None
CoAg:	()	Home:	(732) 735-6657	Owner:	Individuals
Comp:	SAC: 2.5+50 BAC: 2.5-50 DDAC: 2.5-50 TBC: 0			Ownership Type:	Condomin
Bonus:	Agncy: SA Typ: ER VRC: N LBox: Y IDX: Y			LD-EX:	9/15/2011-N/A
Show:	Lbx-monm: CALL LA, THEN LOCKBOX, TENANT IN TILL 9/30			DOM/CDOM:	169/169
AgntNotes:	N/A			Fncng:	
Short Sale?				Possn:	AtClng

SldPrice:	\$98,000	DOM:	169	SellOff:	(1987) Kevin Murphy Realty Ph:(732) 741-3030
ClseDate:	05/02/2012	DUC:	61	SellAg:	(13576) Sal Iavarone Ph:(732)741-3030
CntrDate:	03/02/2012	SldTrms:	Convention	CoSellOf:	() CoSellAg:()
Concessions:	2000	Sales Notes:			

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PAUL CEFALO WEICHERT REALTORS RUMSON, NJ 732-673-9421

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Status:	Closed (6/13/2012)	Cat:	CON	MLS#:	21201200m
County:	Monmouth	ListPrice:	\$109,900	OrigPrice:	\$109,900
Muni:	HIGHLANDS	Bldg Num:		ApxYrBlt:	1975
Postal:	330-B1 SHORE DR	ApxSqFt:	814 SqFt	Rooms:	4
Address:	HIGHLANDS, NJ 07732	Bedrooms:	1	Baths:	1/0
Area/Sec:	NONE	Bsmt:	N	FP/#:	N/0
Cmplx/Sub:	BAYVIEW	Garage:	N/0 Car(s)	WF:	Y
ParcelID:	100--41- B1	WV:	N	WtrTyp:	Bayview, Beachfront, Bulkhead
Lvls/EntFl:	1/	Handicap:	N	AssgnPkg:	Y/1
ElemSch:	HIGHLANDS				
MiddleSch:	HENRY HUDSON REG				
HighSch:	HENRY HUDSON				
OthElem:	MOTHER TERES				
OthHigh:	MATER DEI				
Style:	End Unit				
Model:					
Zoning:	Condo				
Directions:	Rte 36 to Linden Ave jughandle, left on Shore Drive Right in to complex B Building lower unit				

Remarks: Historic Highlands!!! Waterfront complex with private beach. Minutes to High speed ferry to Manhattan. Bright spacious, updated and freshly painted with new carpets this lower level end unit is waiting for its new owner. Private balcony with sliding glass door to living room, has spacious closets, newer A/C units, trash compactor, newer appliances and so much more. Close to Sandy Hook Beaches, Hartshorne Woods, the new Pompora Trail, some of the best restaurants in Monmouth County and local farmers market.

TaxYr:	2011	LandAsmt:	60,000	NewCnstr:	N	DeedRestr:	N			
Taxes:	\$3,162	ImprAsmt:	69,800	Style:	End Unit	FarmAssd:	N			
SpecAsmt:	N	TotAsmt:	129,800	AsmtStat:	Assessed					
Assoc:	Y	AssocMgmt:	WENTWORTH PROPERTY MAN	MgmtPhone:	732 728-9690	AppEscrowReq:	Y			
VA Appr:	N	FHA Appr:	N	FNMA Appr:	N					
AssocFee:	\$258/MO	FeeIncl:	Common A, Ext Main, Snow Rem, Trash Re, Water, Sewer	Management Type:	Prof-off					
CommonEle:	Laundry, Beach Acc, Common A, Landscap, ProfMgmt									
Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	#BsmtBth:	0.0
Living	1	18x13	Dining	1	10x10	Kitchen	1	9x9	#Lvl1Bths:	1
Bedrm:Master	1	14x11							#Lvl2Bths:	0.0
									#Lvl3Bths:	0.0

Interior:

Foy:		LR:	FLR-W/wCarp	DR:	FLR-W/w Carp
GR/FR:		Kit:	FLR-Lin/Vy	MBR:	FLR-W/w Carp
MBA:	FLR-Ceram	Flr:	W/w Carp	Bsmt:	Slab
HVAC:	Elec Bb	Fuel:	Electric	WatHt:	Electric
Exterior:	Patio, Rec Area, OurdrLtng				
Gar:	None	Park:	Assgnd	Roof:	Shingled
Lot:		Pool:	N:	SpclNeeds	
Siding:	Brick Veneer	WtSw:	Public Sewer, Public Water		
Included:	Dishwash, Refriger, Elec Coo, Stove, Self/con, Ac Units, Ceil Fan, Light Fi, Compacto, Stove Ho				
Excluded:	PERSONAL BELONGINGS				
Allowable:	Rentals				

LstOff:	(360) Heritage House Sotheby's Int'l	Office:	(732) 615-9898	Own:	WITHELD
LstAgt:	(14989) Helen Mary Maresca	Office Ph	(732) 615-9898	OwnPh:	732 241-8132
CoOff:	()	Cell	(732) 241-8132	Discl:	None
CoAgt:	()			Owner:	Individuals
Comp:	SAC: XXXX BAC: 3%-\$50 DDAC: XXXX TBC: XXXXX			Ownership Type:	Condomin
Bonus:	Agncy: SD Typ: ER VRC: N LBox: Y IDX: Y			LD-EX:	1/10/2012-N/A
Show:	Call Lo, Appt Req, Lbx-monm: PLEASE CALL HELEN MARESCA BEFORE SHOWING.			DOM/CDOM:	106/106
AgntNotes:	N/A			Fncng:	FHA, Convnl
Short Sale?				Possn:	Immed

SldPrice:	\$100,000	DOM:	106	SellOff:	(360) Heritage House Sotheby's Int'l	Ph:	(732) 615-9898
ClseDate:	06/13/2012	DUC:	49	SellAgt:	(31797) Charles Bennett	Ph:	(732) 615-9898
CntrDate:	04/25/2012	SldTrms:	FMHA	CoSellOf:	()	CoSellAgt:	()
Concessions:		Sales Notes:					

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Status:	Closed (7/19/2012)	Cat:	CON	MLS#:	21207375mvd
County:	Monmouth	ListPrice:	\$109,900	OrigPrice:	\$109,900
Muni:	HIGHLANDS	Bldg Num:	A	ApxYrBlt:	1975
Postal:	<u>330-A1 SHORE DR</u>	ApxSqFt:	819 SqFt	Rooms:	4
Address:	HIGHLANDS, NJ 07732	Bedrooms:	1	Baths:	1/0
Area/Sec:	NONE	Bsmt:	N	FP/#:	N/
Cmplx/Sub:	BAYVIEW	Garage:	N/0 Car(s)	WF:	N
ParcelID:	<u>00100-7-00017-</u>	WV:	Y	WtrTyp:	Bayview
Lvls/EntFl:	1/				
ElemSch:	HIGHLANDS				
MiddleSch:	HENRY HUDSON REG				
HighSch:	HENRY HUDSON				
OthElem:	MOTHER TERES				
OthHigh:	RBC				
Style:	One Lvl, End Unit, Lower Le, Attached				
Model:		Handicap:	N		
Zoning:	Condo	AssgnPkg:	Y/1		
Directions:	ROUTE 36 TO LINDEN AVENUE JUGHANDLE TO LEFT ON WATERWITCH AVENUE TO LEFT ON SHORE DRIVE. BAYVIEW CONDOMINIUM COMPLEX IS ON THE RIGHT.				

Remarks: WELL MAINTAINED END-UNIT CONDO LOCATED IN WATERFRONT COMMUNITY WITH PRIVATE BEACH. SUN-FILLED AND SPACIOUS HOME WITH OPEN FLOOR PLAN INCLUDES UPDATED KITCHEN AND BATH. NEWER APPLIANCES, AIR CONDITIONING AND WATER HEATER. MOVE-IN CONDITION WITH PLENTY OF STORAGE. ENJOY THE SEA BREEZE ON THE PRIVATE BALCONY. LOCATED JUST STEPS FROM THE SEASTREAK PASSENGER FERRY TO NEW YORK CITY. CLOSE TO THE BEACH, SHOPPING, RESTAURANTS, BIKE PATHS, HIKING TRAILS, MARINAS & ALL HIGHLANDS HAS TO OFFER!

TaxYr:	2011	LandAsmt:	60,000	NewCnstr:	N	DeedRestr:	
Taxes:	\$3,289	ImprAsmt:	75,000	Style:	One Lvl Unit, End Unit, Lower Level, Attached	FarmAssd:	
SpecAsmt:		TotAsmt:	135,000	AsmtStat:	Assessed		
Assoc:	Y	AssocMgmt:	WENTWORTH MANAGEMENT	MgmtPhone:	732-728-9690	AppEscrowReq:	

VA Appr:		FHA Appr:		FNMA Appr:	
AssocFee:	\$272/MO	FeeIncl:	Common A, Ext Main, Snow Rem, Trash Re, Water, Sewer, Mgmt Fee, Fire/lia	Management Type:	Prof-off, Owner/as

CommonEle: Associat, Laundry, Beach Acc, Common A, Landscap, ProfMgmnt

Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	#BsmtBth:
Foyer	1		Living	1	18x13	Dining	1	11x9	0.0
Kitchen	1	11x9	Bedrm:Master	1	14x11				#Lvl1Bths: 1
									#Lvl2Bths: 0.0
									#Lvl3Bths: 0.0

Interior:	Balcony, Dec Mold, Sliding D	LR:	FLR-W/wCarp, Sliding D	DR:	FLR-W/w Carp
Foy:	FLR-Wood, Closet(s)	Kit:	Newer, FLR-Wood	MBR:	FLR-W/w Carp, Walk-in
GR/FR:		Flr:	Wood, W/w Carp, Ceramic, Laminate	Bsmt:	Slab
MBA:	FLR-Ceram, Shower S	Fuel:	Electric	WatHt:	Electric
HVAC:	Ac Units, Elec Bb				
Exterior:	Patio, Porch/op, OurdrLtnng	Park:	Off Stre, On Stree, Open Lot, Visitor, Assgnd	Roof:	Shingled
Gar:	None	Pool:	N:	SpclNeeds	
Lot:		WtSw:	Public Sewer, Public Water		
Siding:	Vinyl, Brick				
Included:	Dishwash, Refriger, Elec Coo, Stove, Microwav, Ac Units, Ceil Fan, Light Fi, Screens, Stove Ho				
Excluded:					
Allowable:	Rentals				

LstOff:	(172) Weichert Realtors-Middletown	Office:	(732) 671-8000	Own:	WITHHELD
LstAg:	(30948) Michael Smith			OwnPh:	908-907-3274
CoOff:	()			Discl:	Document Link
CoAg:	()			Owner:	Individuals
Comp:	SAC: XXX BAC: 2.5%-\$50 DDAC: XXX TBC: XXX			Ownership Type:	Condomin
Bonus:	Agncy: SD Typ: ER VRC: N LBox: Y IDX: Y			LD-EX:	2/27/2012-N/A
Show:	Appt Req, Lbx-monm, Sign:			DOM/CDOM:	85/85
AgntNotes:	N/A			Fncng:	
Short Sale?				Possn:	AtClsng

SldPrice:	\$105,000	DOM:	85	SellOff:	(1570) RE/MAX Elite	Ph:	(732) 870-6300
CseDate:	07/19/2012	DUC:	63	SellAg:	(19712) Daniel Wright	Ph:	(732) 870-6300 x222
CntrDate:	05/17/2012	SldTrms:	Convention	CoSellOf:	()	CoSellAg:	()
Concessions:		Sales Notes:					

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PAUL CEFALO WEICHERT REALTORS RUMSON, NJ 732-673-9421

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Status: Closed (12/27/2013) **Cat:** CON **MLS#:** 21326679m
ListPrice: \$122,500
OrigPrice: \$157,700
Bldg Num:
ApxYrBlt: 1975
ApxSqFt: 1,007 SqFt
Rooms: 5
Bedrooms: 2
Baths: 1/0
Bsmt: Y
FP/#: N/
Garage: N/0 Car(s)
WF: Y
WV: Y
WtrTyp: Bayfront, Bayview, Bulkhead
Model:
Zoning: Condo
Handicap: N
AssgnPkg: Y/2
Directions: Hwy 36 to Linden Ave, left on Waterwitch, left on Shore Dr, BAYVIEW Condos are on the right.

Remarks: Condo with 2 Bedrooms and private beach and parking lot for condo community residents. This entire unit has been rebuilt from scratch. Includes new carpet, new appliances, new bathroom, new floors, new walls. Walking distance to NYC ferry and local shops.

TaxYr: 2012	LandAsmt: 60,000	NewCnstr: N	DeedRestr:
Taxes: \$3,311	ImprAsmt: 70,100	Style: One Lvl Unit, Lower Level, Attached	FarmAssd:
SpecAsmt:	TotAsmt: 130,100	AsmtStat: Assessed	

Assoc: Y	AssocMgmt: BAYVIEW	MgmtPhone:	AppEscrowReq:
VA Appr:	FHA Appr:	FNMA Appr:	
AssocFee: \$317/MO	FeeIncl: Common A, Ext Main, Snow Rem, Water, Sewer	Management Type: Prof-off	

CommonEle: Associat, Beach Acc, Common A, Landscap, ProfMgmnt

Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	#BsmtBths:
Living	1	13x17	Dining	1	8.7x11	Kitchen	1	8x11	#Lvl1Bths: 1
Bedrm:Master	1	12x13	Bedroom	1	10x13				#Lvl2Bths:
									#Lvl3Bths:

Interior: Balcony, Sliding D

Foy:		LR: FLR-W/wCarp, Sliding D	DR: FLR-W/w Carp
GR/FR:		Kit: Newer, FLR-Lin/Vy	MBR: FLR-W/w Carp, Walk-in
MBA: FLR-Mrbl, Tub, HtLmp		Flr: W/w Carp, Ceramic	Bsmt: Crawl Sp
HVAC: Ac Units, Elec Bb		Fuel: Electric	WatHt: Electric
Exterior: Porch/op			
Gar: None		Park: Visitor, Assgnd	Roof: Shingled
Lot:		Pool: N:	SpclNeeds:
Siding: Brick		WtSw: Public Sewer, Public Water	
Included: Dishwash, Refriger, Elec Coo, Stove, Ac Units, Intercom, Ceil Fan, Stove Ho			

Excluded:

Allowable: Dogs, Cats, Rentals, Rec Vehi, Boats, Trucks/t

LstOff: (1928) Realmart Realty LLC.	Office: (732) 727-2280	Own: MICHAEL MIRNE
LstAgt: (32779) Qizhan Yao	Direct: 732-727-2280	OwnPh: 732-859-8489
CoOff: ()	Fax: 732-719-1921	Discl: None
CoAgt: ()		Owner: Individuals
Comp: SAC: 0 BAC: 2.5-150 DDAC: 0 TBC: 0		Ownership Type: Condomin

Bonus:	Agency: TB Typ: ER VRC: N LBox: N IDX: Y	LD-EX: 8/1/2013-N/A
Show:	Call Own, Vacant, Appt Req: CALL OWNER DIRECTLY FOR ALL	DOM/CDOM: 140/140
AgntNotes: N/A		Fncng: Convl
Short Sale? N		Possn: AtClng

SldPrice: \$115,000	DOM: 140	SellOff: (360) Heritage House Sotheby's Int'l Ph:(732) 615-9898
CseDate: 12/27/2013	DUC: 12	SellAgt: (15861) Susan Farrant Ph:
CntrDate: 12/15/2013	SldTrms: Cash	CoSellOff: () CoSellAgt: ()
Concessions:	Sales Notes:	

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PAUL CEFALO WEICHERT REALTORS RUMSON, NJ 732-673-9421

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Status: Closed (9/28/2012) **Cat:** CON **MLS#:** 21214638m
ListPrice: \$134,000 **OrigPrice:** \$129,000
Bldg Num: **ApxYrBlt:** 0 SqFt
Rooms: 4 **Bedrooms:** 1
Baths: 1/0 **Bsmt:** N
FP/#: N/ **Garage:** N/0 Car(s)
WF: N **WV:** Y
WtrTyp: Bayview
Handicap: N
AssgnPkg: Y/1
County: Monmouth
Muni: HIGHLANDS
Postal: 330-C11 SHORE DR
Address: HIGHLANDS, NJ 07732
Area/Sec: NONE
Cmplx/Sub: BAYVIEW
ParcelID: 100-9-81- C11
Lvls/EntFl: 1/
ElemSch: HIGHLANDS
MiddleSch: HENRY HUDSON REG
HighSch:
OthElem:
OthHigh:
Style: One Lvl, Up Leve, Attached
Model:
Zoning: Condo, Resident
Directions: RT 36 TO LINDEN LEFT AT SHORE DR

Remarks: IMMACULATE 1BR WITH WATERVIEWS. Neatly maintained upper level condo. New flooring throughout. Recently updated bathroom. Plenty of closet space. Great location. Sit back and relax in your new home, or make an investment that's ready to earn! Walking distance to NYC Ferry, beaches, and great restaurants. Price to sell.

TaxYr: 2011	LandAsmt: 60,000	NewCnstr:	DeedRestr:
Taxes: \$3,600	ImprAsmt: 69,600	Style: One Lvl Unit, Up Level, Attached	FarmAssd: N
SpecAsmt:	TotAsmt: 129,600	AsmtStat: Assessed	

Assoc: Y	AssocMgmt: WENTWORTH MANAGEMENT	MgmtPhone:	AppEscrowReq:
VA Appr:	FHA Appr:	FNMA Appr:	
AssocFee: \$272/MO	FeeIncl: Common A, Ext Main, Snow Rem, Trash Re, Water, Sewer, Mgmt Fee, Fire/lia	Management Type: Owner/as	

CommonEle: Associat, Laundry

Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	#BsmtBth:
Living	1	18x13	Dining	1	10x9	Kitchen	1	9x9	0.0
Bedrm:Master	1	14x11							1
									0.0
									0.0

Interior: Attic, Sliding D

Foy:	LR: FLR-Wood, Sliding D	DR: FLR-Wood
GR/FR:	Kit: Eat-in	MBR: FLR-W/w Carp
MBA:	Flr: Wood, Ceramic	Bsmt: Crawl Sp, Other/SeeRmk
HVAC: Ac Units, Elec Bb	Fuel: Electric	WatHt: Electric
Exterior: Porch/en, Oth/See Rmks	Roof: Shingled	
Gar: None	SpclNeeds:	
Lot:	Pool: N:	
Siding: Vinyl, Brick	WtSw: Public Sewer, Public Water	
Included: Dishwash, Refriger, Elec Coo, Microwav, Ac Units, Ceil Fan, Light Fi		
Excluded:		
Allowable:		

LstOff: (2536) RealWorks Residential Brokerage	Office: (732) 577-9100	Own: MAIMONI/MAIMO
LstAg: (34841) Jeffrey Mendelson	Direct: (732) 577-9100	OwnPh: 732-577-9100
CoOff: (2536) RealWorks Residential Brokerage	CoAgent: (646) 233-9277	Discl: Office
	Cell:	
	Fax: (732) 577-9106	

CoAg: (27762) Nicholas Tukmanian	Owner: Individuals
Comp: SAC: **+99 BAC: 2.25%-99 DDAC: ** TBC: **	Ownership: Condomin
Bonus: Agncy: SD Typ: ER VRC: N LBox: N IDX: Y	Type:
Show: Call Lo, Appt Req, Nego/lb, No Sign, Oth/SeeRmk: CALL L/A TO SCHEDULE ALL APPTS.	LD-EX: 4/16/2012-N/A
	DOM/CDOM: 147/147

AgntNotes: N/A	Fncng:
Short Sale?	Possn: Negotiab, AtClng, Immed

SldPrice: \$116,000	DOM: 147	SellOff: (178) Weichert Realtors-Rumson	Ph: (732) 747-8282
ClseDate: 09/28/2012	DUC: 28	SellAg: (33941) Sandra Conhagen	Ph:
CntrDate: 08/31/2012	SldTrms: Cash	CoSellOf: ()	CoSellAg: ()
Concessions:	Sales Notes:		

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PAUL CEFALO WEICHERT REALTORS RUMSON, NJ 732-673-9421

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Status:	Closed (9/19/2013)	Cat:	CON	MLS#:	21306415p
County:	Monmouth	ListPrice:	\$130,000	OrigPrice:	\$130,000
Muni:	HIGHLANDS	Bldg Num:		ApXyrBlt:	1972
Postal:	321-6 SHORE DR	ApXsqFt:	0 SqFt	Rooms:	4
Address:	HIGHLANDS, NJ 07732	Bedrooms:	2	Baths:	1/0
Area/Sec:	NONE	Bsmt:	N	FP/#:	N/
Cmplx/Sub:	FERRY LANDING	Garage:	N/0 Car(s)	WF:	N
ParcelID:	00112-0000-00012-06	WV:	Y	WtrTyp:	
Lvls/EntFl:	1/	Handicap:	N	AssgnPkg:	/
ElemSch:	HIGHLANDS				
MiddleSch:	HENRY HUDSON REG				
HighSch:					
OthElem:					
OthHigh:					
Style:	Attached				
Model:					
Zoning:	Condo				
Directions:	Hwy 36 to Linden Ave to waterwitch Ave to left on Shore Dr.Ferry landing on Left to #6				

Remarks: Great water view.**2 Bedroom condo** Walk to the NYC Ferry. Immediate occupancy. Remodeled kitchen** Why rent** All time low interest rates**Call for your showing today

TaxYr:	2012	LandAsmt:	55,000	NewCnstr:		DeedRestr:	
Taxes:	\$3,581	ImprAsmt:	85,700	Style:	Attached	FarmAssd:	
SpecAsmt:		TotAsmt:	140,700	AsmtStat:	Assessed		

Assoc:	Y	AssocMgmt:		MgmtPhone:	732-517-1250	AppEscrowReq:	
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VA Appr:		FHA Appr:		FNMA Appr:	
AssocFee:	\$341/MO	FeeIncl:	Common A, Ext Main, Snow Rem, Trash Re, Water, Sewer, Fire/lia	Management Type:	

CommonEle:

Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	#BsmtBth:
Foyer	2		Kitchen	2		Living	2		#Lvl1Bths:
Bedrm:Master	2		Bedroom	2		Bath:Full	2		#Lvl2Bths:
Utility	2								#Lvl3Bths:

Interior:	Balcony, Recess	LR:		DR:	
Foy:	Closet(s)	Kit:	Eat-in, FLR-Ceram	MBR:	
GR/FR:	FLR-W/w Carp, French D	Flr:	W/w Carp, Ceramic	Bsmt:	Other/SeeRmk
MBA:		Fuel:	Electric	WatHt:	Electric
HVAC:	Ac Units, Elec Bb	Park:		Roof:	
Exterior:	Porch/op	Pool:	N:	SpclNeeds	
Gar:	None	WtSw:	Public Sewer, Public Water		

Included:

Excluded:

Allowable: Dogs, Cats, Rentals

LstOff:	(2318) RE/MAX Real Estate Ltd.	Office:	(732) 793-1100	Own:	R & S REALTY
LstAgt:	(29992) Melanie Shimak	Cell:	908-278-3523	OwnPh:	
CoOff:	()	Office Ph:	(732) 793-1100	Discl:	None
CoAgt:	()	Office:	(732) 793-0066	Owner:	Individuals
		Fax:			

Comp: SAC: 2.5+100 BAC: 2.5-100 DDAC: XXXX TBC: XXXX

Bonus: Agency: SA Typ: ER VRC: Y LBox: N IDX: Y

Show: Sign, Oth/SeeRmk, Call Agent: CALL AGENT

AgntNotes: N/A

Short Sale?

Ownership Type: Fee Simp

LD-EX: 2/25/2013-N/A

DOM/CDOM: 158/158

Fncng:

Possn: AtClng, Immed

SldPrice:	\$117,500	DOM:	158	SellOff:	(2318) RE/MAX Real Estate Ltd.	Ph:	(732) 793-1100
ClseDate:	09/19/2013	DUC:	49	SellAgt:	(29992) Melanie Shimak	Ph:	732-793-1100
CntrDate:	08/01/2013	SldTrms:	Convention	CoSellOff:	(2318) RE/MAX Real Estate Ltd.	CoSellAgt:	(29992) Melanie Shimak
Concessions:	3000	Sales Notes:					

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PAUL CEFALO WEICHERT REALTORS RUMSON, NJ 732-673-9421

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Status:	Closed (4/20/2012)	Cat:	CON	MLS#:	21204545md
County:	Monmouth	ListPrice:	\$119,900	OrigPrice:	\$128,500
Muni:	HIGHLANDS	Bldg Num:		ApxYrBlt:	
Postal:	<u>330 SHORE DR</u>	ApxSqFt:	820 SqFt	Rooms:	5
Address:	HIGHLANDS, NJ 07732	Bedrooms:	2	Baths:	1/0
Area/Sec:	NONE	Bsmt:	N	FP/#:	N/
Cmplx/Sub:	BAYVIEW	Garage:	N/0 Car(s)	WF:	N
ParcelID:	<u>100--105-</u>	WV:	N	WtrTyp:	
Lvls/EntFl:	1/	Handicap:	N	AssgnPkg:	Y/1
ElemSch:					
MiddleSch:					
HighSch:					
OthElem:					
OthHigh:					
Style:	One Lvl				
Model:					
Zoning:	Condo				
Directions:	Waterwitch to Shore				

Remarks: Upper unit, 2 bedrm unit, with large living room with sliders to Balcony. Dining area open to Living room and kitchen. Seller to install new carpeting and paint. Walking distance to NYC water way. Complex located on the water.

TaxYr:		LandAsmt:		NewCnstr:		DeedRestr:	
Taxes:		ImprAsmt:		Style:	One Lvl Unit	FarmAssd:	
SpecAsmt:		TotAsmt:	0	AsmtStat:			
Assoc:	Y	AssocMgmt:		MgmtPhone:		AppEscrowReq:	
VA Appr:		FHA Appr:		FNMA Appr:			
AssocFee:	\$320/MO	FeeIncl:	Sewer	Management Type:			
CommonEle:							

Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	#BsmtBth:
									#Lvl1Bths:
									#Lvl2Bths:
									#Lvl3Bths:

Interior:

Foy:		LR:		DR:	
GR/FR:		Kit:		MBR:	
MBA:		Flr:		Bsmt:	Slab
HVAC:	3+zon Ht	Fuel:	Electric	WatHt:	Electric
Exterior:	Terrace				
Gar:		Park:		Roof:	
Lot:		Pool:	N:	SpclNeeds	
Siding:		WtSw:	Public Sewer, Public Water		

Included:

Excluded:

Allowable:

LstOff:	(2360) Joseph A Del Forno, Inc	Office:	(732) 363-1046	Own:	
LstAgt:	(29890) Vanna Frosoni	Direct		OwnPh:	
CoOff:	()	Cell	732-363-1046	Discl:	None
CoAgt:	()			Owner:	Corporate
Comp:	SAC: 3% BAC: 3% DDAC: 3% TBC: 3%			Ownership Type:	Condomin
Bonus:	Agncy: SA Typ: ER VRC: Y LBox: Y IDX: Y			LD-EX:	2/4/2012-N/A
Show:	Lbx-monm: VACANT GO DIRECT			DOM/CDOM:	31/31
AgntNotes:	N/A			Fncng:	
Short Sale?				Possn:	

SldPrice:	\$119,000	DOM:	31	SellOff:	(2360) Joseph A Del Forno, Inc	Ph:	(732) 363-1046
ClseDate:	04/20/2012	DUC:	45	SellAgt:	(29890) Vanna Frosoni	Ph:	
CntrDate:	03/06/2012	SldTrms:	Convention	CoSellOf:	()	CoSellAgt:	()
Concessions:		Sales Notes:					

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PAUL CEFALO WEICHERT REALTORS RUMSON, NJ 732-673-9421

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Status: Closed (2/7/2012) **Cat:** CON **MLS#:** 21123736m
ListPrice: \$135,000
OrigPrice: \$143,000
Bldg Num: C
ApxYrBlt: 1978
ApxSqFt: 750 SqFt
Rooms: 5
Bedrooms: 1
Baths: 1/0
Bsmt: N
FP/#: N/0
Garage: N/0 Car(s)
WF: N
WV: N
WtrTyp: OthrSeeRmrks
Handicap: N
AssgnPkg: /1
Directions: Rt. 36 North. - Rt on Waterwitch - Left on Shore Dr to Sandpiper - Building C

Remarks: Perfect for the commuter. Lovely waterfront complex next to NY Ferry. Immaculate light-filled unit with all amenities including laundry room and slider to front patio! Great kitchen. Walk to waterfront common area with views of Sandy Hook. Closet space galore. Ready for move-in!

TaxYr: 2010	LandAsmt: 40,000	NewCnstr:	DeedRestr:
Taxes: \$3,300	ImprAsmt: 76,900	Style: One Lvl Unit, Lower Level	FarmAssd:
SpecAsmt: N	TotAsmt: 116,900	AsmtStat: Assessed	

Assoc: Y	AssocMgmt: SANDPIPER CONDOS	MgmtPhone:	AppEscrowReq:
VA Appr: N	FHA Appr: N	FNMA Appr: N	
AssocFee: \$163/MO	FeeIncl: Common A, Ext Main, Snow Rem, Trash Re, Mgmt Fee	Management Type: Prof-on	

CommonEle: Associat, Landscap, ProfMgmnt

Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	#BsmtBth:
Living	1	15x10	Dining	1	8.5x8	Kitchen	1	8x8	#Lvl1Bths:
Bedroom	1	12x11	Bath:Full	1	5x7	Laundry	1	6x6	#Lvl2Bths:
									#Lvl3Bths:

Interior: Sliding D	LR: Sliding D	DR: FLR-W/w Carp
Foy:	Kit:	MBR: FLR-W/w Carp
GR/FR:	Flr: W/w Carp	Bsmt: Crawl Sp
MBA: FLR-Ceram, Tub	Fuel: Electric	WatHt: Electric
HVAC: Ac Units, Elec Bb		
Exterior: Patio	Park: Off Stre, Assgnd	Roof:
Gar: None	Pool: N:	SpclNeeds:
Lot: Brick	WtSw: Public Sewer, Public Water	
Siding: Refriger, Stove, Microwav, Washer, Dryer, Ac Units, Wdw Trmt		
Included: DINING ROOM SET EXCLUDED. OTHER FURNITURE NEGOTIABLE		
Excluded: Dogs, Cats		
Allowable:		

LstOff: (1385) Van Sciver REALTORS	Office: (732) 793-7800	Own: WITHHELD
LstAg: (16238) Rosemary Joyce	Cell 732-580-7101	OwnPh:
CoOff: ()	Direct (732) 793-7800	Discl: Office
CoAg: ()		Owner: Individuals
Comp: SAC: 2.5 BAC: 2.5-100 DDAC: 2.5 TBC: 2.5		Ownership Type: Condomin
Bonus: Agncy: SD Typ: ER VRC: N LBox: Y IDX: Y		LD-EX: 6/12/2011-N/A
Show: Call Lo, Lbx-monm, Sign: CALL LA BEFORE SHOWING. LB FRONT DOOR		DOM/CDOM: 191/191
AgntNotes: N/A		Fncng: Convnl
Short Sale?		Possn: AtClng

SldPrice: \$120,000	DOM: 191	SellOff: (1112) Heritage House Sotheby's Int'l Ph:(732) 842-3434
ClseDate: 02/07/2012	DUC: 50	SellAg: (9438) Bonnie Ambrosia Ph:
CntrDate: 12/19/2011	SldTrms: Convention	CoSellOf: () CoSellAg:()
Concessions:	Sales Notes:	

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PAUL CEFALO WEICHERT REALTORS RUMSON, NJ 732-673-9421

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Status: Closed (11/26/2012) **Cat:** CON **MLS#:** 21226599md
ListPrice: \$139,000
OrigPrice: \$139,000
Bldg Num: D
ApxYrBlt:
ApxSqFt: 0 SqFt
Rooms: 5
Bedrooms: 1
Baths: 1/0
Bsmt: N
FP/#: /
Garage: N/0 Car(s)
WF: Y
WV: Y
WtrTyp:
Handicap: N
AssgnPkg: Y/
County: Monmouth
Muni: HIGHLANDS
Postal: 324-10D SHORE DR
Address: HIGHLANDS, NJ 07732
Area/Sec: NONE
Cmplx/Sub: SANDPIPER
ParcelID: 100-5-46-
Lvls/EntFl: 1/
ElemSch: HIGHLANDS
MiddleSch: HENRY HUDSON REG
HighSch: HENRY HUDSON
OthElem: MOTHER TERES
OthHigh:
Style: Up'r Leve
Model:
Zoning: Resident
Directions: Rt. 36 to Linden to left on Waterwich to Shore Dr to complex

Remarks: LOWEST priced condo at Sandpiper. Sit on the porch and enjoy the amazing views of the Bay and just seconds to the NY Ferry. Ideal for the commuter and close to shops and restaurants. 1 bedroom, 1 bath, upper unit and newer carpet. Possible short sale. Seller reviewing offers until August 31st.

TaxYr:	2011	LandAsmt:		NewCnstr:		DeedRestr:			
Taxes:	\$3,678	ImprAsmt:		Style:	Upr Level	FarmAssd:	N		
SpecAsmt:		TotAsmt:	0	AsmtStat:					
Assoc:	Y	AssocMgmt:		MgmtPhone:		AppEscrowReq:			
VA Appr:		FHA Appr:		FNMA Appr:					
AssocFee:	\$162/MO	FeeIncl:	Common A, Ext Main, Snow Rem, Trash Re			Management Type:	Prof-on		
CommonEle:	Associat, Landscap, ProfMgmnt								
Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	#BsmtBth:
Foyer	1								#Lvl1Bths:
Kitchen	2	8x7							#Lvl2Bths:
Living	2	16x12							#Lvl3Bths:
Dining	2	9x8							
Bedrm:Master	2	12x12							
Interior:	Balcony								
Foy:			LR:			DR:			
GR/FR:			Kit:			MBR:		FLR-W/w Carp	
MBA:			Flr:			Bsmt:		Crawl Sp	
HVAC:	Ac Units, Elec Bb		Fuel:	Electric		WatHt:		Electric	
Exterior:	Porch/op								
Gar:	None		Park:	Off Stre, Assgnd		Roof:		Shingled	
Lot:			Pool:	N:		SpclNeeds			
Siding:	Brick		WtSw:	Public Sewer, Public Water					
Included:									
Excluded:									
Allowable:									
LstOff:	(1969) Coldwell Banker Res. Brokerage				Office:	(732) 842-3200	Own:		
LstAgt:	(8360) Pauline Poyner				Office Ph	(732) 842-3200	OwnPh:		
CoOff:	()				Direct	(732) 766 3330	Discl:	None	
CoAgt:	()						Owner:	Individuals	
Comp:	SAC: X BAC: 2.5%-50 DDAC: 2.5%-50 TBC: X						Ownership Type:	Condomin	
Bonus:	Agncy: SD Typ: ER VRC: N LBox: Y IDX: Y						LD-EX:	7/25/2012-N/A	
Show:	Vacant, Lbx-monm:						DOM/CDOM:	106/106	
AgntNotes:	N/A						Fncng:		
Short Sale?							Possn:	AtClng	
SldPrice:	\$123,000	DOM:	106	SellOff:	(1112) Heritage House Sotheby's Int'l Ph:(732) 842-3434				
CseDate:	11/26/2012	DUC:	18	SellAgt:	(9438) Bonnie Ambrosia Ph:				
CntrDate:	11/08/2012	SldTrms:	Convention	CoSellOf:	() CoSellAgt: ()				
Concessions:		Sales Notes:							

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PAUL CEFALO WEICHERT REALTORS RUMSON, NJ 732-673-9421

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Status: Closed (4/16/2012) **Cat:** CON **MLS#:** 21134823mvd
ListPrice: \$174,500
OrigPrice: \$174,500
Bldg Num: J
ApxYrBlt: 1973
ApxSqFt: 0 SqFt
Rooms: 5
Bedrooms: 1
Baths: 1/0
Bsmt: N
FP/#: /0
Garage: N/0 Car(s)
WF: N
WV: Y
WtrTyp: Riverview
Handicap: N
AssgnPkg: Y/1
Directions: ROUTE 36 TO RIGHT ON MILLER STREET, LEFT ON HIGHLAND AVENUE, RIGHT ON SOUTH PEAK STREET (GRAND TOUR). MAKE LEFT AT TOP OF HILL BY HIGH SCHOOL THEN RIGHT INTO COMPLEX TO BUILDING J UNIT #15.

Remarks: WATERVIEW -Unit with outstanding views of the Shrewsbury River and the Atlantic Ocean. Nestled in the hills by the Hartshorne Woods for hiking and biking. Pool and Tennis Courts. Condo Association takes pride in all aspects of this complex. Well maintained. Close to the beaches and the NYC ferry. The bonus room is great for your computer room or use it as large walk in closet. Truly a home to relax and enjoy. Please come and see for yourself. Seller disc. to accompany all offers.

TaxYr:		LandAsmt:		NewCnstr:		DeedRestr:	
Taxes:		ImprAsmt:		Style:	Attached	FarmAssd:	
SpecAsmt:		TotAsmt:	0	AsmtStat:			
Assoc:	Y	AssocMgmt:	TWINLIGHT TERR ASSOCIATI	MgmtPhone:	732-872-1169	AppEscrowReq:	

VA Appr:		FHA Appr:		FNMA Appr:	
AssocFee:	\$194/MO	FeeIncl:	Common A, Ext Main, Pool, Snow Rem, Trash Re, Mgmt Fee	Management Type:	Owner/as

CommonEle: Associat, Tennis C, Common A, Landscap, Pool, ProfMgmnt

Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	#BsmtBth:	0.0
Foyer	2	13x7	Living	2	20x13	Dining	2	10x8	#Lvl1Bths:	0.0
Kitchen	2	9x7	Bedrm:Master	2	13x13	Bonus Room	2	9x4	#Lvl2Bths:	1
									#Lvl3Bths:	0.0

Interior:	Attic, Balcony, Sliding D	LR:	FLR-W/wCarp	DR:	FLR-W/w Carp, Slider
Foy:	FLR-W/wCarp, Closet(s)	Kit:	FLR-Wood	MBR:	FLR-W/w Carp, Walk-in
GR/FR:		Flr:	Wood, W/w Carp	Bsmt:	Other/SeeRmk
MBA:	Tub, FLR-Oth	Fuel:	Electric	WatHt:	Electric
HVAC:	Ac Units, Elec Bb	Park:	Visitor, Assgnd	Roof:	
Exterior:	Deck, Porch/op, Tennis C, OurdrLtng	Pool:	Y:	SpclNeeds	
Gar:	None	WtSw:	Public Sewer, Public Water		
Lot:					
Siding:	Wood				

Included:

Excluded:

Allowable: Dogs, Cats, Rentals, Boats

LstOff:	(441) Gloria Nilson & Co. Real Estate	Office:	(732) 747-5600	Own:	WITHELD
LstAg:	(28129) Sharon Rounds	Office Ph	(732) 747-5600	OwnPh:	
CoOff:	()	Cell	(732) 895-8672	Discl:	Document Link
CoAg:	Q	Office Fax	(732) 530-4709	Owner:	Individuals

Comp: SAC: XXX BAC: 2.5% DDAC: 2.5 -50 TBC: 2.5 -50

Bonus: Agncy: SD Typ: ER VRC: N LBox: Y IDX: Y
Show: Call Lo, Appt Req, Lbx-monm, Sign, Oth/SeeRmk:
NEED APPT

AgntNotes: N/A

Short Sale? **Fncng:** **Possn:** AtClng

SldPrice:	\$152,500	DOM:	162	SellOff:	(172) Weichert Realtors-Middletown Ph:(732) 671-8000
ClseDate:	04/16/2012	DUC:	52	SellAg:	(15078) Sheryl Dente Ph:732-671-8000
CntrDate:	02/24/2012	SldTrms:	Other	CoSellOf:	() CoSellAg:()
Concessions:		Sales Notes:			

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PAUL CEFALO WEICHERT REALTORS RUMSON, NJ 732-673-9421

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Status: Closed (6/28/2012) **Cat:** CON **MLS#:** 21207021md
ListPrice: \$149,900 **OrigPrice:** \$149,900
Bldg Num: **ApxYrBlt:** 1,752 SqFt
Rooms: 7 **Bedrooms:** 3
Baths: 2/0 **Bsmt:** Y
FP/#: Y/1 **Garage:** N/0 Car(s)
WF: N **WV:** N
WtrTyp: **Handicap:** N
AssgnPkg: Y/2
Directions: Hwy #36 South/East (towards sandy hook), Linden Ave (traffic light), 1st. Left off Linden is Ralph #17

Remarks: Almost 1800 sq ft..Desirable location in Highlands, steps away from beautiful panoramic Water Views.. Safe neighborhood, LOW maint fee: \$40.00 a month; snow removal, driveway and lawn maint... Three bedrooms, two full baths, kitchen, gas fireplace, HUGE family room or Great room (wired for internet), FULL basement for storage, Cute front porch... Within walking distance of beaches, parks, NYC ferry, NYC bus, dining, and restaurants. New carpet and paint. Home is Move In Ready. Rentals allowed \$\$\$

TaxYr: 2011	LandAsmt: 130,000	NewCnstr: N	DeedRestr: N
Taxes: \$6,448	ImprAsmt: 134,700	Style: Townhouse, Detached	FarmAssd: N
SpecAsmt: N	TotAsmt: 264,700	AsmtStat:	
Assoc: Y	AssocMgmt: MT. MITCHELL ESTATES	MgmtPhone:	AppEscrowReq:
VA Appr: N	FHA Appr: N	FNMA Appr: N	
AssocFee: \$40/MO	FeeIncl: Common A, Ext Main, Snow Rem, Trash Re, Mgmt Fee	Management Type:	

CommonEle: Associat

Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	#BsmtBth:
LRDRcmbo	1	24x15	Kitchen	1	10x10	Bedrm:Master	1	13x13	0.0
Bedroom	1	11x11	Bedroom	1	11x11	Family	2	30x20	2
Laundry	1								0.0

Interior: Dec Mold, Recessl, Loft	LR: FLR-W/wCarp, FP-Gas	DR: FLR-W/w Carp
Foy: FLR-Ceram, FP-Gas	Kit: Eat-in, Newer, FLR-Ceram, Bnook/dn	MBR: FLR-W/w Carp, Fullbath
GR/FR: FLR-W/w Carp	Flr: W/w Carp, Ceramic	Bsmt: Full, Bilco Doors, Ceil/High
MBA: FLR-Ceram, Tub	Fuel: Nat Gas	WatHt: Nat Gas
HVAC: Cent Air, Fha	Park: Off Stre, On Stree, Assgnd	Roof:
Exterior: Deck, OurdrLtng	Pool: N:	SpclNeeds
Gar: None	WtSw: Public Sewer, Public Water	
Lot:		
Siding: Vinyl, Aluminum		
Included:		
Excluded:		
Allowable: Dogs, Cats		

LstOff: (360) Heritage House Sotheby's Int'l	Office: (732) 615-9898	Own: ANTONIO MOSQUERA
LstAgt: (17074) Charles O'Rourke	Cell: 732-241-6997	OwnPh: 908-601-1278
CoOff: ()		Discl: Office
CoAgt: ()		Owner: Individuals
Comp: SAC: 3+100 BAC: 3-100 DDAC: 6 TBC: ****		Ownership Type:
Bonus: Agncy: SD Typ: EA VRC: Y LBox: Y IDX: Y		LD-EX: 2/22/2012-N/A
Show: Call Own, Appt Req, Lbx-monm, Sign: CALL LA FOR AVAIL THEN OWNER FOR AN APT.		DOM/CDOM: 21/21
AgntNotes: N/A		Fncng:
Short Sale?		Possn:

SldPrice: \$157,000	DOM: 21	SellOff: (1969) Coldwell Banker Res. Brokerage	Ph: (732) 842-3200
ClseDate: 06/28/2012	DUC: 106	SellAgt: (16266) Elizabeth Scott	Ph: 732-559-1778
CntrDate: 03/14/2012	SldTrms: Cash	CoSellOf: ()	CoSellAgt: ()
Concessions:	Sales Notes: short sale..do not use for conventional sale comps...		

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Status: Closed (7/12/2013) **Cat:** CON **MLS#:** 21226059md
ListPrice: \$169,900 **OrigPrice:** \$179,900
Bldg Num: C **ApxYrBlt:** 1973
ApxSqFt: 0 SqFt **Rooms:** 4
Bedrooms: 1 **Baths:** 1/0
Bsmt: N **FP/#:** N/
Garage: N/0 Car(s) **WF:** N
WV: Y **WtrTyp:** Oceanview, Riverview
Handicap: N **AssgnPkg:** Y/1
Directions: Hwy. 36 to Portland Road to right on Hillside Avenue to left on Hillside Court to Building C #2

Remarks: WONDERFUL OCEAN AND RIVER VIEWS FROM THIS UNBELIEVABLY PRICED CONDO OVERLOOKING SANDY HOOK!!! EXTENSIVE WATER VIEWS FROM LIVING ROOM, DINING ROOM AND KITCHEN PLUS ENJOY SUNRISSES FROM YOUR PRIVATE BALCONY!!! THIS HILLSIDE COMPLEX OFFERS TENNIS COURTS AND BEAUTIFUL INGROUND SWIMMING POOL. ALL APPLIANCES INCLUDED & PLENTY OF CLOSET SPACE IN BEDROOM WITH WALK-IN. CLOSE TO HIGH SPEED FERRY TO NYC AND GREAT WATERFRONT DINING!!!

TaxYr: 2012	LandAsmt: 100,000	NewCnstr:	DeedRestr:
Taxes: \$4,346	ImprAsmt: 78,400	Style: End Unit, Upr Level, Attached	FarmAssd:
SpecAsmt:	TotAsmt: 178,400	AsmtStat: Assessed	
Assoc: Y	AssocMgmt: TWINLIGHTS CONDO ASSOC.	MgmtPhone: 732-872-1169	AppEscrowReq:
VA Appr:	FHA Appr: Y	FNMA Appr:	
AssocFee: \$208/MO	FeeIncl: Common A, Pool, Snow Rem, Trash Re, Water, Mgmt Fee	Management Type: Prof-on	

CommonEle: Associat, Tennis C, Pool

Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	#BsmtBth:	0.0
Living	2	20x13	Dining	2	9x4	Kitchen	2	9x7	#Lvl1Bths:	1
Bedrm:Master	2	19x13	Laundry	2	7x5	Other	2	9x6	#Lvl2Bths:	0.0
									#Lvl3Bths:	0.0

Interior: Attic, Sliding D, AtPIDn

Foy:		LR: FLR-W/wCarp, Bay/bow	DR: Slider
GR/FR:		Kit: FLR-Ceram	MBR: FLR-W/w Carp, Walk-in
MBA:		Flr: W/w Carp, Ceramic	Bsmt: Slab
HVAC: Ac Units, Elec Bb		Fuel: Electric	WatHt: Electric
Exterior: Tennis C, Terrace			
Gar: None		Park: Assgnd	Roof: Shingled
Lot:		Pool: Y:	SpclNeeds:
Siding: Wood		WtSw: Public Sewer, Public Water	
Included: Dishwash, Refriger, Stove, Washer, Dryer, Ac Units, Wdw Trmt, Ceil Fan, Light Fi			
Excluded:			
Allowable: Dogs, Cats, Rentals			

LstOff: (257) Coldwell Banker Res. Brokerage	Office: (732) 946-9600	Own: WITHHELD
LstAgt: (1628) ROSEMARY MCCRAE	Office (732) 946-9600	OwnPh: 732-859-7667
	Cell (732) 859-7667	Discl: Document Link
CoOff: ()		Owner: Individuals
CoAgt: ()		Ownership Type: Condomin
Comp: SAC: 00 BAC: 2.5%-50 DDAC: 2.5%-\$50 TBC: 00		LD-EX: 7/20/2012-N/A
Bonus: Agncy: SD Typ: ER VRC: N LBox: N IDX: Y		DOM/CDOM: 334/334
Show: Call Lo, Appt Req, Nego/lb: CALL ROSEMARY TO SHOW AT 732-859-7667		Fncng: FHA, ConvnI
AgntNotes: N/A		Possn: AtClng
Short Sale?		

SldPrice: \$160,000	DOM: 334	SellOff: (1508) Heritage House Sotheby's Int'l Ph:(732) 842-8100
CseDate: 07/12/2013	DUC: 25	SellAgt: (25557) Mary Lynn Hughes Ph:732-212-0440
CntrDate: 06/17/2013	SldTrms: Convention	CoSellOff: () CoSellAgt:()
Concessions:	Sales Notes:	

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Status: Closed (11/15/2012) **Cat:** CON **MLS#:** 21112516m
ListPrice: \$167,900
OrigPrice: \$199,900
Bldg Num: D
ApxYrBlt: 1973
ApxSqFt: 0 SqFt
Rooms: 4
Bedrooms: 1
Baths: 1/0
Bsmt: N
FP/#: N/
Garage: N/0 Car(s)
WF: N
WV: Y
WtrTyp:
Handicap: N
AssgnPkg: Y/1
County: Monmouth
Muni: HIGHLANDS
Postal: 11 HILLSIDE CT
Address: HIGHLANDS, NJ 07732
Area/Sec: NONE
Cmplx/Sub: TWINLIGHTS
ParcelID: 00011-0003-00007-
Lvls/EntFl: 1/
ElemSch: HIGHLANDS
MiddleSch: HENRY HUDSON REG
HighSch: HENRY HUDSON
OthElem:
OthHigh:
Style: One Lvl, Up Level
Model:
Zoning: Condo
Directions: Portland Rd. to Hillside Ave. to Hillside Court

Remarks: If you are sizing down or just starting out, this home is just right! Entertain in your large LR & enjoy watching the sun rise from your private deck. The HOA fee includes water. The complex boasts a beautiful pool, tennis & assigned parking. This is a PET friendly complex. Easy to commute to NYC by ferry. Building D and it is #11.

TaxYr:		LandAsmt:		NewCnstr:		DeedRestr:			
Taxes:	\$4,900	ImprAsmt:		Style:	One Lvl Unit, Up Level	FarmAssd:			
SpecAsmt:		TotAsmt:	0	AsmtStat:					
Assoc:	Y	AssocMgmt:		MgmtPhone:		AppEscrowReq:			
VA Appr:		FHA Appr:		FNMA Appr:					
AssocFee:	\$187/MO	FeeIncl:	Ext Main, Pool, Snow Rem, Trash Re, Water			Management Type:			
CommonEle:	Associat, Tennis C, Common A, Landscap, Pool								
Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	#BsmtBth:
Foyer	2	13x6	Living	2	20x13	Dining	2	10x8.5	#Lvl1Bths:
Kitchen	2	9.5x7	Bedrm:Master	2	13x12				#Lvl2Bths:
									#Lvl3Bths:

Interior:	Attic, Balcony, Sliding D								
Foy:	FLR-W/wCarp			LR:	FLR-W/wCarp			DR:	Slider
GR/FR:				Kit:	Newer			MBR:	FLR-W/w Carp, Walk-in
MBA:	FLR-Ceram, Tub			Flr:	W/w Carp, Ceramic			Bsmt:	Slab
HVAC:	Ac Units, Elec Bb			Fuel:	Electric			WatHt:	Electric
Exterior:	Tennis C								
Gar:	None			Park:	Assgnd			Roof:	
Lot:				Pool:	Y:			SpclNeeds	
Siding:	T111			WtSw:	Public Sewer, Public Water				
Included:									
Excluded:									
Allowable:									
LstOff:	<u>(411) Joseph G Mc Cue Inc</u>				Office:	<u>(732) 842-2760</u>		Own:	
LstAgt:	<u>(583) Ann Doran</u>				Office Ph	(732) 842-2760		OwnPh:	
CoOff:	()				Cell	(732) 610-1832		Discl:	None
CoAgt:	()				Home	(732) 747-4272		Owner:	Individuals
Comp:	SAC: 0 BAC: 2.5 % DDAC: 0 TBC: 0							Ownership Type:	
Bonus:	Agncy: SD Typ: ER VRC: N LBox: N IDX: Y							LD-EX:	4/1/2011-N/A
Show:	Call Lo, Appt Req: CALL ANN DORAN 732-842-2760							DOM/CDOM:	599/599
AgntNotes:	N/A							Fncng:	
Short Sale?								Possn:	

SldPrice:	\$160,000	DOM:	599	SellOff:	(1969) Coldwell Banker Res. Brokerage	Ph:	(732) 842-3200
ClseDate:	11/15/2012	DUC:	0	SellAg:	(31718) Dorothy Pellbring	Ph:	732-842-3200
CntrDate:	11/15/2012	SldTrms:	Convention	CoSellOf:	()	CoSellAg:	()
Concessions:		Sales Notes:					

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PAUL CEFALO WEICHERT REALTORS RUMSON, NJ 732-673-9421

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Status: Closed (6/21/2012) **Cat:** CON **MLS#:** 21214707m
ListPrice: \$174,900 **OrigPrice:** \$194,000
Bldg Num: **ApXyrBlt:** 0 SqFt
Rooms: 5 **Bedrooms:** 2
Baths: 1/0 **Bsmt:** N
FP/#: Y/1 **Garage:** N/0 Car(s)
WF: N **WV:** Y
WtrTyp: Oceanview
Handicap: N
AssgnPkg: Y/
County: Monmouth
Muni: HIGHLANDS
Postal: 148-6 NAVESINK AVE
Address: HIGHLANDS, NJ 07732
Area/Sec: NONE
Cmplx/Sub: HORIZON
ParcelID: 40--6-
Lvls/EntFl: 1/
ElemSch: HIGHLANDS
MiddleSch: HENRY HUDSON REG
HighSch: HENRY HUDSON
OthElem:
OthHigh: CBA
Style: End Unit, Lower Le
Model:
Zoning: Condo
Directions: Navesink Ave/Hwy 36, located across from OLPH Church, corner of Miller

Remarks: Enjoy the ocean views and the summer breeze in this 2 bedroom condo. Oversized great room with a fireplace (free wood provided by assoc) with sliders leading to oversized deck to enjoy and relax. Many recent updates including new tile countertops in kitchen with stainless appliances, new light fixtures and ceiling fans, plus newer bathroom vanity and bedroom carpeting. Great location, close to ferry, Sandy Hook, marinas & restaurants.

TaxYr:	2011	LandAsmt:	N	NewCnstr:	N	DeedRestr:	
Taxes:	\$4,521	ImprAsmt:		Style:	End Unit, Lower Level	FarmAssd:	N
SpecAsmt:	N	TotAsmt:	0	AsmtStat:	Assessed		
Assoc:	Y	AssocMgmt:	HORIZON CONDO ASSOC	MgmtPhone:	732-872-8943	AppEscrowReq:	
VA Appr:	N	FHA Appr:	N	FNMA Appr:	N		
AssocFee:	\$364/MO	FeeIncl:	Common A, Ext Main, Snow Rem, Trash Re, Water	Management Type:	Owner/as		

CommonEle: Common A

Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	#BsmtBth:	0.0
Living	1	25x13	Dining	1	16x11	Kitchen	1	11x9	#Lvl1Bths:	1
Bedrm:Master	1	14x12	Bedroom	1	12x9				#Lvl2Bths:	0.0
									#Lvl3Bths:	0.0

Interior:	Attic, Built-in, Dec Mold, Sliding D, Recessl, Ceil 9ft/1	LR:	FLR-Wood, FP-WdBrn, Sliding D, Try/vlt/, Built-in	DR:	FLR-Wood
Foy:		Kit:	Eat-in, Newer, FLR-Ceram, Pantry	MBR:	FLR-W/w Carp, Walk-in
GR/FR:		Flr:	Wood, W/w Carp, Ceramic	Bsmt:	Crawl Sp
MBA:	FLR-Ceram, Tub, Walkin C	Fuel:	Electric	WatHt:	Electric
HVAC:	Cent Air, Fha				
Exterior:	Deck, OurdrLtng	Park:	Assgnd, Oth/SeeRmk	Roof:	
Gar:	None	Pool:	N:	SpclNeeds:	
Lot:		WtSw:	Public Sewer, Public Water		
Siding:	Vinyl				
Included:	Dishwash, Refriger, Elec Coo, Stove, Microwav, Washer, Dryer, Sec Sys, Wdw Trmt, Ceil Fan, Light Fi, Track Li, Firepl E, Timr The, Screens				
Excluded:	NOTHING				
Allowable:	Dogs, Cats, Rentals				

LstOff:	(170) Weichert Realtors-Holmdel	Office:	(732) 946-9400	Own:	
LstAgt:	(31130) Thomas Connors	Cell:	732-673-2836	OwnPh:	
CoOff:	()	Direct:	732-946-9400 ex 107	Discl:	Office
CoAgt:	()			Owner:	Individuals
Comp:	SAC: -- BAC: 2.5%-50 DDAC: --- TBC: 2.5%-\$50			Ownership Type:	Condomin
Bonus:	Agncy: SD Typ: ER VRC: N LBox: Y IDX: Y			LD-EX:	4/18/2012-N/A
Show:	Appt Req, Lbx-monm, Sign: EASY TO SHOW, CALL LA TOM 732-673-2836			DOM/CDOM:	57/57
AgntNotes:	N/A			Fncng:	Convnl
Short Sale?				Possn:	AtClng

SldPrice:	\$165,000	DOM:	57	SellOff:	(644) Gloria Nilson & Co. Real Estate	Ph:	(732) 264-3456
ClseDate:	06/21/2012	DUC:	13	SellAgt:	(18401) Anthony Gonzalez	Ph:	
CntrDate:	06/08/2012	SldTrms:	Cash	CoSellOf:	(644) Gloria Nilson & Co. Real Estate	CoSellAgt:	(33344) Michael Faiella
Concessions:		Sales Notes:					

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Status: Closed (8/29/2013) **Cat:** CON **MLS#:** 21312770md
ListPrice: \$185,000 **OrigPrice:** \$185,000
Bldg Num: C **ApxYrBlt:** 1973
ApxSqFt: 0 SqFt **Rooms:** 5
Bedrooms: 1 **Baths:** 1/0
Bsmt: N **FP/#:** N/0
Garage: N/0 Car(s) **WF:** N
WV: Y **WtrTyp:** Oceanview, Riverview
Handicap: Y **AssgnPkg:** Y/1
County: Monmouth **Muni:** HIGHLANDS
Postal: 11 HILLSIDE CT **Address:** HIGHLANDS, NJ 07732
Area/Sec: NONE **Cmplx/Sub:** TWINLIGHTS
ParcelID: 11-03-11- **Lvls/EntFl:** 1/
ElemSch: HIGHLANDS **MiddleSch:** HENRY HUDSON REG
HighSch: HENRY HUDSON **OthElem:**
OthHigh:
Style: Upr Leve, Attached **Model:**
Zoning: Condo, Resident **Directions:** Portland Rd To Hillside Ave to 2nd or 3rd left to Hillside Ct to Bldg C Unit 11

Remarks: Awesome Water Views of the River and the Ocean from this Hillside Setting. Master Bedroom with Double Closet Plus Generous Walk In Closet, Newer Bath, Full Appliance Pkg. All Neg Thru Nancy Daley. Sellers and Lead Paint Disclosures to Accompany all Offers.

TaxYr: 2112	LandAsmt: 100,000	NewCnstr: N	DeedRestr: N
Taxes: \$4,454	ImprAsmt: 75,000	Style: Upr Level, Attached	FarmAssd: N
SpecAsmt: N	TotAsmt: 175,000	AsmtStat: Assessed	

Assoc: Y **AssocMgmt:** TWINLIGHT CONDO ASSN **MgmtPhone:** 732 872 1169 **AppEscrowReq:** Y

VA Appr: **FHA Appr:** **FNMA Appr:**
AssocFee: \$215/MO **FeeIncl:** Common A, Ext Main, Pool, Snow Rem, Trash Re, Water, Fire/lia **Management Type:** Prof-on, Owner/as

CommonEle: Associat, Tennis C, Common A, Pool

Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	#BsmtBth:	#Lvl1Bths:	#Lvl2Bths:	#Lvl3Bths:
Foyer	1		Bedrm:Master	2								
Living	2											
Dining	2											
Kitchen	2											
Laundry	1											

Interior: Balcony, Bay/bow, Sliding D, AtPIDn
Foy: **LR:** FLR-W/wCarp, Bay/bow **DR:**
GR/FR: **Kit:** **MBR:**
MBA: **Flr:** W/w Carp, Ceramic, Laminate **Bsmt:** Slab
HVAC: Ac Units, Elec Bb **Fuel:** Electric **WatHt:** Electric
Exterior: Tennis C, OurdrLtng
Gar: None **Park:** Assgnd **Roof:** Shingled
Lot: **Pool:** Y:
Siding: T111 **WtSw:** Public Sewer, Public Water
Included: Dishwash, Refriger, Elec Coo, Stove, Washer, Dryer, Ac Units, Ceil Fan, Screens, Stove Ho
Excluded:
Allowable:

LstOff: (1485) Coldwell Banker Res. Brokerage	Office: (732) 671-1000	Own: COX-OBEID
LstAgt: (1505) Nancy Daley	Cell: 732-586-4804	OwnPh:
CoOff: ()	Direct: (732) 796 2548	Discl: Document Link
CoAgt: ()		Owner: Individuals
Comp: SAC: XXX BAC: 2.5-50 DDAC: XXX TBC: 2.5-50		Ownership Type: Condomin
Bonus: Agncy: SD Typ: ER VRC: N LBox: N IDX: Y		LD-EX: 4/16/2013-N/A
Show: Appt Req:		DOM/CDOM: 84/84
AgntNotes: N/A		Fncng: Convn
Short Sale? N		Possn: Negotiab, AtClng, Immed

SldPrice: \$172,000	DOM: 84	SellOff: (1969) Coldwell Banker Res. Brokerage	Ph: (732) 842-3200
ClseDate: 08/29/2013	DUC: 52	SellAgt: (31718) Dorothy Pellbring	Ph: 732-842-3200
CntrDate: 07/08/2013	SldTrms: Convention	CoSellOf: ()	CoSellAgt: ()
Concessions:	Sales Notes:		

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PAUL CEFALO WEICHERT REALTORS RUMSON, NJ 732-673-9421

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Status: Closed (3/9/2012) **Cat:** CON **MLS#:** 21132109md
ListPrice: \$177,000
OrigPrice: \$189,900
Bldg Num: H
ApxYrBlt: 1973
ApxSqFt: 0 SqFt
Rooms: 4
Bedrooms: 1
Baths: 1/0
Bsmt: N
FP/#: /
Garage: N/0 Car(s)
WF: N
WV: Y
WtrTyp:
Handicap: N
AssgnPkg: N/
Directions: Route 36 to Miller (OLPH) left onto Highland right onto South Peak/Grand Tour left at HH High School bear left and left again into parking lot H is last building closest to Lighthouse

Remarks: FABULOUS HILLSIDE LOCATION. PRIVATE SETTING, INCREDIBLE RIVER AND OCEAN VIEWS, PLENTY OF PARKING. DON'T MISS THE OPPORTUNITY. THIS IS A REMODELED UNIT WITH AN OPEN FLOOR PLAN. FULL APPLIANCE PACKAGE INCLUDED. ALL NEG. THRU LISTING AGENT. SELLERS AND LEAD PAINT DISCLOSURES TO ACCOMPANY ALL CONTRACTS.

TaxYr: 2011	LandAsmt: 100,000	NewCnstr:	DeedRestr:
Taxes: \$4,292	ImprAsmt: 76,200	Style: Upr Level	FarmAssd: N
SpecAsmt: N	TotAsmt: 176,200	AsmtStat: Assessed	

Assoc: Y	AssocMgmt: TLCA	MgmtPhone: 732 872 1169	AppEscrowReq:
VA Appr:	FHA Appr: Y	FNMA Appr:	
AssocFee: \$200/MO	FeeIncl: Common A, Ext Main, Pool, Snow Rem, Trash Re, Water	Management Type: Owner/as	

CommonEle: Associat, Tennis C, Common A, Landscap, Pool

Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	#BsmtBth:
Foyer	1		Living	2		Dining	2		
Kitchen	2		Bedrm:Master	2					1
									#Lvl1Bths:
									#Lvl2Bths:
									#Lvl3Bths:

Interior: Attic, Balcony, Bay/bow, Sliding D, AtPIDn	LR: FLR-W/wCarp, Bay/bow	DR: Slider
Foy: 2-Story, FLR-Ceram	Kit: Newer, FLR-Ceram	MBR: FLR-W/w Carp, Walk-in
GR/FR:	Flr: W/w Carp, Ceramic	Bsmt: Other/SeeRmk
MBA:	Fuel: Electric	WatHt: Electric
HVAC: Ac Units, Elec Bb	Park: Open Lot	Roof: Shingled
Exterior: Terrace	Pool: Y:	SpclNeeds
Gar: None	WtSw: Public Sewer, Public Water	
Lot: T111		
Siding:		
Included: Dishwash, Refriger, Elec Coo, Stove, Microwav, Washer, Dryer, Ac Units, Ceil Fan, Light Fi, Screens		
Excluded:		
Allowable:		

LstOff: (1485) Coldwell Banker Res. Brokerage	Office: (732) 671-1000	Own:
LstAgt: (1505) Nancy Daley	Cell 732-586-4804	OwnPh:
CoOff: ()	Direct (732)796 2548	Discl: Document Link
CoAgt: ()		Owner: Individuals
Comp: SAC: 0 BAC: 2.5-\$50 DDAC: 0 TBC: 2.5-\$50		Ownership Type: Condomin
Bonus: Agncy: SD Typ: ER VRC: N LBox: N IDX: Y		LD-EX: 8/22/2011-N/A
Show: Call Lo, Appt Req: CALL NANCY DALEY @ 732 586 4804 FOR EASY ACCESS		DOM/CDOM: 169/169
AgntNotes: N/A		Fncng: FHA, ConvnI
Short Sale?		Possn: AtClng

SldPrice: \$174,000	DOM: 169	SellOff: (1485) Coldwell Banker Res. Brokerage	Ph: (732) 671-1000
ClseDate: 03/09/2012	DUC: 32	SellAgt: (1505) Nancy Daley	Ph: (732)796 2548
CntrDate: 02/06/2012	SldTrms: Convention	CoSellOf: ()	CoSellAgt: ()
Concessions:	Sales Notes:		

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Status: Closed (7/3/2013) **Cat:** CON **MLS#:** 21301006p
ListPrice: \$184,500
OrigPrice: \$199,900
Bldg Num: D
ApxYrBlt: 1978
ApxSqFt: 0 SqFt
Rooms: 5
Bedrooms: 2
Baths: 1/0
Bsm: N
FP/#: N/0
Garage: N/0 Car(s)
WF: N
WV: Y
WtrTyp: Beachfront, Oceanview, Riverfront, Riverview
Model: Condo
Zoning: Condo
Directions: Route 36 to Portland Rd, to Wyndmoor
Handicap: N
AssgnPkg: Y/

Remarks: Wyndmoor is a hidden pearl in Highlands. High and Dry, complex has private beach and a pier, backs up to 700 acres of Hartshorne Woods with hiking and biking trails, close to NYC Ferry and Sandy Hook Beaches and NJ famous restaurants are minutes away. This 2BR unit has stainless steel appliances, totally updated bath, lots of closets & storage space for your bike. Unit also has a washer/dryer hook up. Seller is willing to sell furniture & washer/dryer to the buyer for additional neg. price.

TaxYr: 2012	LandAsmt: 100,000	NewCnstr:	DeedRestr:
Taxes: \$5,342	ImprAsmt: 109,900	Style: One Lvl Unit, End Unit, Attached	FarmAssd:
SpecAsmt:	TotAsmt: 209,900	AsmtStat: Assessed	
Assoc: Y	AssocMgmt:	MgmtPhone: 732-780-8964	AppEscrowReq:

VA Appr:	FHA Appr:	FNMA Appr:
AssocFee: \$286/MO	FeeIncl: Common A, Ext Main, Snow Rem, Trash Re, Water, Mgmt Fee	Management Type: Prof-off

CommonEle: Associat, Beach Acc, Landscap, Dock, ProfMgmnt

Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	#BsmtBth:
Foyer	3	9x6	Bedrm:Master	3	14x11	Bedroom	3	13x10	#Lvl1Bths:
Living	3	20x12	Dining	3	10x8	EatInKitchn	3	12.5x8	#Lvl2Bths:
									#Lvl3Bths:

Interior:	Sliding D	LR:	FLR-W/wCarp	DR:	FLR-W/w Carp, Slider
Foy:	FLR-Ceram	Kit:	Eat-in, FLR-Ceram, Sliding D	MBR:	FLR-W/w Carp
GR/FR:		Flr:	W/w Carp, Ceramic	Bsm:	Slab
MBA:	FLR-Ceram	Fuel:	Electric	WatHt:	Electric
HVAC:	Cent Air, Fha	Park:	Assgnd	Roof:	Shingled
Exterior:	Priv Sto, Deck	Pool:	N:	SpclNeeds	
Gar:		WtSw:	Public Sewer, Public Water		
Lot:					
Sliding:	Vinyl, Brick				
Included:	Dishwash, Refriger, Elec Coo, Intercom				
Excluded:	PERSONAL BELONGINGS, WASHER/DRYER				
Allowable:	Dogs, Cats, Rentals				

LstOff: (178) Weichert Realtors-Rumson	Office: (732) 747-8282	Own:
LstAgt: (32986) Yelena Milke	Cell 732-895-1638	OwnPh:
CoOff: ()	Direct 732-747-8282x250	Discl: None
CoAgt: ()	Fax 732-747-2094	Owner: Individuals
Comp: SAC: 0 BAC: 2%-\$50 DDAC: 2% TBC: 0		Ownership Type: Condomin
Bonus: Agncy: SD Typ: ER VRC: N LBox: Y IDX: Y		LD-EX: 1/9/2013-N/A
Show: Appt Reg, Lbx-comb, No Sign, Oth/SeeRmk, Text Agent, Call Agent: TEXT, CALL LA LENA 732-895-1638, 2-3 HOURS NEEDED		DOM/CDOM: 121/121

AgntNotes: N/A	Fncng: FHA
Short Sale?	Possn: AtClng

SldPrice: \$175,000	DOM: 121	SellOff: (1969) Coldwell Banker Res. Brokerage	Ph: (732) 842-3200
ClseDate: 07/03/2013	DUC: 54	SellAgt: (31718) Dorothy Pellbring	Ph: 732-842-3200
CntrDate: 05/10/2013	SldTrms: Convention	CoSellOf: ()	CoSellAgt: ()
Concessions:	Sales Notes:		

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PAUL CEFALO WEICHERT REALTORS RUMSON, NJ 732-673-9421

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Status: Closed (10/15/2013) **Cat:** CON **MLS#:** 21237696myd
ListPrice: \$189,900 **OrigPrice:** \$199,900
Bldg Num: 1978 **ApxYrBlt:** 0 SqFt
Rooms: 4 **Bedrooms:** 1
Baths: 1/0 **Bsmt:** N
FP/#: / **Garage:** N/0 Car(s)
WF: Y **WV:** Y
WtrTyp: Oceanview, Riverfront, OthrSeeRmrks
Model: **Handicap:** N
Zoning: Condo **AssgnPkg:** Y/1
Directions: RTE. 36 EAST TO RIGHT ON PORTLAND RD. TO FIRST LEFT AT WYNDMOOR, Bldg B in corner on left

Remarks: High in the Hills of Highlands enjoy a panoramic view of the ocean, river and NY skyline. An updated year round home or great for those summer getaways! Newer Hardwood floors, updated solid wood kitchen and great storage, too. Just steps to the river from your front door or a quick trip over the bridge to the Ocean! You won't be disappointed with the closeness to NYC Ferry Service, too! See Pictures of the interior and come see the best unit and view at Wyndmoor! Close to NYC Ferry as well!

TaxYr: 2011	LandAsmt: 100,000	NewCnstr:	DeedRestr:
Taxes: \$3,832	ImprAsmt: 57,300	Style: One Lvl Unit	FarmAssd:
SpecAsmt:	TotAsmt: 157,300	AsmtStat: Assessed	
Assoc: Y	AssocMgmt:	MgmtPhone: 732-780-8964	AppEscrowReq:

VA Appr:	FHA Appr:	FNMA Appr:
AssocFee: \$215/MO	FeeIncl: Common A, Ext Main, Snow Rem, Trash Re, Mgmt Fee	Management Type: Prof-off

CommonEle: Laundry, Beach Acc, Common A, Landscap, Dock, ProfMgmt

Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	#BsmtBth:
Living	2	18x11	Kitchen	2	11x8	Dining	2	10x8	1
Bedrm:Master	2	13.7x12							

Interior: Sliding D	LR: FLR-Wood, Dec Mold, Built-in	DR: Slider
Foy: FLR-Wood, FLR-W/wCarp	Kit: Newer, FLR-Wood	MBR: FLR-Wood, Walk-in
GR/FR:	Flr: Wood, Ceramic	Bsmt: Other/SeeRmk
MBA: FLR-Ceram, Shower S	Fuel: Electric	WatHt: Electric
HVAC: Cent Air, Fha, 2zone Ac, 2zone Ht	Park: Assgnd	Roof: Shingled
Exterior: Porch/op	Pool: N:	SpclNeeds:
Gar:	WtSw: Public Sewer, Public Water	
Lot:		
Siding: Brick, Cedar		
Included: Dishwash, Refriger, Elec Coo, Washer, Dryer, Light Fi		
Excluded: ALL DRAPERY EXCLUDED.		
Allowable: Dogs, Cats, Rentals		

LstOff: (441) Gloria Nilson & Co. Real Estate	Office: (732) 747-5600	Own: YOUNG, DAVID AND AGNES
LstAgt: (1761) Diane Engemann	Cell: 732-261-0014	OwnPh:
CoOff: (441) Gloria Nilson & Co. Real Estate	Home:	Discl: None
CoAgt: (19762) Ray Goddard		Owner: Individuals
Comp: SAC: 0 BAC: 2.5-\$50 DDAC: 2.5 TBC: 0		Ownership Type: Condomin
Bonus: Agncy: SD Typ: ER VRC: N LBox: Y IDX: Y		LD-EX: 11/8/2012-N/A
Show: Call Lo, Lbx-monm, No Sign, Oth/SeeRmk: CALL DIANE BEFORE SHOWING THEN LBX		DOM/CDOM: 291/291
AgntNotes: N/A		Fncng:
Short Sale?		Possn: Negotiab

SldPrice: \$177,000	DOM: 291	SellOff: (257) Coldwell Banker Res. Brokerage	Ph: (732) 946-9600
ClseDate: 10/15/2013	DUC: 63	SellAgt: (19674) CHRISTINE STEPHAN	Ph: (732) 946-9600ext.251
CntrDate: 08/13/2013	SldTrms: Other	CoSellOf: ()	CoSellAgt: ()
Concessions:	Sales Notes:		

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Status: Closed (9/26/2013) **Cat:** CON **MLS#:** 21325504my
ListPrice: \$175,000 **OrigPrice:** \$175,000
Bldg Num: 1988 **ApxYrBlt:** 0 SqFt
Rooms: 6 **Bedrooms:** 2
Baths: 2/1 **Bsmt:** N
FP/#: /1 **Garage:** Y/1 Car(s)
WF: N **WV:** N
WtrTyp: Handicap: N
AssgnPkg: /2
County: Monmouth **Muni:** HIGHLANDS
Postal: 223 MARINA DR **Address:** HIGHLANDS, NJ 07732
Area/Sec: NONE **Cmplx/Sub:** BAYPOINTE
ParcelID: 00071-73-00007-12 **Lvls/EntFl:** 3/
ElemSch: HIGHLANDS **MiddleSch:** HENRY HUDSON REG
HighSch: HENRY HUDSON **OthElem:** RBC
OthHigh: Townhouse **Style:** Townhouse
Model: **Zoning:** Waterwitch to right on Shore Dr to Marina Dr on left.
Directions:

Remarks: Calling all NYC commuters, first time buyers, and local investors! This 2 bedroom, 2.5 bath multi-level townhome is the deal of the century! Freshly painted and newer carpeting throughout, allows for move in condition and immediate occupancy. One car garage with attached bonus room is an added value. ***FLOOD INSURANCE INCLUDED IN MAINTENANCE FEE!*** Hurry and you can get in just in time for the great weather and enjoy all of the local restaurants and beaches that are just steps away!

TaxYr:	2012	LandAsmt:	80,000	NewCnstr:		DeedRestr:	
Taxes:	\$5,845	ImprAsmt:	159,500	Style:	Townhouse	FarmAssd:	
SpecAsmt:		TotAsmt:	239,500	AsmtStat:			
Assoc:	Y	AssocMgmt:		MgmtPhone:		AppEscrowReq:	
VA Appr:		FHA Appr:		FNMA Appr:			
AssocFee:	\$275/MO	FeeIncl:	Common A, Ext Main, Snow Rem, Trash Re, Mgmt Fee, Fire/lia	Management Type:			

CommonEle:

Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	#BsmtBth:
Foyer	1		Living	2		Kitchen	2		#Lvl1Bths:
Bedrm:Master	3		Bedroom	2		Bonus Room	1		#Lvl2Bths: 1
									#Lvl3Bths: 2

Interior:	Skylight, Sliding D, Recessl, Wall Mir	LR:	FLR-W/wCarp, FP-Gas	DR:	
Foy:	FLR-Ceram	Kit:	Eat-in, Sliding D	MBR:	FLR-W/w Carp, Try/vlt/, Walk-in, Fullbath
GR/FR:		Flr:	W/w Carp, Ceramic	Bsmt:	Slab
MBA:	FLR-Ceram, Whrlpool	Fuel:	Nat Gas	WatHt:	Nat Gas
HVAC:	Cent Air, Fha	Park:	Assgnd	Roof:	
Exterior:	Priv Sto, Deck, Storm Dr, OurdrLtn	Pool:	N:	SpclNeeds	
Gar:	Attached, Dir Entr, Other	WtSw:	Public Sewer, Public Water		
Lot:					
Siding:	Cedar Shake				
Included:					
Excluded:					
Allowable:					

LstOff:	(1485) Coldwell Banker Res. Brokerage	Office:	(732) 671-1000	Own:	TRAFICANTE JOSEPH P TRUST
LstAg:	(1205) Jayne Camlin	Office Ph:	(732) 671-1000	OwnPh:	
CoOff:	()	Cell:	(732) 673-9100	Discl:	Document Link
CoAg:	()	Direct:	732-671-1000	Owner:	Individuals
Comp:	SAC: 0 BAC: 3% - \$50 DDAC: 3% - \$50			Ownership Type:	
	TBC: 3% - \$50			LD-EX:	7/23/2013-N/A
Bonus:	Agency: SD Typ: ER VRC: N LBox: Y IDX: Y			DOM/CDOM:	29/29
Show:	Call Agent:			Fncng:	
AgntNotes:	N/A			Possn:	
Short Sale?	N				

SldPrice:	\$177,500	DOM:	29	SellOff:	(1693) Keller Williams Realty West Monmouth	Ph: (732) 536-9010
ClseDate:	09/26/2013	DUC:	37	SellAg:	(25962) William Hagan	Ph: 732-536-9010
CntrDate:	08/20/2013	SldTrms:	Convention	CoSellOf:	()	CoSellAg: ()
Concessions:	7000	Sales Notes:				

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Status: Closed (2/21/2014) **Cat:** CON **MLS#:** 21332062m
ListPrice: \$195,000 **OrigPrice:** \$195,000
Bldg Num: G **ApxYrBlt:** 1973
ApxSqFt: 954 SqFt **Rooms:** 4
Bedrooms: 1 **Baths:** 1/0
Bsmt: N **FP/#:** N/
Garage: N/0 Car(s) **WF:** N
WV: Y **WtrTyp:** Bayview, Oceanview, Riverview
Model: **Handicap:** N
Zoning: Condo **AssgnPkg:** /
Directions: 36 E TO RIGHT ON MILLER, LEFT ON HIGHLAND, RIGHT ON SOUTH PEAK (GRAND TOUR) LEFT AT TOP OF HILL PASS HIGH SCHOOL TO TWINLIGHTS.

Remarks: AFTER A TOUGH DAY AT WORK RELAX IN YOUR LIVING ROOM WITH DIRECT VIEWS OF THE OCEAN & BEACH A PEACEFUL DINNER SETTING IN YOUR DINING ROOM OVERLOOKING SANDYHOOK & THE ATLANTIC OCEAN. COOL MORNINGS ON YOUR DECK SIPPING COFFEE TAKING IN THE BEAUTY OF A PEACEFUL SUNRISE. THIS UPPER UNIT OFFERS THIS AND MUCH MORE. POOL AND TENNIS COURT HIKING AND BIKING THRU HARTSHORNE WOODS. JUMP THE FERRY TO NYC. ENJOY THE MANY LOCAL RESTAURANTS AND NITE LIFE HIGHLANDS HAS TO OFFER. HIGH ON HILL. NO SANDY DAMAGE

TaxYr:	2012	LandAsmt:	100,000	NewCnstr:	N	DeedRestr:	Y
Taxes:	\$4,484	ImprAsmt:	76,200	Style:	Upr Level, Attached	FarmAssd:	N
SpecAsmt:	N	TotAsmt:	176,200	AsmtStat:	Assessed		
Assoc:	Y	AssocMgmt:	TWINLIGHTS TERRACE ASSOC	MgmtPhone:	732-872-1169	AppEscrowReq:	
VA Appr:		FHA Appr:		FNMA Appr:			
AssocFee:	\$200/MO	FeeIncl:	Common A, Pool, Trash Re, Water, Mgmt Fee	Management Type:	Prof-on		

CommonEle: Associat, Tennis C, Common A, Pool

Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	#BsmtBth:
Living	2	20X13	Dining	2	10X8	Kitchen	2	9X7	0.0
Bedrm:Master	2	13X13	Loft	2		Laundry	2	5X8	0.0
									#Lvl1Bths: 0.0
									#Lvl2Bths: 1
									#Lvl3Bths: 0.0

Interior: Balcony, Sliding D

Foy:		LR:	FLR-W/wCarp	DR:	FLR-W/w Carp, Slider
GR/FR:		Kit:		MBR:	FLR-W/w Carp
MBA:		Flr:	W/w Carp, Ceramic	Bsmt:	Other/SeeRmk
HVAC:	Ac Units, Elec Bb	Fuel:	Electric	WatHt:	Electric
Exterior:	Porch/op, Tennis C				
Gar:	None	Park:		Roof:	Shingled
Lot:		Pool:	Y:	SpclNeeds	
Siding:		WtSw:	Public Sewer, Public Water		
Included:	Refriger, Stove, Ac Units, Ceil Fan, Light Fi, Blinds/Shades				
Excluded:					
Allowable:	Dogs, Cats				

LstOff:	(1987) Kevin Murphy Realty	Office:	(732) 741-3030	Own:	KATIE FOX
LstAg:	(8365) Lynn Pavlis	Cell:	908-902-0134	OwnPh:	
CoOff:	()	Cell:	908-902-0134	Discl:	Office
CoAg:	()			Owner:	Individuals
Comp:	SAC: 0 BAC: 2.5%-\$30 DDAC: 2.5% TBC: 2.5%-\$30			Ownership Type:	Fee Simp
Bonus:	Agncy: SD Typ: ER VRC: N LBox: Y IDX: Y			LD-EX:	9/15/2013-N/A
Show:	Lbx-monm, Call Agent:			DOM/CDOM:	124/124
AgntNotes:	N/A			Fncng:	
Short Sale?	N			Possn:	AtClng

SldPrice:	\$177,500	DOM:	124	SellOff:	(1969) Coldwell Banker Res. Brokerage	Ph:	(732) 842-3200
ClseDate:	02/21/2014	DUC:	37	SellAg:	(18660) Brian Gailbreath	Ph:	732-559-1728
CntrDate:	01/15/2014	SldTrms:	Convention	CoSellOf:	()	CoSellAg:	()
Concessions:		Sales Notes:					

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Status: Closed (9/21/2012) **Cat:** CON **MLS#:** 21217772m
ListPrice: \$199,000 **OrigPrice:** \$199,000
Bldg Num: 1978 **ApxYrBlt:** 0 SqFt
Rooms: 4 **Bedrooms:** 1
Baths: 1/0 **Bsmt:** N
FP/#: N/ **Garage:** N/0 Car(s)
WF: N **WV:** N
WtrTyp: **Handicap:** Y
AssgnPkg: Y/
Directions: ROUTE 36 APPROX 1 MILE NORTH OF SEA BRIGHT AT EASTPOINTE PLAZA

Remarks: Luxury living for a bargain price. Completely renovated lovely hillside unit with custom kitchen, tile bath, freshly painted, new carpeting and carefree laminate flooring. Convenience of your own washer and dryer and walk in closet. All this and 24 hour security, heated pool, exercise with sauna, valet and a fabulous sky top room for entertaining and enjoying panoramic views of New York and the ocean! Only minutes to the ferry to NYC, outstanding restaurants and beaches. Must see!

TaxYr:	2011	LandAsmt:	51,600	NewCnstr:		DeedRestr:				
Taxes:	\$3,807	ImprAsmt:	104,700	Style:	High Rise	FarmAssd:	N			
SpecAsmt:	N	TotAsmt:	156,300	AsmtStat:	Assessed					
Assoc:	Y	AssocMgmt:	WENTWORTH	MgmtPhone:	732-291-9097	AppEscrowReq:				
VA Appr:	Y	FHA Appr:	Y	FNMA Appr:						
AssocFee:	\$377/MO	FeeIncl:	Common A, Ext Main, Pool, Snow Rem, Trash Re, Water	Management Type:	Prof-on, Owner/as					
CommonEle:	Associat, Sec Guar, Tennis C, Exercise, Xtra Sto, Communit, Elevator, Pool, ProfMgmnt									
Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	#BsmtBth:	0.0
Living	1	25X12	Dining	1	10X10	Kitchen	1	101X10	#Lvl1Bths:	1
Bedrm:Master	1	16X12	Laundry	1	5X5				#Lvl2Bths:	0.0
									#Lvl3Bths:	0.0

Interior:

Foy: **LR:** FLR-W/wCarp **DR:** Slider, FLR-Other
GR/FR: **Kit:** Newer, Ctr Isl, Granite Cntr **MBR:** FLR-W/w Carp, Walk-in
MBA: FLR-Ceram, Tub **Flr:** W/w Carp, Laminate **Bsmt:** Other/SeeRmk
HVAC: 2zone Ac, 2zone Ht **Fuel:** Electric **WatHt:** Nat Gas
Exterior: Sprnkler, Tennis C, BBQ, OutdrShwr **Roof:** Flat
Gar: None **Park:** Off Stre, Valet, Visitor, Assgnd **SpclNeeds**
Lot: **Pool:** Y:
Siding: **WtSw:** Public Sewer, Public Water
Included: Dishwash, Refriger, Elec Coo, Microwav, Washer, Dryer, Ac Units
Excluded:
Allowable: Dogs, Cats

LstOff:	(2429) Better Homes Realty	Office:	(732) 291-0070	Own:	MINTZER
LstAgt:	(8550) David Mintzer	Office Ph	(732) 291-0070	OwnPh:	732 872 2878
CoOff:	()	Home	(732) 872-2878	Discl:	None
CoAgt:	()	Office	(732) 391-5130	Owner:	Nj Lic Re
Comp:	SAC: 0 BAC: 2.5-100 DDAC: XXXXX TBC: 2.5-100	Fax	732-640-5470	Ownership Type:	Condomin
Bonus:	Agency: SD Typ: EA VRC: N LBox: N IDX: Y	Cell	732-740-2520	LD-EX:	5/10/2012-N/A
Show:	Appt Req, Oth/SeeRmk: CALL AGENT FOR SHOWING INSTRUCTIONS			DOM/CDOM:	77/77
AgntNotes:	N/A			Fncng:	
Short Sale?				Possn:	AtClsng

SldPrice: \$185,000 **DOM:** 77 **SellOff:** (1485) Coldwell Banker Res. Brokerage **Ph:** (732) 671-1000
CseDate: 09/21/2012 **DUC:** 57 **SellAgt:** (33061) Blanca Merced **Ph:** 732-796-2514
CntrDate: 07/26/2012 **SldTrms:** FHA **CoSellOff:** () **CoSellAgt:** ()
Concessions: **Sales Notes:**

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Status: Closed (6/28/2013) **Cat:** CON **MLS#:** 21311997md
ListPrice: \$195,000 **OrigPrice:** \$195,000
Bldg Num: H **ApxYrBlt:** 1973
ApxSqFt: 0 SqFt **Rooms:** 5
Bedrooms: 1 **Baths:** 1/0
Bsmt: N **FP/#:** N/0
Garage: N/0 Car(s) **WF:** N
WV: Y **WtrTyp:** Oceanview, Riverview
Handicap: N **AssgnPkg:** N/
Zoning: Condo, Resident **Directions:** from 36 S, left on Miller, left on Highland, right on So Peak/Grand Tour left at Henry Hudson RHS, bear left to bldg H

Remarks: IT'S ALL ABOUT THE VIEW! Recently remodeled, open floor plan, neutrally appointed. Stunning newer kitchen. Master bedroom offers double closet plus large walk in. Laundry room with washer and dryer. Full appliance package. It's the WOW factor! Whether year round or weekend retreat. Sellers and lead based paint disclosures to accompany all offers. All neg thru listing agent.

TaxYr: 2012	LandAsmt: 100,000	NewCnstr: N	DeedRestr:
Taxes: \$4,596	ImprAsmt: 80,000	Style: Upr Level, Attached	FarmAssd: N
SpecAsmt: N	TotAsmt: 180,000	AsmtStat:	

Assoc: Y	AssocMgmt: TWINLIGHTS TER CONDO ASN	MgmtPhone: 732 872 1169	AppEscrowReq: Y
VA Appr:	FHA Appr:	FNMA Appr:	
AssocFee: \$215/MO	FeeIncl: Common A, Ext Main, Pool, Snow Rem, Trash Re, Water, Fire/lia	Management Type: Prof-on, Owner/as	

CommonEle: Associat, Tennis C, Pool

Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	#BsmtBth:
Foyer	1		Laundry	2					
Foyer	2		Bedrm:Master	2					
Living	2								1
Dining	2								
Kitchen	2								

Interior: Balcony, Dec Mold, Sliding D, Recessl, AtPIDn
Foy: FLR-Ceram **LR:** FLR-W/wCarp **DR:** FLR-W/w Carp, Slider
GR/FR: **Kit:** Newer, FLR-Ceram **MBR:** FLR-W/w Carp, Walk-in
MBA: **Flr:** W/w Carp, Ceramic, Laminate **Bsmt:** Slab
HVAC: Ac Units, Elec Bb **Fuel:** Electric **WatHt:** Electric
Exterior: OurdrLtnng **Park:** Open Lot **Roof:** Shingled
Gar: None **Pool:** Y: **SpclNeeds**
Lot: **WtSw:** Public Sewer, Public Water
Siding: T111
Included: Dishwash, Refriger, Elec Coo, Stove, Microwav, Washer, Dryer, Ac Units, Ceil Fan, Stove Ho
Excluded:
Allowable: Dogs, Cats

LstOff: (1485) Coldwell Banker Res. Brokerage	Office: (732) 671-1000	Own: DABULIS
LstAg: (1505) Nancy Daley	Cell 732-586-4804	OwnPh:
CoOff: ()	Direct (732) 796 2548	Discl: Document Link
CoAg: ()		Owner: Individuals
Comp: SAC: XXXXX BAC: 2.5-50 DDAC: XXXXX TBC: 2.5-50		Ownership Type: Condomin

Bonus: **Agncy:** SD **Typ:** ER **VRC:** N **LBox:** N **IDX:** Y
Show: Appt Req, Sign: FOR EASY ACCESS CALL NANCY DALEY @732 586 4804

AgntNotes: N/A
Short Sale? N

Fncng:
Possn: Negotiab, AtClsng, Immed

SldPrice: \$186,250	DOM: 25	SellOff: (172) Weichert Realtors-Middletown	Ph: (732) 671-8000
ClseDate: 06/28/2013	DUC: 55	SellAg: (30948) Michael Smith	Ph: (732) 706-1961 x119
CntrDate: 05/04/2013	SldTrms: Convention	CoSellOf: ()	CoSellAg: ()
Concessions:	Sales Notes:		

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Status: Closed (1/29/2013) **Cat:** CON **MLS#:** 21205987md
ListPrice: \$235,000 **OrigPrice:** \$249,900
Bldg Num: 2004 **ApxYrBlt:** 2004
ApxSqFt: 1,440 SqFt **Rooms:** 6
Bedrooms: 2 **Baths:** 2/1
Bsmt: N **FP/#:** Y/1
Garage: Y/2 Car(s) **WF:** N
WV: Y **WtrTyp:** Bayfront
County: Monmouth **Muni:** HIGHLANDS
Postal: 39-D JACKSON ST **Address:** HIGHLANDS, NJ 07732
Area/Sec: NONE **Cmplx/Sub:** NONE
ParcelID: 00045--0000-00002 **Lvls/EntFl:** 3/
ElemSch: HIGHLANDS **MiddleSch:** HENRY HUDSON REG
HighSch: HENRY HUDSON **OthElem:**
OthHigh:
Style: Townhouse, End Unit, Attached
Model:
Zoning: Condo **Handicap:** N
Directions: Rte 36, turn before Sandy Hook Bridge to Bay Ave to right on Jackson St. **AssgnPkg:** /

Remarks: Great, carefree summer retreat or enjoy the Jersey Shore year round. Young condo is one of 4 units conveniently located near Sandy Hook, Seastreak Ferry & approx. 20 restaurants in downtown Highlands. Updates throughout, vaulted ceilings, oversized deck, open flr plan. Office Nook in MBR. Views of the water from 2nd flr BR, deck & enjoy gorgeous sunsets over the Twin Lights from MBR. Closet organizers, storage rm, 2 car d/e garage w/plenty of storage. Newer Hi-eff. furnace & wired for FIOS.

TaxYr: 2011	LandAsmt: 115,000	NewCnstr: N	DeedRestr:
Taxes: \$6,940	ImprAsmt: 169,900	Style: Townhouse, End Unit, Attached	FarmAssd:
SpecAsmt:	TotAsmt: 284,900	AsmtStat: Assessed	

Assoc: Y	AssocMgmt: HIGHLANDS ON CENTER	MgmtPhone: 732--291-3819	AppEscrowReq:
-----------------	---------------------------------------	---------------------------------	----------------------

VA Appr:	FHA Appr:	FNMA Appr:
AssocFee: \$175/MO	FeeIncl: Common A, Ext Main, Mgmt Fee, Fire/lia	Management Type: Owner/as

CommonEle: Common A, Landscap

Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	#BsmtBth:
Foyer	1		Living	2	15x15	Dining	2	15x9	#Lvl1Bths:
Kitchen	2	12x10	Office	3	7x6	Bedrm:Master	3	13x12	#Lvl2Bths:
Bedroom	3	17x10	WorkRoom	1					#Lvl3Bths:

Interior: Attic, Balcony, Bay/bow, Sliding D, Ceil 9ft/1, Ceil 9ft/2	DR: FLR-W/w Carp, Bay/Bow, Slider, FP-Gas
Foy: FLR-Ceram	MBR: FLR-W/w Carp, Walk-in, Fullbath
GR/FR:	Bsmt: Slab
MBA: FLR-Ceram	WatHt: Nat Gas
HVAC: Cent Air, Fha	
Exterior: Deck, Porch/en, Sprnkler, Terrace, Storm Dr, Fence, OurdrLtn	Roof: Shingled
Gar: Attached, Heat Gar, Ovrszd	SpclNeeds:
Lot:	
Siding: Vinyl	
Included: Dishwash, Refriger, Stove, Microwav, Washer, Dryer, Wdw Trmt, Ceil Fan, Light Fi, Gdo, Screens, Stove Ho	
Excluded:	
Allowable: Dogs, Cats	

LstOff: (442) Gloria Nilson & Co. Real Estate	Office: (732) 842-6009	Own: PATRICIA A MCKEON
LstAgt: (19907) Susan Svikhart	Cell: (732) 859-7042	OwnPh:
CoOff: ()	Office Ph: (732) 842-6009	Discl: Document Link
CoAgt: ()	Voice Mail:	Owner: Individuals
Comp: SAC: 0 BAC: 3%-\$50. DDAC: 3% TBC: 0	Direct: (732) 842-6009	Ownership Type: Condomin
Bonus: Agncy: SD Typ: ER VRC: N LBox: N IDX: Y	Fax: (732) 842-7524	LD-EX: 2/15/2012-N/A
Show: Call Lo, Appt Req, Nego/lb:		DOM/CDOM: 149/149
AgntNotes: N/A		Fncng:
Short Sale?		Possn: AtClng

SldPrice: \$187,000	DOM: 149	SellOff: (442) Gloria Nilson & Co. Real Estate	Ph: (732) 842-6009
ClseDate: 01/29/2013	DUC: 200	SellAgt: (19907) Susan Svikhart	Ph: (732) 842-6009
CntrDate: 07/13/2012	SldTrms: Cash	CoSellOf: ()	CoSellAgt: ()
Concessions:	Sales Notes:		

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Status: Closed (6/28/2013) **Cat:** CON **MLS#:** 21233206m
ListPrice: \$199,900
OrigPrice: \$219,000
Bldg Num:
ApxYrBlt:
ApxSqFt: 0 SqFt
Rooms: 5
Bedrooms: 2
Baths: 2/0
Bsmt: N
FP/#: /
Garage: Y/1 Car(s)
WF: N
WV: Y
WtrTyp: Bayview, OthrSeeRmrks
Handicap: Y
AssgnPkg: Y/
County: Monmouth
Muni: HIGHLANDS
Postal: 1-810 SCENIC DR
Address: HIGHLANDS, NJ 07732
Area/Sec: NONE
Cmplx/Sub: EASTPOINTE
ParcelID: 106-1-810- 810
Lvls/EntFl: 1/
ElemSch: HIGHLANDS
MiddleSch: HENRY HUDSON REG
HighSch: HENRY HUDSON
OthElem:
OthHigh: RBC
Style: High Ris
Model:
Zoning: Condo
Directions: Route 36 approx 1 mile from Sandy Hook/Sea Bright Bridge at Eastpointe Plaza

Remarks: Magnificent Hi-Rise Building Towering Over the Atlantic Ocean and New York Skyline! Incredible price for a TWO bedroom unit. Unit offers two full baths, private balcony, washer and dryer, individual zoneline heating and air conditioning, garage parking and access to a sky top clubroom with panoramic views for fabulous entertaining. Building amenities include 24 hour security, newly renovated gym, valet, heated pool, tennis and so much more. Bring your decorating ideas to this incredible bargain!

TaxYr: 2011	LandAsmt: 68,800	NewCnstr:	DeedRestr: N
Taxes: \$4,832	ImprAsmt: 139,800	Style: High Rise	FarmAssd: N
SpecAsmt: N	TotAsmt: 208,600	AsmtStat: Assessed	

Assoc: Y	AssocMgmt: WENTWORTH	MgmtPhone: 732 291 0291	AppEscrowReq:
VA Appr: Y	FHA Appr: Y	FNMA Appr:	
AssocFee: \$495/MO	FeeIncl: Common A, Ext Main, Pool, Snow Rem, Trash Re, Water	Management Type: Prof-on, Owner/as	

CommonEle: Associat, Sec Guar, Tennis C, Exercise, Xtra Sto, Communit, Elevator, Pool, ProfMgmt

Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	#BsmtBth:
Living	1	12x18	Kitchen	1	10x10	Dining	1	10x10	#Lvl1Bths:
Laundry	1	5x5	Bedrm:Master	1	16x12	Bedroom	1	15x12	#Lvl2Bths:
									#Lvl3Bths:

Interior: Sliding D, Wall Mir	LR:	DR:
Foy:	Kit:	MBR:
GR/FR:	Flr:	Bsmt: Other/SeeRmk
MBA:	Fuel: Electric	WatHt: Nat Gas
HVAC: 3+zon Ac	Off Str: Undergro, Valet, Visitor, Assgnd	Roof: Flat
Exterior: Sprnkler, Tennis C, BBQ, OutdrShwr	Pool: Y:	SpclNeeds
Gar: Detached	WtSw: Public Sewer, Public Water	
Lot:	Included: Dishwash, Refriger, Elec Coo, Washer, Dryer, Ac Units	
Siding:	Excluded:	
Allowable: Dogs, Cats		

LstOff: (2532) Better Homes Realty	Office: (732) 842-5656	Own: GRABARZ
LstAgt: (8550) David Mintzer	Office Ph: (732) 842-5656	OwnPh: 732 872 2878
CoOff: (2532) Better Homes Realty	Home: (732) 872-2878	Discl: Office
CoAgt: (10197) Valerie Mintzer	Office: (732) 842-8055	Owner: Individuals
	Fax: 732-640-5470	Ownership Type: Condomin
Comp: SAC: 0 BAC: 2.5-100 DDAC: XXXXXX TBC: 2.5-100	Cell: 732-740-2520	LD-EX: 9/21/2012-N/A
Bonus: Agncy: SD Typ: ER VRC: N LBox: N IDX: Y		DOM/CDOM: 200/200
Show: Call Lo, Oth/SeeRmk: CALL AGENT. EASY TO SHOW.		Fncng:
AgntNotes: N/A		Possn: Negotiab
Short Sale?		

SldPrice: \$190,000	DOM: 200	SellOff: (2532) Better Homes Realty	Ph: (732) 842-5656
ClseDate: 06/28/2013	DUC: 91	SellAgt: (10197) Valerie Mintzer	Ph: 732-872-2878
CntrDate: 03/29/2013	SldTrms: Convention	CoSellOf: ()	CoSellAgt: ()
Concessions:	Sales Notes:		

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Status: Closed (4/23/2012) **Cat:** CON **MLS#:** 21201834md
ListPrice: \$199,000 **OrigPrice:** \$199,000
Bldg Num: 1973 **ApxYrBlt:** 954 SqFt
Rooms: 4 **Bedrooms:** 1
Baths: 1/0 **Bsmt:** N
FP/#: N/0 **Garage:** N/0 Car(s)
WF: N **WV:** Y
WtrTyp: Bayview, Oceanview
Handicap: N **AssgnPkg:** Y/1
County: Monmouth **Muni:** HIGHLANDS
Postal: 10-B10 OCEANVIEW TER
Address: HIGHLANDS, NJ 07732
Area/Sec: NONE
Cmplx/Sub: TWINLIGHTS
ParcelID: 00011-02-00010-
Lvls/EntFl: 1/
ElemSch: HIGHLANDS
MiddleSch: HENRY HUDSON REG
HighSch: HENRY HUDSON
OthElem:
OthHigh:
Style: Upr Leve, Attached
Model:
Zoning: Resident
Directions: Portland Road to Hillside Avenue, Left on Oceanview Terrace Park in Space #27

Remarks: Incredible ocean views and FHA approved means qualified buyers can purchase with as little as 3.5% down payment! Newer kitchen with granite counters, newer bath, spacious living room and master bedroom, separate laundry room with washer and dryer and more! Balcony offers additional views of ocean, Sandy Hook, Association pool and tennis court! Move-in and enjoy, nothing to do. Easy access to Manhattan ferry, close proximity to area beaches and nearby restaurants. Come live where others vacation!

TaxYr: 2011	LandAsmt: 100,000	NewCnstr: N	DeedRestr: N
Taxes: \$4,424	ImprAsmt: 81,600	Style: Upr Level, Attached	FarmAssd: N
SpecAsmt: N	TotAsmt: 181,600	AsmtStat: Assessed	

Assoc: Y	AssocMgmt: TWINLIGHTS TERRACE	MgmtPhone: 732-872-1169	AppEscrowReq:
VA Appr:	FHA Appr: Y	FNMA Appr:	
AssocFee: \$191/MO	FeeIncl: Common A, Pool	Management Type: Owner/as	
CommonEle: Tennis C, Common A, Landscap, Pool			

Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	#BsmtBth	0.0
Foyer	2	13x7	Living	2	20x14	Dining	2	10x8	#Lvl1Bths	0.0
Kitchen	2	9x7	Bedrm:Master	2	13x12				#Lvl2Bths	1
									#Lvl3Bths	

Interior: Attic, Balcony, Sliding D	LR: FLR-W/wCarp	DR: FLR-W/w Carp, Slider
Foy: Closet(s), FLR-Oth	Kit: Newer, FLR-Ceram, Granite Cntr	MBR: FLR-W/w Carp, Walk-in
GR/FR:	Flr: W/w Carp, Ceramic, Oth/SeeRmk	Bsmt: Other/SeeRmk
MBA:	Fuel: Electric	WatHt: Electric
HVAC: Ac Units, Elec Bb, 3+zon Ht	Park: Open Lot, Visitor, Assgnd	Roof: Shingled
Exterior: Tennis C, Terrace, Storm Dr, OurdrLtng	Pool: Y:	SpclNeeds
Gar: None	WtSw: Public Sewer, Public Water	
Lot:		
Siding: Wood		
Included: Dishwash, Refriger, Elec Coo, Stove, Self/con, Microwav, Washer, Dryer, Ac Units, Wdw Trmt, Track Li, Screens		
Excluded: NONE		
Allowable:		

LstOff: (1544) RE/MAX Paradigm Realty Group	Office: (732) 212-9900	Own: ROBERT G & MICHELLE LOUDEN
LstAgt: (3942) Kenneth Walker	Direct: 732-212-9900 X310	OwnPh:
CoOff: ()	Cell: 732-245-9245	Discl: Document Link
CoAgt: ()		Owner: Individuals
Comp: SAC: 2.5%-\$100 BAC: 2.5%-\$100		Ownership Type: Condomin
DDAC: 2.5%-\$100 TBC: 2.5%-\$100		LD-EX: 1/30/2012-N/A
Bonus: 0 Agency: SD Typ: ER VRC: N LBox: Y		DOM/CDOM: 9/9
IDX: Y		
Show: Call Lo, Vacant, Nego/lb, Lbx-monm, No Sign: CALL AGENT, LEAVE MESSAGE, USE LOCKBOX.		
AgntNotes: N/A	Fncng: FHA, VA, Convnl	
Short Sale?	Possn: Negotiab, AtClng, Immed	

SldPrice: \$190,000	DOM: 9	SellOff: (1112) Heritage House Sotheby's Int'l	Ph: (732) 842-3434
ClseDate: 04/23/2012	DUC: 75	SellAgt: (26095) Dianna Olson	Ph: 732-842-3434 EXT1456
CntrDate: 02/08/2012	SldTrms: FHA	CoSellOff: ()	CoSellAgt: ()
Concessions:	Sales Notes:		

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Status: Closed (10/4/2013) **Cat:** CON **MLS#:** 21314714my
ListPrice: \$240,000 **OrigPrice:** \$240,000
Bldg Num: I **ApxYrBlt:** 1973
ApxSqFt: 0 SqFt **Rooms:** 4
Bedrooms: 1 **Baths:** 1/0
Bsmt: N **FP/#:** N/
Garage: N/0 Car(s) **WF:** N
WV: Y **WtrTyp:**
Handicap: N **AssgnPkg:** /
County: Monmouth **Muni:** HIGHLANDS
Postal: 7 TWINLIGHTS CT **Address:** HIGHLANDS, NJ 07732
Area/Sec: NONE **Cmplx/Sub:** TWINLIGHTS
ParcelID: 00011-08-00007- **Lvls/EntFl:** 2/
ElemSch: HIGHLANDS **MiddleSch:** HENRY HUDSON REG
HighSch: HENRY HUDSON **OthElem:** MOTHER TERES
OthHigh: **Style:** Upr Leve, Attached
Model: **Zoning:** Condo
Directions: Rt on Miller, first Left at Highland, Rt on South Peak to end left turn into complex

Remarks: Breath taking water views of the ocean and bay from living room, dining room & private balcony of this upper level condo. Master bedroom w/ 2 closets lend to endless possibilities, one walkin closet would make a cozy office. Large laundry room w/ ample storage. Near great beaches, restaurants and high speed ferry in the heart of it all, yet in a quiet neighborhood with a pool & tennis courts! Private garden entrance! (Freshly painted, NEW washer, NEW HWH and NEW heavy duty AC in living room)

TaxYr: 2012	LandAsmt: 100,000	NewCnstr:	DeedRestr:
Taxes: \$4,484	ImprAsmt: 76,200	Style: Upr Level, Attached	FarmAssd:
SpecAsmt:	TotAsmt: 176,200	AsmtStat: Assessed	

Assoc: Y	AssocMgmt:	MgmtPhone:	AppEscrowReq:
VA Appr:	FHA Appr:	FNMA Appr:	
AssocFee: \$193/MO	FeeIncl: Common A, Ext Main, Pool, Snow Rem, Mgmt Fee	Management Type:	
CommonEle: Tennis C, Pool			

<u>Room Type</u>	<u>Lvl</u>	<u>Dimnsns</u>	<u>Room Type</u>	<u>Lvl</u>	<u>Dimnsns</u>	<u>Room Type</u>	<u>Lvl</u>	<u>Dimnsns</u>	<u>#BsmtBth:</u>
Foyer	2		Kitchen	2	9x9	Living	2	14x19	
Bedrm:Master	2	19x14	Dining	2					1
									<u>#Lvl1Bths:</u>
									<u>#Lvl2Bths:</u>
									<u>#Lvl3Bths:</u>

Interior: At/Oth	LR: FLR-W/wCarp	DR:
Foy:	Kit:	MBR: FLR-W/w Carp
GR/FR:	Flr:	Bsmt: Slab
MBA:	Fuel: Electric	WatHt: Electric
HVAC: Ac Units	Park: Open Lot, Visitor	Roof:
Exterior: Terrace	Pool: Y:	SpclNeeds
Gar:	WtSw: Public Sewer, Public Water	
Lot:		
Siding:		
Included:		
Excluded:		
Allowable:		

LstOff: (2187) Shore Homes Shirvanian Realty	Office: (732) 870-2700	Own: ESTATE OF MCGOWAN
LstAg: (35061) Laura Murphy	Office Ph: (732) 870-2700	OwnPh:
CoOff: ()	Cell: (732) 921-8299	Discl: Office
CoAg: ()		Owner: Estate
Comp: SAC: - BAC: 2.5-100 DDAC: - TBC: 2.5-100		Ownership Type:
Bonus: Agncy: SA Typ: ER VRC: N LBox: Y IDX: Y		LD-EX: 4/30/2013-N/A
Show: Vacant, Lbx-monm:		DOM/CDOM: 147/147
AgntNotes: N/A		Fncng:
Short Sale?		Possn:

SldPrice: \$195,000	DOM: 147	SellOff: (1969) Coldwell Banker Res. Brokerage	Ph: (732) 842-3200
ClseDate: 10/04/2013	DUC: 0	SellAg: (31718) Dorothy Pellbring	Ph: 732-842-3200
CntrDate: 10/04/2013	SldTrms: Cash	CoSellOff: ()	CoSellAg: ()
Concessions:	Sales Notes:		

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PAUL CEFALO WEICHERT REALTORS RUMSON, NJ 732-673-9421

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Status: Closed (2/27/2014) **Cat:** CON **MLS#:** 21336690md
ListPrice: \$209,000 **OrigPrice:** \$209,000
Bldg Num: **ApxYrBlt:** 0 SqFt
Rooms: 5 **Bedrooms:** 2
Baths: 1/0 **Bsmt:** Y
FP/#: N/0 **Garage:** N/0 Car(s)
WF: Y **WV:** Y
WtrTyp:
Handicap: N **AssgnPkg:** /
County: Monmouth **Muni:** HIGHLANDS
Postal: 200-12A PORTLAND RD
Address: HIGHLANDS, NJ 07732
Area/Sec: NONE
Cmplx/Sub: WYNDMOOR
ParcelID: 1-01-15-
Lvls/EntFl: 1/
ElemSch: HIGHLANDS
MiddleSch: HENRY HUDSON REG
HighSch: HENRY HUDSON
OthElem:
OthHigh:
Style: Attached
Model:
Zoning:
Directions: Rt 36 to Portland Rd to Wyndmoor

Remarks: A+ A Bldg Million dollar views all year Have fun in the sun with access to your own beach with benches and picnic tables. Watch the boats go by. High in the hills of Highlands. Off the beaten track yet Within minutes of NY ferry, restaurants, beaches, and shopping, Upper floor unit with TWO BEDROOMS and great water views. Sliding doors from dining area to balcony. Sit at your kitchen table and enjoy the view. Double sinks in bathroom. New Roof. Dock to be replaced A great place to live.

TaxYr: 2012	LandAsmt: 140,000	NewCnstr:	DeedRestr:
Taxes: \$5,988	ImprAsmt: 95,300	Style: Attached	FarmAssd:
SpecAsmt:	TotAsmt: 235,300	AsmtStat:	

Assoc: Y	AssocMgmt: SURFSITE MANAGEMENT	MgmtPhone: 732-455-5496	AppEscrowReq:
-----------------	---------------------------------------	--------------------------------	----------------------

VA Appr:	FHA Appr:	FNMA Appr:
AssocFee: \$287/MO	FeeIncl: Common A, Ext Main, Snow Rem, Trash Re	Management Type:

CommonEle:

Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	#BsmtBth:
Living	2	20x12	Dining	2	10x8.5	Kitchen	2	13x8	
Bedrm:Master	2	14x11	Bedroom	2	13x10				1

Interior:

Foy:	LR: FLR-W/wCarp	DR:
GR/FR:	Kit: FLR-Wood	MBR: FLR-W/w Carp
MBA:	Flr: Wood, W/w Carp	Bsmt: Full
HVAC: Fha	Fuel: Electric	WatHt: Electric

Exterior:

Gar: Share St	Park: Visitor, Assgnd	Roof:
Lot:	Pool: N:	SpclNeeds
Siding:	WtSw: Public Sewer, Public Water	

Included:

Excluded:

Allowable:

LstOff: (443) Gloria Nilson & Co. Real Estate	Office: (732) 530-2800	Own: WITHHELD
LstAgt: (1894) Valerye Forrest	Office Ph: (732) 530-2800	OwnPh: WITHHELD

CoOff: ()	Office Fax: (732) 758-9507	Discl: Document Link
------------------	-----------------------------------	-----------------------------

CoAgt: ()	Cell: 908-415-1990	Owner: Individuals
Comp: SAC: XXXX BAC: 2.5%-\$50 DDAC: 2.5% TBC: XXXX		Ownership Type: Condomin

Bonus: Agncy: SD Typ: ER VRC: N LBox: Y IDX: Y	LD-EX: 10/23/2013-N/A
Show: Vacant, Lbx-monm, Call Agent: CALL FOR AVAILABILITY THEN USE LOCKBOX	DOM/CDOM: 97/97

AgntNotes: N/A	Fncng:
Short Sale?	Possn: AtClng

SldPrice: \$195,000	DOM: 97	SellOff: (178) Weichert Realtors-Rumson	Ph: (732) 747-8282
ClseDate: 02/27/2014	DUC: 30	SellAgt: (15474) Joan Kiley	Ph: (732) 747-8282
CntrDate: 01/28/2014	SldTrms: Convention	CoSellOf: ()	CoSellAgt: ()
Concessions:	Sales Notes:		

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Status: Closed (11/7/2013) **Cat:** CON **MLS#:** 21317846myd
ListPrice: \$215,000
OrigPrice: \$249,000
Bldg Num: B
ApxYrBlt: 1978
ApxSqFt: 0 SqFt
Rooms: 5
Bedrooms: 2
Baths: 1/0
Bsmt: N
FP/#: N/
Garage: N/0 Car(s)
WF: N
WV: Y
WtrTyp: Riverview
Handicap: N
AssgnPkg: Y/1
Directions: Hwy 36 East, right onto Portland Rd to #200 (Wyndmoor)

Remarks: Affordable, water view, spacious 2BR condo recently renovated and having hardwood floors w/new sub floors, an updated kitchen w/a sea glass back splash, Kohler farm sink, pantry, dishwasher, stainless steel appliances and granite countertops, a remodeled bathroom w/soaking tub, newer windows, wooden blinds in bedrms, and a Bosch ventless washer dryer right in unit is being offered in desirable "Building B" at the Wyndmoor having its own beach & backing up to Hartshorne Woods for total privacy.

TaxYr:	2012	LandAsmt:	100,000	NewCnstr:		DeedRestr:	
Taxes:	\$4,970	ImprAsmt:	95,300	Style:	Attached	FarmAssd:	
SpecAsmt:		TotAsmt:	195,300	AsmtStat:			
Assoc:	Y	AssocMgmt:		MgmtPhone:		AppEscrowReq:	
VA Appr:		FHA Appr:		FNMA Appr:			
AssocFee:	\$286/MO	FeeIncl:	Common A, Snow Rem, Trash Re, Water	Management Type:			
CommonEle:	Laundry, Beach Acc, Xtra Sto, Common A, Dock, ProffMgmt						

Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	#BsmtBth:
Foyer	1	13x5	Dining	1	10x8	Bedrm:Master	1	13x11	#Lvl1Bths:
Living	1	15x11	Kitchen	1	12x8	Bedroom	1	13x10	#Lvl2Bths:
									#Lvl3Bths:

Interior: Balcony, Sliding D, Wall Mir
Foy: FLR-Wood, Closet(s)
GR/FR: FLR-Wood
MBA: FLR-Ceram, Tub
HVAC: Cent Air
Exterior: Oth/See Rmks
Gar: None
Lot: Brick
Siding: Dishwash, Refriger, Stove, Microwav, Washer, Dryer, Ceil Fan, Light Fi, Stove Ho, Blinds/Shades
Included: PERSONAL ITEMS
Excluded: Dogs, Cats, Rentals
Allowable: Dogs, Cats, Rentals
LR: FLR-Wood
Kit: Newer, FLR-Wood, Pantry, Granite Cntr
Flr: Wood, Ceramic
Fuel: Electric
Park: Off Stre, Visitor, Assgnd
Pool: N:
WtSw: Public Sewer, Public Water
DR: FLR-Wood, Slider
MBR: FLR-Wood
Bsmt: Other/SeeRmk
WatHt: Electric
Roof: Shingled
SpclNeeds:

LstOff:	(1434) Resources Real Estate	Office:	(732) 212-0440	Own:	WITHHELD
LstAgt:	(29678) Michele Coyle	Cell:	732-977-8786	OwnPh:	
CoOff:	()	Office:	(732) 212-0440	Discl:	Document Link
CoAgt:	U	Ph:		Owner:	Individuals
Comp:	SAC: * BAC: 2%-\$100 DDAC: * TBC: *	Office:	(732) 212-0450	Ownership Type:	Condomin
Bonus:	Agncy: SD Typ: ER VRC: N LBox: Y IDX: Y	Fax:		LD-EX:	5/22/2013-N/A
Show:	Vacant, Appt Req, Lbx-monm, No Sign, Text Agent, Call Agent: MUST HAVE CONFIRMED APPOINTMENT BEFORE SHOWING			DOM/CDOM:	152/152
AgntNotes:	N/A			Fncng:	Convnl
Short Sale?	N			Possn:	AtClng

SldPrice:	\$195,630	DOM:	152	SellOff:	(360) Heritage House Sotheby's Int'l Ph:(732) 615-9898
ClseDate:	11/07/2013	DUC:	17	SellAgt:	(8499) Susan Crowe Ph:732-615-9898 EXT. 2119
CntrDate:	10/21/2013	SldTrms:	Cash	CoSellOf:	() CoSellAgt:()
Concessions:		Sales Notes:			

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Status: Closed (2/18/2014) **Cat:** CON **MLS#:** 21327410m
ListPrice: \$195,000 **OrigPrice:** \$195,000
Bldg Num: A **ApxYrBlt:** 1975
ApxSqFt: 0 SqFt **Rooms:** 6
Bedrooms: 2 **Baths:** 1/1
Bsmt: N **FP/#:** N/
Garage: N/O Car(s) **WF:** N
WV: Y **WtrTyp:**
Handicap: N
AssgnPkg: /
Directions: Hwy 36 to Portland Rd to Hillside to Oceanview Terrace

Remarks: Enjoy peaceful sunrises from the large deck of this spacious 2 bedroom 2 level townhouse. Just over the bridge from Sandy Hook with some views of NYC skyline. Unit has a new hot water heater. The complex has large pool and tennis courts. Pets are welcome. Easy commute to NYC via ferry. Short sale and subject to third party approval.

TaxYr: 2012	LandAsmt: 130,000	NewCnstr:	DeedRestr:
Taxes: \$5,815	ImprAsmt: 98,500	Style: Attached	FarmAssd:
SpecAsmt:	TotAsmt: 228,500	AsmtStat:	

Assoc: Y	AssocMgmt:	MgmtPhone:	AppEscrowReq:
VA Appr:	FHA Appr:	FNMA Appr:	
AssocFee: \$282/MO	FeeIncl: Common A, Ext Main, Pool, Snow Rem, Trash Re, Mgmt Fee, Rec Faci	Management Type:	

CommonEle: Tennis C, Pool

Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	#BsmtBth:	#Lvl1Bths:	#Lvl2Bths:	#Lvl3Bths:
------------------	------------	----------------	------------------	------------	----------------	------------------	-------------------	-------------------	-------------------

Interior:	Balcony, Sliding D	LR:	FLR-W/wCarp	DR:	FLR-W/w Carp
Foy:		Kit:	FLR-Lin/Vy	MBR:	FLR-W/w Carp
GR/FR:		Flr:		Bsmt:	Slab
MBA:		Fuel:	Electric	WatHt:	Electric
HVAC:	Ac Units, 3+zon Ht	Park:	Assgnd	Roof:	
Exterior:	Patio, Tennis C	Pool:	Y:	SpclNeeds	
Gar:		WtSw:	Public Sewer, Public Water		
Lot:					
Siding:					
Included:					
Excluded:					
Allowable:					

LstOff: (1969) Coldwell Banker Res. Brokerage	Office: (732) 842-3200	Own: JOHN J DAVEY
LstAgt: (31718) Dorothy Pellbring	Cell 732-236-6205	OwnPh:
CoOff: ()	Office (732) 842-3200	Discl: Office
	Ph	
	Fax (862) 345-2288	Owner: Individuals
CoAgt: ()		Ownership Type:
Comp: SAC: 3 BAC: 3.0-\$50 DDAC: 3%-\$50 TBC: 3%-\$50		
Bonus: Agncy: SD Typ: ER VRC: N LBox: Y IDX: Y		LD-EX: 8/7/2013-N/A
Show: Appt Req, Lbx-monm, Call Agent:		DOM/CDOM: 122/122
AgntNotes: N/A		Fncng:
Short Sale? Y		Possn:

SldPrice: \$200,000	DOM: 122	SellOff: (178) Weichert Realtors-Rumson	Ph: (732) 747-8282
ClseDate: 02/18/2014	DUC: 95	SellAgt: (13831) Robert Levenson	Ph: (732) 747-8282 EXT.123
CntrDate: 11/15/2013	SldTrms: Cash	CoSellOf: ()	CoSellAgt: ()
Concessions:	Sales Notes:		

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Status:	Closed (10/18/2013)	Cat:	CON	MLS#:	21327210m
County:	Monmouth	ListPrice:	\$224,900	OrigPrice:	\$239,900
Muni:	HIGHLANDS	Bldg Num:		ApxYrBlt:	
Postal:	<u>8-F HILLSIDE CT</u>	ApxSqFt:	1,536 SqFt	Rooms:	5
Address:	HIGHLANDS, NJ 07732	Bedrooms:	2	Baths:	1/1
Area/Sec:	NONE	Bsmt:	N	FP/#:	Y/1
Cmplx/Sub:	TWINLIGHTS	Garage:	N/0 Car(s)	WF:	N
ParcelID:	<u>11--8-</u>	WV:	N	WtrTyp:	
Lvs/EntFl:	2/	Handicap:	N	AssgnPkg:	Y/1
ElemSch:					
MiddleSch:					
HighSch:					
OthElem:					
OthHigh:					
Style:	Multi-le				
Model:					
Zoning:					
Directions:	On Hillside Court				

Remarks: Enter into this duplex unit to the Living room, half bath, kitchen and dining room. Sliders to balcony with Beautiful views. Downstairs is the full bath, large hallway closet and two bedrms plus another balcony.

TaxYr:	2012	LandAsmt:	130,000	NewCnstr:		DeedRestr:	
Taxes:	\$6,200	ImprAsmt:	240,300	Style:	Multi-level	FarmAssd:	
SpecAsmt:		TotAsmt:	370,300	AsmtStat:			
Assoc:	Y	AssocMgmt:	TWIN LIGHTS CONDO ASSOC	MgmtPhone:	732-872-1169	AppEscrowReq:	
VA Appr:		FHA Appr:		FNMA Appr:			
AssocFee:	\$282/MO	FeeIncl:	Common A	Management Type:			
CommonEle:							

Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	#BsmtBth:
									#Lvl1Bths:
									#Lvl2Bths:
									#Lvl3Bths:

Interior:

Foy:		LR:		DR:	
GR/FR:		Kit:		MBR:	
MBA:		Flr:		Bsmt:	Slab
HVAC:	Ac Units	Fuel:	Electric	WatHt:	Electric
Exterior:	Porch/op				
Gar:		Park:		Roof:	
Lot:		Pool:	N:	SpclNeeds	
Siding:		WtSw:	Public Sewer, Public Water		

Included:

Excluded:

Allowable:

LstOff:	(2360) Joseph A Del Forno, Inc	Office:	(732) 363-1046	Own:	
LstAg:	(29890) Vanna Frosoni	Direct		OwnPh:	
CoOff:	()	Cell	732-363-1046	Discl:	None
CoAg:	()			Owner:	Corporate
Comp:	SAC: 3% BAC: 3% DDAC: 3% TBC: 3%			Ownership Type:	Condomin
Bonus:	Agency: SA Typ: ER VRC: N LBox: Y IDX: Y			LD-EX:	8/2/2013-N/A
Show:	Lbx-comb: USE COMBO BOX CODE 4723			DOM/CDOM:	78/78
AgntNotes:	N/A			Fncng:	
Short Sale?				Possn:	AtClng

SldPrice:	\$201,000	DOM:	78	SellOff:	(09990) NON MEMBER	Ph:	
ClseDate:	10/18/2013	DUC:	6	SellAg:	(09990) NON MEMBER	Ph:	
CntrDate:	10/12/2013	SldTrms:	Cash	CoSellOf:	()	CoSellAg:	()
Concessions:		Sales Notes:					

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Status: Closed (9/19/2012) **Cat:** CON **MLS#:** 21212031md
ListPrice: \$225,000 **OrigPrice:** \$225,000
Bldg Num: **ApxYrBlt:** 0 SqFt
Rooms: 7 **Bedrooms:** 2
Baths: 2/0 **Bsmt:** N
FP/#: N/ **Garage:** Y/1 Car(s)
WF: N **WV:** N
WtrTyp: Bayview
Handicap: N
AssgnPkg: Y/1
Directions: Route 36 north to right on Orchard St. (Quick Chek Plaza). Leads directly onto Scenic Drive.

Remarks: Pristine two bedroom unit located in prestigious Eastpointe. Walking distance to boat to New York. 9ft ceilings with rooms sun filled all day. Complex offers lush landscaping, pool, tennis and fitness center. Sandy Hook National Park next door for easy beach and bike access.

TaxYr: 2011	LandAsmt: 70,100	NewCnstr:	DeedRestr:
Taxes: \$4,648	ImprAsmt: 133,800	Style: High Rise, End Unit, Lower Level	FarmAssd:
SpecAsmt:	TotAsmt: 203,900	AsmtStat: Assessed	
Assoc: Y	AssocMgmt:	MgmtPhone:	AppEscrowReq: N
VA Appr:	FHA Appr:	FNMA Appr:	
AssocFee: \$454/MO	FeeIncl: Common A, Ext Main, Pool, Snow Rem, Trash Re, Water, Sewer, Mgmt Fee, Rec Faci	Management Type: Prof-off	

CommonEle: Tennis C, Exercise, Clubhous, Common A, Elevator, Pool

Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	#BsmtBth:
Living	1	25x12	Dining	1	11x11	Bedrm:Master	1	15x12	#Lvl1Bths:
Bedroom	1	14x12	Laundry	1	6x6	Kitchen	1	10x10	#Lvl2Bths:
Bath:Full	1		Bath:Master	1					#Lvl3Bths:

Interior:	Beamd Ce, Sliding D, Ceil 9ft/1	LR:	FLR-W/wCarp	DR:	FLR-W/w Carp
Foy:	FLR-Ceram	Kit:	FLR-Ceram	MBR:	FLR-W/w Carp
GR/FR:		Flr:	W/w Carp, Ceramic	Bsmt:	Other/SeeRmk
MBA:	FLR-Ceram, Tub	Fuel:	Electric	WatHt:	Electric
HVAC:	Elec Bb				
Exterior:	Patio, Tennis C, BBQ	Park:	Visitor, Assgnd	Roof:	Flat
Gar:	Detached, Dir Entr	Pool:	Y:	SpclNeeds	
Lot:		WtSw:	Public Sewer, Public Water		
Siding:	Stucco-Cement				
Included:	Dishwash, Refriger, Elec Coo, Stove, Washer, Dryer, Intercom, Wdw Trmt, Light Fi				
Excluded:					
Allowable:					

LstOff: (443) Gloria Nilson & Co. Real Estate	Office: (732) 530-2800	Own: WITHHELD
LstAg: (13680) Sharon Umbs	Cell (908)399-7382	OwnPh:
CoOff: ()	Office (732) 530-2800	Discl: Document Link
CoAg: ()	Ph	Owner: Individuals
Comp: SAC: 2.5-50 BAC: 2.5-50 DDAC: 2.5-50 TBC: 0		Ownership Type: Condomin
Bonus: Agncy: SD Typ: ER VRC: N LBox: N IDX: Y		LD-EX: 3/29/2012-N/A
Show: Appt Req: CALL SHARON AND KEY WILL BE AT FRONT DESK		DOM/CDOM: 98/98
AgntNotes: N/A		Fncng: Convn
Short Sale?		Possn: AtClng

SldPrice: \$210,000	DOM: 98	SellOff: (2429) Better Homes Realty Ph:(732) 291-0070
ClseDate: 09/19/2012	DUC: 76	SellAg: (31587) Jeannette Sieh Ph:732-842-5656
CntrDate: 07/05/2012	SldTrms: Cash	CoSellAg: () CoSellAg:()
Concessions:	Sales Notes:	

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Status: Closed (1/23/2014) **Cat:** CON **MLS#:** 21327613m
ListPrice: \$215,000 **OrigPrice:** \$225,000
Bldg Num: 1977 **ApxYrBlt:** 0 SqFt
Rooms: 4 **Bedrooms:** 1
Baths: 1/0 **Bsmt:** N
FP/#: N/ **Garage:** N/0 Car(s)
WF: N **WV:** Y
WtrTyp: **Handicap:** Y
AssgnPkg: Y/1
County: Monmouth **Muni:** HIGHLANDS
Postal: 1-1007 SCENIC DR **Address:** HIGHLANDS, NJ 07732
Area/Sec: NONE **Cmplx/Sub:** EASTPOINTE
ParcelID: 00106-1-01007-0000 **Lvls/EntFl:** 1/
ElemSch: HIGHLANDS **MiddleSch:** HENRY HUDSON REG
HighSch: HENRY HUDSON **OthElem:**
OthHigh: RBC **Style:** High Ris
Model: **Zoning:**
Directions: ROUTE 36 TO EASTPOINTE PLAZA

Remarks: Spectacular views await from the 10th floor of this full-service high-rise on one of the highest points on the eastern seaboard. Sandy Hook, Raritan Bay, the Atlantic Ocean & NYC are your constant companions whether sitting on your balcony or your living room couch! Pristine 1BR unit with beautifully renovated full bath. Valet service, 24hr security, beautiful pool, tennis, fitness ctr, sauna, skytop clubroom for entertaining. Uphill from NYC ferry & the beach! Avail furnished - move right in!

TaxYr: 2012	LandAsmt: 82,900	NewCnstr:	DeedRestr:
Taxes: \$6,391	ImprAsmt: 168,200	Style: High Rise	FarmAssd:
SpecAsmt:	TotAsmt: 251,100	AsmtStat:	

Assoc: Y	AssocMgmt:	MgmtPhone:	AppEscrowReq:
VA Appr:	FHA Appr:	FNMA Appr:	
AssocFee: \$501/MO	FeeIncl: Common A, Ext Main, Pool, Snow Rem, Mgmt Fee, Rec Faci	Management Type:	

CommonEle: Associat, Sec Guar, Tennis C, Exercise, Xtra Sto, Common A, Elevator

Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	#BsmtBth:
Living	1	25x12	Dining	1	11x9	Kitchen	1	9x9	0.0
Bedrm:Master	1	16x12							#Lvl1Bths: 1
									#Lvl2Bths: 0.0
									#Lvl3Bths: 0.0

Interior: Balcony

Foy: **LR:** FLR-W/wCarp

GR/FR: **Kit:** Newer

MBA: **Flr:** W/w Carp

HVAC: **Fuel:** Electric

Exterior: Storm Wn, Tennis C, Terrace

Gar: Other **Park:** Undergro

Lot: **Pool:** Y:

Siding: **WtSw:** Public Sewer, Public Water

Included:

Excluded: ARTWORK. ALL FURNISHINGS MAY BE INCLUDED.

Allowable:

LstOff: (2709) Resources Real Estate

LstAg: (17786) Thomas McCormack

CoOff: ()

CoAg: ()

Office: (732) 212-0440

Direct (732) 212-0440 X212

Cell 732-241-5695

Office (732) 212-0450

Fax

Own: INGRID SPANNAGEL

OwnPh:

Discl: Document Link

Owner: Individuals

Comp: SAC: XX BAC: 2.5%-\$100 DDAC: XX TBC: XX

Bonus: **Agncy:** SD **Typ:** ER **VRC:** N **LBox:** N **IDX:** Y

Show: Appt Req, Call Agent: PLS CALL/TEXT LA/TOM 732-241-5695, OCCUPIED.

AgntNotes: N/A

Short Sale? N

Ownership Type:

LD-EX: 8/8/2013-N/A

DOM/CDOM: 141/141

Fncng:

Possn:

SldPrice: \$210,000	DOM: 141	SellOff: (2532) Better Homes Realty	Ph: (732) 842-5656
ClseDate: 01/23/2014	DUC: 34	SellAg: (10197) Valerie Mintzer	Ph: 732-872-2878
CntrDate: 12/20/2013	SldTrms: Convention	CoSellOff: (2532) Better Homes Realty	CoSellAg: (8550) David Mintzer
Concessions:	Sales Notes: Sold furnished.		

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PAUL CEFALO WEICHERT REALTORS RUMSON, NJ 732-673-9421

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Status:	Closed (8/10/2012)	Cat:	CON	MLS#:	21223918d
County:	Monmouth	ListPrice:	\$225,000	OrigPrice:	\$225,000
Muni:	HIGHLANDS	Bldg Num:		ApxYrBlt:	1974
Postal:	<u>1-105 SCENIC DR</u>	ApxSqFt:	0 SqFt	Rooms:	5
Address:	HIGHLANDS, NJ 07732	Bedrooms:	2	Baths:	2/0
Area/Sec:	NONE	Bsmt:	N	FP/#:	/
Cmplx/Sub:	EASTPOINTE	Garage:	Y/1 Car(s)	WF:	Y
ParcelID:	<u>00106-0001-105- 105</u>	WV:	N	WtrTyp:	
Lvls/EntFl:	1/	Handicap:	N	AssgnPkg:	Y/1
ElemSch:	HIGHLANDS				
MiddleSch:	HENRY HUDSON REG				
HighSch:	HENRY HUDSON				
OthElem:	MOTHER TERES				
OthHigh:	MARINE				
Style:	High Ris				
Model:					
Zoning:	Condo				
Directions:	Rte. 36 to Scenic Drive to Eastpointe				

Remarks:

TaxYr:		LandAsmt:		NewCnstr:		DeedRestr:	
Taxes:		ImprAsmt:		Style:	High Rise	FarmAssd:	
SpecAsmt:	N	TotAsmt:	0	AsmtStat:	Assessed		

Assoc:	Y	AssocMgmt:		MgmtPhone:		AppEscrowReq:	N
VA Appr:		FHA Appr:		FNMA Appr:			
AssocFee:	\$542/MO	FeeIncl:	Common A, Snow Rem, Trash Re, Water, Mgmt Fee	Management Type:			

CommonEle: Sec Guar, Tennis C, Exercise, Xtra Sto, Communit, Pool, ProfMgmt

<u>Room Type</u>	<u>Lvl</u>	<u>Dimnsns</u>	<u>Room Type</u>	<u>Lvl</u>	<u>Dimnsns</u>	<u>Room Type</u>	<u>Lvl</u>	<u>Dimnsns</u>	<u>#BsmtBth:</u>
Living	1	25x13	Dining	1	11x9.1	Kitchen	1	9.3x8.6	2
Bedrm:Master	1	15X12	Bedroom	1	13.5x11	Laundry	1	5x5	
									#Lvl1Bths:
									#Lvl2Bths:
									#Lvl3Bths:

Interior: Ceil 9ft/1

Foy:		LR:	FLR-W/wCarp	DR:	FLR-Wood, Slider
GR/FR:		Kit:	FLR-Wood	MBR:	FLR-W/w Carp
MBA:	FLR-Ceram, Tub	Flr:		Bsmt:	Other/SeeRmk
HVAC:	3+zon Ac	Fuel:	Electric	WatHt:	Nat Gas
Exterior:	Terrace				
Gar:	Other	Park:	Undergro, Valet, Visitor, Assgnd	Roof:	
Lot:		Pool:	Y:	SpclNeeds	
Siding:		WtSw:	Public Sewer, Public Water		

Included:

Excluded:

Allowable:

LstOff:	(1969) Coldwell Banker Res. Brokerage	Office:	(732) 842-3200	Own:	EST.OF KING
LstAg:	(11520) Carol Murphy	Cell:	(732)915-6614	OwnPh:	
CoOff:	()	Office Ph:	(732) 842-3200	Discl:	Office
CoAg:	()	Fax:	(862)345-2343	Owner:	Estate
Comp:	SAC: 2.5+50 BAC: 2.5-50 DDAC: 2.5-50 TBC: 2.5-50	Home:	(732) 544-5266	Ownership Type:	Condomin
Bonus:	Agncy: SA Typ: ER VRC: N LBox: Y IDX: Y			LD-EX:	7/1/2012-N/A
Show:	Appt Req: CALL LIST AGENT			DOM/CDOM:	13/13
AgntNotes:	N/A			Fncng:	
Short Sale?				Possn:	

SldPrice:	\$212,500	DOM:	13	SellOff:	(1969) Coldwell Banker Res. Brokerage	Ph:	(732) 842-3200
CseDate:	08/10/2012	DUC:	30	SellAg:	(11520) Carol Murphy	Ph:	(732) 559-1760
CntrDate:	07/11/2012	SldTrms:	Convention	CoSellOff:	(1969) Coldwell Banker Res. Brokerage	CoSellAg:	(11520) Carol Murphy

Concessions: Sales Notes:

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PAUL CEFALO WEICHERT REALTORS RUMSON, NJ 732-673-9421

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Status: Closed (1/26/2012) **Cat:** CON **MLS#:** 21131906m
ListPrice: \$215,000 **OrigPrice:** \$215,000
Bldg Num: **ApxYrBlt:** 1988 **ApxSqFt:** 1,994 SqFt
Rooms: 6 **Bedrooms:** 3 **Baths:** 2/1
Bsmt: N **FP/#:** /1 **Garage:** Y/1 Car(s)
WF: N **WV:** N **WtrTyp:**
Handicap: N **AssgnPkg:** /1
County: Monmouth **Muni:** HIGHLANDS
Postal: 209-5 MARINA DR **Address:** HIGHLANDS, NJ 07732
Area/Sec: NONE **Cmplx/Sub:** BAYPOINTE
ParcelID: 00071-0073-00007-0005
Lvls/EntFl: 3/
ElemSch: **MiddleSch:** **HighSch:** **OthElem:** **OthHigh:**
Style: Townhouse, End Unit, Attached
Model: **Zoning:** Condo, Resident
Directions: Route 36 East to Left on Linden, Left onto Waterwitch, Right onto Shore Dr., then Left into Baypointe parking lot.

Remarks: Beautiful end unit at a fantastic price! Across from marina, near restaurants, beaches & NYC ferry, this meticulously maintained home features sunny EIK with SS appliances & slider to Deck for relaxing & grilling, spacious Living Room with HW floors & gas FP, beautiful Bedrooms with cathedral ceilings. First level features a large Bedroom with door to rear yard & bonus Office. Newer: Beautiful HW flrs on 3rd flr, HWHeater, HVAC, granite vanities in Baths, roof, W/D moved to 2nd level & more!

TaxYr: 2010	LandAsmt: 80,000	NewCnstr:	DeedRestr:
Taxes: \$7,577	ImprAsmt: 163,500	Style: Townhouse, End Unit, Attached	FarmAssd:
SpecAsmt:	TotAsmt: 243,500	AsmtStat:	
Assoc: Y	AssocMgmt:	MgmtPhone:	AppEscrowReq:
VA Appr:	FHA Appr:	FNMA Appr:	
AssocFee: \$275/MO	FeeIncl: Common A, Ext Main, Snow Rem, Trash Re	Management Type:	
CommonEle: Associat, Common A, Landscap			

Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	#BsmtBth:
Living	2	20X18	Kitchen	2	16X12	Bedrm:Master	3	17.5X12	#Lvl1Bths:
Bedroom	3	15X12	Bedroom	1	16.5X12.5	Office	1	9.5X5.5	#Lvl2Bths:
									#Lvl3Bths:

Interior: Skylight, Sliding D, Recessl

Foy: **LR:** FLR-Wood, FP-Gas
GR/FR: **Kit:** Eat-in, Sliding D
MBA: FLR-Ceram, Tub, DblSnks **Flr:** Wood, Ceramic, Laminate
HVAC: Cent Air, Fha **Fuel:** Nat Gas
Exterior: Deck
Gar: Dir Entr **Park:** Visitor, Assgnd
Lot: **Pool:** N
Siding: Stucco, Wood **WtSw:** Public Sewer, Public Water
Included: **Roof:**
Excluded: **SpclNeeds**
Allowable:

LstOff: (1969) Coldwell Banker Res. Brokerage **Office:** (732) 842-3200 **Own:** MICHAEL J & DICHIAACCHIO M DOBBYN
LstAg: (23899) Anne Byrnes **Direct:** (732) 219-5300 **OwnPh:**
CoOff: () **Cell:** 908-614-6487 **Discl:** Document Link
CoAg: () **Owner:** Individuals
Comp: SAC: 0 BAC: 3%-50 DDAC: 3%-50 **Ownership Type:**
Bonus: Agncy: SD Typ: ER VRC: N LBox: Y **LD-EX:** 8/20/2011-N/A
Show: Vacant, Lbx-monm: VACANT- PLS **DOM/CDOM:** 130/130
AgntNotes: N/A **Fncng:**
Short Sale? **Possn:**

SldPrice: \$215,000 **DOM:** 130 **SellOff:** (2150) Heritage House Sotheby's Int'l Ph:(732) 872-1600
ClseDate: 01/26/2012 **DUC:** 45 **SellAg:** (1874) Patrick Fleming Ph:(732) 872-1600
CntrDate: 12/12/2011 **SldTrms:** Cash **CoSellOf:** () **CoSellAg:** ()
Concessions: **Sales Notes:**

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Status: Closed (10/29/2013) **Cat:** CON **MLS#:** 21238950md
ListPrice: \$219,900 **OrigPrice:** \$230,000
Bldg Num: 1988 **ApxYrBlt:** 1988
ApxSqFt: 1,954 SqFt **Rooms:** 5
Bedrooms: 2 **Baths:** 2/1
Bsmt: N **FP/#:** Y/1
Garage: Y/1 Car(s) **WF:** N
WV: N **WtrTyp:** N
Handicap: N **AssgnPkg:** Y/2
Directions: Rte 36 to Linden Left on Waterwitch Rt on Shore Dr ,left on Marina Dr.to unit #212

Remarks: Beautiful End Unit with lots of Extra's.Newer kitchen with Granite counter tops,newer appliances,sliding door leading from dining room to deck with natural gas BBQ,remote controlled awning,and water hookup on deck.This bright and airy 2Bed/2Ba unit features gas fireplace,gleaming hardwood floors,built in bar area,direct entry garage,3levels of living area,brand new heating A/C and hotwater heater.Minutes to High speed ferry to NYC,bus and train.Right in the heart of town,and Sandy Hook beaches.

TaxYr:	2012	LandAsmt:	80,000	NewCnstr:	N	DeedRestr:	N
Taxes:	\$6,136	ImprAsmt:	161,100	Style:	End Unit	FarmAssd:	N
SpecAsmt:	N	TotAsmt:	241,100	AsmtStat:	Assessed		
Assoc:	Y	AssocMgmt:		MgmtPhone:		AppEscrowReq:	N
VA Appr:		FHA Appr:	Common A	FNMA Appr:			
AssocFee:	\$275/MO	FeeIncl:		Management Type:			
CommonEle:	Common A						

Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	#BsmtBth:
Foyer	1		Office	1	10x6	Den	1	15x12	#Lvl1Bths: 0.0
Kitchen	2	12x9	Dining	2	12x9	Living	2	20x17	#Lvl2Bths: 1
									#Lvl3Bths: 2

Interior: Bay/bow, Skylight, Sliding D, Recessl
Foy: FLR-Ceram **LR:** FLR-Wood, FP-Gas **DR:** FLR-Wood, Bay/Bow, Slider
GR/FR: **Kit:** Newer, FLR-Wood, Granite Cntr **MBR:** **Bsmt:** Other/SeeRmk
MBA: FLR-Ceram **Flr:** Wood, Ceramic **WatHt:** Nat Gas
HVAC: Cent Air, Fha **Fuel:** Nat Gas
Exterior: Deck, Storm Dr, BBQ, OurdrLtn **Park:** Assgnd **Roof:** Shingled
Gar: Attached, Dir Entr **Pool:** N: **SpclNeeds**
Lot: Cedar, Wood, Stucco-Cement **WtSw:** Public Sewer, Public Water
Siding: **Included:** **Excluded:** PERSONAL BELONGINGS
Allowable:

LstOff: (360) Heritage House Sotheby's Int'l **Office:** (732) 615-9898 **Own:** WITHELD
LstAgt: (14989) Helen Mary Maresca **Office Ph:** (732) 615-9898 **OwnPh:** 732 241-8132
CoOff: () **Cell:** (732) 241-8132 **Discl:** Document Link
CoAgt: () **SAC:** XXX **BAC:** 3%-50 **DDAC:** XXXXXX **TBC:** 3%-50 **Owner:** Individuals
Comp: **Agency:** SD **Typ:** ER **VRC:** N **LBox:** Y **IDX:** Y **Ownership Type:** Condomin
Bonus: **Show:** Appt Req: PLEASE CALL HELEN BEFORE SHOWING 732 241-8132 **LD-EX:** 11/26/2012-N/A
AgntNotes: N/A **DOM/CDOM:** 183/183
Short Sale? **Fncng:** **Possn:** Immed

SldPrice: \$218,000 **DOM:** 183 **SellOff:** (1777) Weichert Realtors-Jackson **Ph:** (732) 370-4664
ClseDate: 10/29/2013 **DUC:** 154 **SellAgt:** (31930) Jennifer Niedrach **Ph:** (732) 370-4664 x161
CntrDate: 05/28/2013 **SldTrms:** Convention **CoSellOff:** () **CoSellAgt:** ()
Concessions: 6000 **Sales Notes:**

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PAUL CEFALO WEICHERT REALTORS RUMSON, NJ 732-673-9421

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Status:	Closed (9/27/2013)	Cat:	CON	MLS#:	21238413m
County:	Monmouth	ListPrice:	\$229,000	OrigPrice:	\$229,000
Muni:	HIGHLANDS	Bldg Num:		ApxYrBlt:	1978
Postal:	1-1403 SCENIC DR	ApxSqFt:	0 SqFt	Rooms:	5
Address:	HIGHLANDS, NJ 07732	Bedrooms:	2	Baths:	2/0
Area/Sec:	NONE	Bsm:	N	FP/#:	N/0
Cmplx/Sub:	EASTPOINTE	Garage:	Y/1 Car(s)	WF:	N
ParcelID:	00106-1303-1303- 1403	WV:	Y	WtrTyp:	Bayview
Lvls/EntFl:	1/	Handicap:	Y	AssgnPkg:	Y/1
ElemSch:	HIGHLANDS				
MiddleSch:	HENRY HUDSON REG				
HighSch:	HENRY HUDSON				
OthElem:	MOTHER TERES				
OthHigh:	RANNEY SCH				
Style:	High Ris, Up Leve				
Model:					
Zoning:	Condo				
Directions:	Route 36 approx 1 mile from Sea Bright Sandy Hook bridge at Eastpointe shopping plaza				

Remarks: OUTSTANDING PRICE FOR A Two Bedroom UNIT ON THE 14TH FLOOR OF THIS LUXURY HI-RISE BUILDING. OPPORTUNITY TO OWN A TENANT OCCUPIED UNIT FOR YOUR FUTURE USE OR OCCUPY IT IN 60 DAYS! RECENTLY CARPETED AND PAINTED. ENJOY 24 HOUR SECURITY, VALET, HEATED POOL, TENNIS, EXERCISE AND MORE INCLUDING A SKY TOP CLUBROOM WITH PANORAMIC VIEWS OF THE NEW YORK SKYLINE. THIS UNIT OFFERS INCREDIBLE SUNSETS, DRAMATIC HILLSIDE VIEWS AND OCEAN VIEWS FROM THE MASTER BEDROOM. MINUTES TO THE FERRY TO NYC.

TaxYr:	2012	LandAsmt:	61,800	NewCnstr:		DeedRestr:	N
Taxes:	\$4,764	ImprAsmt:	187,200	Style:	High Rise, Up Level	FarmAssd:	N
SpecAsmt:	N	TotAsmt:	249,000	AsmtStat:	Assessed		

Assoc:	Y	AssocMgmt:	WENTWORTH	MgmtPhone:	732-291-9097	AppEscrowReq:	
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VA Appr:	Y	FHA Appr:	Y	FNMA Appr:	
AssocFee:	\$511/MO	FeeIncl:	Common A, Ext Main, Pool, Snow Rem, Trash Re, Water, Mgmt Fee	Management Type:	

CommonEle: Associat, Sec Guar, Tennis C, Exercise, Xtra Sto, Common A, Elevator, Pool, ProfMgmt

Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	#BsmBth:
Living	1	25x12	Dining	1	10x10	Kitchen	1	10x10	#Lvl1Bths:
Laundry	1	6x4	Bedrm:Master	1	16x12	Bedroom	1	15x12	#Lvl2Bths:
									#Lvl3Bths:

Interior:

Foy:		LR:	FLR-W/wCarp	DR:	Slider
GR/FR:		Kit:		MBR:	FLR-W/w Carp
MBA:		Flr:		Bsm:	Other/SeeRmk
HVAC:	3+zon Ac, 3+zon Ht	Fuel:	Electric	WatHt:	Nat Gas
Exterior:	Sprnkler, Tennis C, Rec Area, BBQ, OurdrLtng, OutdrShwr	Park:	Off Stre, Undergro, Valet, Visitor, Assgnd	Roof:	Flat
Gar:	Detached	Pool:	Y:	SpclNeeds	
Lot:		WtSw:	Public Sewer, Public Water		
Siding:	Stone				

Included:

Excluded:

Allowable: Dogs, Cats, Rentals

LstOff:	(2532) Better Homes Realty	Office:	(732) 842-5656	Own:	FIRE
LstAgt:	(8550) David Mintzer	Office Ph:	(732) 842-5656	OwnPh:	732 872 2878
CoOff:	(2532) Better Homes Realty	Home:	(732) 872-2878	Discl:	None
CoAgt:	(10197) Valerie Mintzer	Office:	(732) 842-8055	Owner:	Individuals
Comp:	SAC: 0 BAC: 2.5-100 DDAC: XXXXX TBC: 2.5-100	Fax:	732-640-5470	Ownership Type:	Condomin
Bonus:	Agncy: SD Typ: ER VRC: N LBox: N IDX: Y	Cell:	732-740-2520	LD-EX:	11/19/2012-N/A
Show:	Call Ten, Appt Req, Oth/SeeRmk: CALL TENANT 973-760-1250, MESSAGE, KEY AT DESK.			DOM/CDOM:	269/269
AgntNotes:	N/A			Fncng:	
Short Sale?				Possn:	Negotiab

SldPrice:	\$229,000	DOM:	269	SellOff:	(1969) Coldwell Banker Res. Brokerage	Ph:	(732) 842-3200
ClseDate:	09/27/2013	DUC:	43	SellAgt:	(568) Joyce Bell	Ph:	
CntrDate:	08/15/2013	SldTrms:	Cash	CoSellOf:	()	CoSellAgt:	()
Concessions:		Sales Notes:					

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Status: Closed (8/9/2013) **Cat:** CON **MLS#:** 21235146m
ListPrice: \$242,900 **OrigPrice:** \$249,000
Bldg Num: 1973 **ApxYrBlt:** 0 SqFt
Rooms: 6 **Bedrooms:** 2
Baths: 1/1 **Bsmt:** N
FP/#: N/0 **Garage:** N/0 Car(s)
WF: N **WV:** Y
WtrTyp: N
Handicap: Y/2
AssgnPkg: N
County: Monmouth
Muni: HIGHLANDS
Postal: 16 E HILLSIDE CT
Address: HIGHLANDS, NJ 07732
Area/Sec: NONE
Cmplx/Sub: TWINLIGHTS
ParcelID: 00011-05-00016-0000
Lvls/EntFl: 2/
ElemSch: HIGHLANDS
MiddleSch: HENRY HUDSON REG
HighSch: HENRY HUDSON
OthElem: MOTHER TERES
OthHigh: RBC
Style: Multi-le, End Unit
Model: Condo
Zoning: HWY 36 EAST RT.ON PORTLAND RT.ON HILLSIDE LFT.ON HILLSIDE CT
Directions:

Remarks: Wake up to the sunrise, glistening waters, birds chirping every day from this beautiful 2bed 1.5 bath end unit in desirable TWIN LIGHTS COMPLEX. Unobstructed views of the river and Ocean with night views of long Island, historic Twin Light Towers in your back yard, bus and High speed ferry to Manhattan within minutes. This is a special place to live. Complex features Pool and tennis court BBQ area and designated parking. Close to Hartshorne Woods, Sandy Hook beaches and local Marina's. Pet Friendly.

TaxYr:	2011	LandAsmt:	130,000	NewCnstr:	N	DeedRestr:	N
Taxes:	\$5,927	ImprAsmt:	113,300	Style:	Multi-level, End Unit	FarmAssd:	N
SpecAsmt:		TotAsmt:	243,300	AsmtStat:	Assessed		
Assoc:	Y	AssocMgmt:	TWIN LIGHTS CONDO ASS	MgmtPhone:	732 872-1169	AppEscrowReq:	Y
VA Appr:		FHA Appr:	Y	FNMA Appr:			
AssocFee:	\$330/MO	FeeIncl:	Common A, Ext Main	Management Type:			
CommonEle:							

Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	#BsmtBth:
Living	2	31x13	Dining	2	12x11	Kitchen	2	7x5	#Lvl1Bths: 1
Den	1	13x11	Bedrm:Master	1	16x13	Bedroom	1	14x9	#Lvl2Bths: 0.5
Laundry	1	9x8							#Lvl3Bths: 0.0

Interior:

Foy: **LR:** **DR:**
GR/FR: **Kit:** FLR-Ceram **MBR:**
MBA: **Flr:** W/w Carp, Ceramic **Bsmt:** Other/SeeRmk
HVAC: Elec Bb **Fuel:** Electric **WatHt:** Electric
Exterior: Deck, Porch/op, Tennis C, OurdrLtng
Gar: None **Park:** **Roof:**
Lot: **Pool:** Y: **SpclNeeds**
Siding: **WtSw:** Public Sewer, Public Water
Included: Dishwash, Refriger, Elec Coo, Stove, Self/con, Microwav, Washer, Dryer, Ac Units, Sec Sys, Intercom, Ceil Fan, Light Fi, Stove
Excluded: PERSONAL BELONGINGS
Allowable: Dogs, Cats

LstOff:	(360) Heritage House Sotheby's Int'l	Office:	(732) 615-9898	Own:	WITHELD
LstAgt:	(14989) Helen Mary Maresca	Office Ph:	(732) 615-9898	OwnPh:	732 241-8132
CoOff:	()	Cell:	(732) 241-8132	Discl:	Document Link
CoAgt:	()			Owner:	Individuals
Comp:	SAC: XXXX BAC: 2.5%-50 DDAC: XXXXX TBC: 2.5%-50			Ownership Type:	Condomin
Bonus:	Agncy: SD Typ: ER VRC: N LBox: Y IDX: Y			LD-EX:	10/8/2012-N/A
Show:	Appt Req: PLEASE CALL HELEN BEFORE SHOWING AT 732 241-8132			DOM/CDOM:	220/220
AgntNotes:	N/A			Fncng:	FHA, ConvnI
Short Sale?				Possn:	Immed

SldPrice:	\$230,000	DOM:	220	SellOff:	(2809) Keller Williams Realty East Monmouth Ph:(732) 704-4033
ClseDate:	08/09/2013	DUC:	86	SellAgt:	(10174) Susan McLaughlin Ph:(732) 704-4033
CntrDate:	05/15/2013	SldTrms:	Convention	CoSellOf:	() CoSellAgt: ()
Concessions:		Sales Notes:			

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Status: Closed (3/30/2012) **Cat:** CON **MLS#:** 21109219m
ListPrice: \$250,000 **OrigPrice:** \$315,000
Bldg Num: 1974 **ApxYrBlt:** 0 SqFt
Rooms: 5 **Bedrooms:** 2
Baths: 2/0 **Bsmt:** Y
FP/#: / **Garage:** Y/1 Car(s)
WF: Y **WV:** Y
WtrTyp: **Handicap:** N
AssgnPkg: Y/1
County: Monmouth **Muni:** HIGHLANDS
Postal: 1-805 SCENIC DR **Address:** HIGHLANDS, NJ 07732
Area/Sec: NONE **Cmplx/Sub:** EASTPOINTE
ParcelID: 106-0001-805- 805 **Lvls/EntFl:** 1/
ElemSch: HIGHLANDS **MiddleSch:** HENRY HUDSON REG
HighSch: HENRY HUDSON **OthElem:** MOTHER TERES
OthHigh: MARINE **Style:** High Ris
Model: **Zoning:** Condo **Directions:** Rte. 36 to Scenic Drive to Eastpointe

Remarks: INCREDIBLE VALUE! 2-BR CONDO FOR A 1-BR PRICE just waiting to be decorated to your own taste & the OCEAN & SKLYINE VIEWS ARE SPECTACULAR! Enjoy all the amenities this Lux.Hi-Rise offers incl. 24hr. concierge, valet, heated pool, tennis, gameroom/library, skytop clubroom & newly renovated fitness rooms with state-of-the-art equip. & saunas. Only mins.to transportation incl.the NY Ferry for quick commute, beaches, shopping, restaurants, nightlife & More. DON'T MISS THIS INCREDIBLE OPPORTUNITY!

TaxYr:	2010	LandAsmt:		NewCnstr:		DeedRestr:	
Taxes:	\$8,455	ImprAsmt:		Style:	High Rise	FarmAssd:	
SpecAsmt:	N	TotAsmt:	0	AsmtStat:	Assessed		
Assoc:	Y	AssocMgmt:	JACKIE BOKER	MgmtPhone:	732-291-9097	AppEscrowReq:	

VA Appr: **FHA Appr:** **FNMA Appr:**
AssocFee: \$565/MO **FeeIncl:** Common A, Ext Main, Snow Rem, Trash Re, Water, Mgmt Fee **Management Type:** Prof-on

CommonEle: Sec Guar, Tennis C, Exercise, Xtra Sto, Communit, Pool, ProfMgmnt

Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	#BsmtBth:
Living	1	25x13	Dining	1	11x9.1	Kitchen	1	9.3x8.6	#Lvl1Bths: 2
Bedrm:Master	1	15X12	Bedroom	1	13.5x11	Laundry	1	5x5	#Lvl2Bths:
									#Lvl3Bths:

Interior: AtWlkup, AtPIDn
Foy:
GR/FR:
MBA: FLR-Ceram, Tub
HVAC: 3+zon Ac
Exterior: Terrace
Gar: Other
Lot:
Siding:
Included:
Excluded:
Allowable:
LR: FLR-W/wCarp
Kit: FLR-Lin/Vy
Flr:
Fuel: Electric
DR: FLR-Wood, Slider
MBR: FLR-W/w Carp
Bsmt: Other/SeeRmk
WatHt: Nat Gas
Park: Undergro, Valet, Visitor, Assgnd
Pool: Y:
WtSw: Public Sewer, Public Water
Roof:
SpclNeeds

LstOff: (1969) Coldwell Banker Res. Brokerage **Office:** (732) 842-3200 **Own:** ESTATE OF THONET
LstAg: (11520) Carol Murphy **Cell:** (732) 915-6614 **OwnPh:**
CoOff: () **Office Ph:** (732) 842-3200 **Discl:** None
CoAg: () **Fax:** (862) 345-2343 **Owner:** Estate
Comp: SAC: --- BAC: 3-50 DDAC: 3-50 TBC: 3-50 **Home:** (732) 544-5266 **Ownership Type:** Condomin
Bonus: Agncy: SA Typ: ER VRC: N LBox: N IDX: Y **LD-EX:** 3/9/2011-N/A
Show: Appt Req: CALL LA/KEY AT SECURITY DESK **DOM/CDOM:** 306/306
AgntNotes: N/A **Fncng:**
Short Sale? **Possn:** AtClng

SldPrice: \$235,000 **DOM:** 306 **SellOff:** (2429) Better Homes Realty **Ph:** (732) 291-0070
ClseDate: 03/30/2012 **DUC:** 81 **SellAg:** (8550) David Mintzer **Ph:** 732-842-5656
CntrDate: 01/09/2012 **SldTrms:** Convention **CoSellOf:** (2429) Better Homes Realty **CoSellAg:** (10197) Valerie Mintzer
Concessions: **Sales Notes:**

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PAUL CEFALO WEICHERT REALTORS RUMSON, NJ 732-673-9421

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Status:	Closed (8/24/2012)	Cat:	CON	MLS#:	21217303md
County:	Monmouth	ListPrice:	\$259,900	OrigPrice:	\$259,900
Muni:	HIGHLANDS	Bldg Num:	D	ApxYrBlt:	0 SqFt
Postal:	<u>1 HILLSIDE AVE</u>	Rooms:	6	Bedrooms:	2
Address:	HIGHLANDS, NJ 07732	Baths:	1/1	Bsmt:	N
Area/Sec:	NONE	FP/#:	N/O	Garage:	N/O Car(s)
Cmplx/Sub:	TWINLIGHTS	WF:	N	WV:	Y
ParcelID:	<u>11--1-</u>	WtrTyp:	Oceanview		
Lvls/EntFl:	2/				
ElemSch:	HIGHLANDS				
MiddleSch:	HENRY HUDSON REG				
HighSch:	HENRY HUDSON				
OthElem:					
OthHigh:					
Style:	Townhouse, End Unit, Attached				
Model:		Handicap:	N		
Zoning:	Resident	AssgnPkg:	Y/1		
Directions:	Hwy 36 to Portland Rd - second left to Hillside Ave				

Remarks: SIT ON YOUR PATIO AND ENJOY VIEWS OF MANHATTAN & OCEAN. THIS LOVELY END UNIT HAS NEWER KITCHEN & BATHS WITH ECO-FRIENDLY BAMBOO FLOORS IN LR & DR. BONUS ROOM FOR USE AS OFFICE OR DEN. POOL & TENNIS ON PREMISES & JUST A SHORT DISTANCE TO SANDY HOOK. SELLERS CAN ACCOMMODATE A QUICK CLOSING AND ARE MOTIVATED.

TaxYr:	2011	LandAsmt:	115,000	NewCnstr:	N	DeedRestr:	N
Taxes:	\$5,561	ImprAsmt:	113,300	Style:	Townhouse, End Unit, Attached	FarmAssd:	N
SpecAsmt:	N	TotAsmt:	228,300	AsmtStat:	Assessed		
Assoc:	Y	AssocMgmt:	TWINLIGHTS CONDO ASSOC.	MgmtPhone:	(732) 872-1169	AppEscrowReq:	Y
VA Appr:	N	FHA Appr:	Y	FNMA Appr:	Y		
AssocFee:	\$314/MO	FeeIncl:	Common A, Ext Main, Pool, Snow Rem, Trash Re, Water, Mgmt Fee, Fire/lia	Management Type:	Prof-on		

CommonEle: Associat, Tennis C, Common A, Landscap, Pool, ProfMgmt

Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	#BsmtBth	
Living	2	13X31	Dining	2	11X12	Kitchen	2	6X7	#Lvl1Bths	0.0
Den	1	11X13	Bedrm:Master	1	13X16	Bedroom	1	9X14	#Lvl2Bths	0.5
									#Lvl3Bths	0.0

Interior:	Balcony, Sliding D	LR:	FLR-Wood, Bay/bow	DR:	FLR-Wood, Slider
Foy:	FLR-Wood, Closet(s)	Kit:	Newer, FLR-Ceram	MBR:	FLR-W/w Carp
GR/FR:		Flr:	Wood, W/w Carp, Ceramic	Bsmt:	Other/SeeRmk
MBA:	FLR-Ceram, Tub	Fuel:	Electric	WatHt:	Electric
HVAC:	Ac Units, Elec Bb	Park:	Visitor, Assgnd	Roof:	Shingled
Exterior:	Patio, Tennis C, OurdrLtng	Pool:	Y:	SpclNeeds	
Gar:	None	WtSw:	Public Sewer, Public Water		
Lot:					
Siding:	Wood				
Included:	Dishwash, Refriger, Elec Coo, Stove, Self/con, Microwav, Washer, Dryer, Wdw Trmt, Ceil Fan, Light Fi, Timr The, Screens				
Excluded:	PERSONAL PROPERTY - DRAPES IN LR				
Allowable:	Dogs, Cats, Rentals				

LstOff:	(259) Camassa Agency Inc	Office:	(732) 222-4100	Own:	CHARLES MCCLEARY & JIGNASA DESAI-MCCLEARY
LstAgt:	(6680) Margaret Camassa	Office Ph	(732) 222-4100	OwnPh:	
CoOff:	()	Cell	7329158766	Discl:	Office
CoAgt:	()			Owner:	Individuals
Comp:	SAC: 0 BAC: 3%-\$50 DDAC: 3%-\$50 TBC: 3%-\$50			Ownership Type:	Condomin
Bonus:	Agency: SD Type: ER VRC: N LBox: N IDX: Y			LD-EX:	5/7/2012-N/A
Show:	Call Lo, Appt Req, Nego/lb: CALL L/O FOR AVAILABILITY & APPT			DOM/CDOM:	52/52
AgntNotes:	N/A			Fncng:	
Short Sale?				Possn:	AtClng, Immed

SldPrice:	\$237,000	DOM:	52	SellOff:	(1485) Coldwell Banker Res. Brokerage	Ph: (732) 671-1000
ClseDate:	08/24/2012	DUC:	57	SellAgt:	(7978) ARLENE MEYER	Ph: (732) 671-1000 ext 506
CntrDate:	06/28/2012	SldTrms:	Convention	CoSellOf:	()	CoSellAgt: ()
Concessions:		Sales Notes:				

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Status: Closed (8/22/2013) **Cat:** CON **MLS#:** 21313707m
ListPrice: \$260,000 **OrigPrice:** \$280,000 **Bldg Num:** H
ApxYrBlt: 1973 **ApxSqFt:** 1,536 SqFt **Rooms:** 6
Bedrooms: 2 **Baths:** 1/1 **Bsmt:** N
FP/#: N/ **Garage:** N/0 Car(s) **WF:** N
WV: Y **WtrTyp:** Oceanview **Handicap:** N
AssgnPkg: N/

County: Monmouth **Muni:** HIGHLANDS
Postal: 1-1 TWINLIGHTS TER **Address:** HIGHLANDS, NJ 07732
Area/Sec: NONE **Cmplx/Sub:** TWINLIGHTS
ParcelID: 11-1319-1-1319 H1 **Lvls/EntFl:** 2/
ElemSch: HIGHLANDS **MiddleSch:** HENRY HUDSON REG
HighSch: HENRY HUDSON **OthElem:** MOTHER TERES
OthHigh: HNRV HUD **Style:** End Unit
Model: Condo **Zoning:** Rt 36 Miller L Highland R Grand Tour
Directions:

Remarks: Beautiful End Unit in H Building 2 Levels, very well maintained with upgrades, views of Atlantic Ocean and Navesink at your door. 2 Bedrooms, Large Bathroom, Large open Living Room and Dining Room, you can enjoy privacy and special views. Perfect for those who love nature, light houses, beaches and sea breezes, quick commuting to New York and all the local retail community activities, the highest location on the Atlantic seaboard

TaxYr:	2012	LandAsmt:	130,000	NewCnstr:		DeedRestr:	N
Taxes:	\$5,884	ImprAsmt:	101,200	Style:	End Unit	FarmAssd:	N
SpecAsmt:	N	TotAsmt:	231,200	AsmtStat:	Assessed		
Assoc:	Y	AssocMgmt:	TWIN LIGHTS	MgmtPhone:	732-872-1169	AppEscrowReq:	N
VA Appr:		FHA Appr:	Y	FNMA Appr:	Y		
AssocFee:	\$343/MO	FeeIncl:	Common A	Management Type:	Owner/as		
CommonEle:	Associat						

Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	#BsmtBth:
Living	2	12x20	Kitchen	2	6x9	Dining	2	12x12	#Lvl1Bths:
Bath:1/2	2		Bedrm:Master	1	12x12	Bedroom	1	12x12	#Lvl2Bths:
Laundry	1	7x10	Bath:Master	1					#Lvl3Bths:

Interior:

Foy: FLR-Wood **LR:** FLR-W/wCarp **DR:** Bay/Bow
GR/FR: **Kit:** FLR-Ceram **MBR:** FLR-W/w Carp
MBA: FLR-Ceram **Flr:** W/w Carp **Bsmt:** Other/SeeRmk
HVAC: Ac Units **Fuel:** Electric **WatHt:** Electric

Exterior:

Gar: Porch/op **Park:** Open Lot **Roof:** Shingled
Lot: None **Pool:** Y: **SpclNeeds**
Siding: Wood **WtSw:** Public Sewer, Public Water

Included:

Excluded:

Allowable:

LstOff:	(1333) ARC Real Estate	Office:	(609) 371-1600	Own:	MELANIE OGDEN
LstAgt:	(10851) Richard Sendell	Cell:	908 812 2760	OwnPh:	908-461-3667
CoOff:	()			Discl:	None
CoAgt:	()			Owner:	Individuals
Comp:	SAC: 0 BAC: 2%-100 DDAC: 2%-100 TBC: 2%-100			Ownership Type:	Fee Simp
Bonus:	Agncy: SD Typ: ER VRC: N LBox: Y IDX: Y			LD-EX:	4/22/2013-N/A
Show:	Call Agent: PLEASE CALL LA 908 812 2760 SHOWING INSTRUCTIONS			DOM/CDOM:	60/60
AgntNotes:	N/A			Fncng:	
Short Sale?	N			Possn:	AtClng

SldPrice:	\$240,000	DOM:	60	SellOff:	(443) Gloria Nilson & Co. Real Estate	Ph:	(732) 530-2800
CseDate:	08/22/2013	DUC:	62	SellAgt:	(3032) Joan Penta McCoy	Ph:	
CntrDate:	06/21/2013	SldTrms:	Convention	CoSellOff:	()	CoSellAgt:	()
Concessions:		Sales Notes:					

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PAUL CEFALO WEICHERT REALTORS RUMSON, NJ 732-673-9421

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Status: Closed (12/20/2013) **Cat:** CON **MLS#:** 21327860md
ListPrice: \$259,900
OrigPrice: \$259,900
Bldg Num:
ApXyrBlt: 1200
ApXsqFt: 0 SqFt
Rooms: 6
Bedrooms: 2
Baths: 1/1
Bsmt: N
FP/#: N/
Garage: N/0 Car(s)
WF: N
WV: Y
WtrTyp:
Handicap: N
AssgnPkg: /2
Directions: Hwy 36E to right on Portland Rd (just before bridge ramp) to Twinlights.

Remarks: On a clear day you can see to the horizon. Great Ocean & River views from well maintained this 2 bedroom, 1.5 bath unit that will provide you with a gracious lifestyle. Tennis & a pool are on site. The 30+ ft balcony is a great place to relax and have your morning coffee and watch the sun rise.

TaxYr:		LandAsmt:		NewCnstr:		DeedRestr:			
Taxes:		ImprAsmt:		Style:	Multi-level	FarmAssd:			
SpecAsmt:		TotAsmt:	0	AsmtStat:					
Assoc:	Y	AssocMgmt:	TWINLIGHTS CONDO ASSOC.		MgmtPhone:	732-872-1169	AppEscrowReq:		
VA Appr:		FHA Appr:			FNMA Appr:				
AssocFee:	\$330/MO	FeeIncl:	Common A		Management Type:				
CommonEle:	Associat, Tennis C, Common A, Pool, ProfMgmnt								
Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	#BsmtBth:
EatInKitchn	2	9x9	LRDRcmbo	2	20x30	Bedrm:Master	1	13x16	#Lvl1Bths: 1
Bedroom	1	13x9	Office	1		Laundry	1		#Lvl2Bths: 0.0
									#Lvl3Bths:

Interior:	Atrium, AtWlkup	LR:	FLR-Wood, Built-in	DR:	Slider
Foy:	FLR-Ceram	Kit:	Eat-in, Newer	MBR:	FLR-Wood
GR/FR:		Flr:	Wood, Ceramic	Bsmt:	Slab
MBA:	FLR-Ceram	Fuel:	Electric	WatHt:	Electric
HVAC:	Ac Units, Elec Bb, 2zone Ht				
Exterior:	Porch/op, Tennis C	Park:	Open Lot	Roof:	
Gar:	None	Pool:	Y:	SpclNeeds	
Lot:		WtSw:	Public Sewer, Public Water		
Siding:					
Included:	Dishwash, Refriger, Stove, Washer, Dryer, Ac Units, Ceil Fan, Light Fi				
Excluded:					
Allowable:	Dogs, Cats				

LstOff:	(178) Weichert Realtors-Rumson	Office:	(732) 747-8282	Own:	BILL & JEN YANKO
LstAgt:	(13831) Robert Levenson	Office Ph:	(732) 747-8282	OwnPh:	973-634-0462
CoOff:	()	Cell:	732-241-9645	Discl:	Office
CoAgt:	()	Office Fax:	(732) 747-2094	Owner:	Individuals
Comp:	SAC: 0 BAC: 2.5-\$50 DDAC: 2.5 TBC: 0			Ownership Type:	Condomin
Bonus:	Agncy: SD Typ: ER VRC: N LBox: Y IDX: Y			LD-EX:	8/9/2013-N/A
Show:	Nego/lb, Lbx-monm, Call Agent: CALL L/AGT ,CALL OWNER THEN L/BOX			DOM/CDOM:	88/88
AgntNotes:	N/A			Fncng:	
Short Sale?	N			Possn:	AtClng

SldPrice:	\$240,000	DOM:	88	SellOff:	(1969) Coldwell Banker Res. Brokerage	Ph: (732) 842-3200
ClseDate:	12/20/2013	DUC:	45	SellAgt:	(16525) Eric Pearl	Ph: 732-842-1784
CntrDate:	11/05/2013	SldTrms:	Convention	CoSellOf:	() CoSellAgt: ()	
Concessions:		Sales Notes:				

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Status: Closed (11/26/2013) **Cat:** CON **MLS#:** 21319599md
County: Monmouth **ListPrice:** \$265,000
Muni: HIGHLANDS **OrigPrice:** \$265,000
Postal: 8-H TWINLIGHTS CT **Bldg Num:** H
Address: HIGHLANDS, NJ 07732 **ApxYrBlt:** 1973
Area/Sec: NONE **ApxSqFt:** 0 SqFt
Cmplx/Sub: TWINLIGHTS **Rooms:** 6
ParcelID: 00011-07-00008- **Bedrooms:** 2
Lvls/EntFl: 2/ **Baths:** 1/1
ElemSch: HIGHLANDS **Bsmt:** N
MiddleSch: HENRY HUDSON REG **FP/#:** /
HighSch: HENRY HUDSON **Garage:** N/0 Car(s)
OthElem: **WF:** N
OthHigh: **WV:** Y
Style: Attached **WtrTyp:**
Model: **Handicap:** Y
Zoning: **AssgnPkg:** /
Directions: RT. 36 TO MILLER (CHURCH), LEFT ON HIGHLAND (R) ON S PEAK/GRAND TOUR LEFT AT HS, BEAR LEFT TO CONDOS, (L) AT INCLINE TO PARKING LOT, LAST BLDG.

Remarks: Spectacular Panoramic Views from every room! Wake up to the sound of song birds, lay in bed and watch the sun come out of the ocean. Private 6X23 balcony off dining room and deck off bedroom. Amazing 2 bed 1 1/2 bath condo close to Sandy Hook, Hartshorne Park, Historic Twin Lights Park. 45 minutes to Manhattan via high speed ferry from Highlands. The H building has one of the best view in the complex. Both bathrooms have been redone! Where else can you get this view for under \$300k??

TaxYr: 2012	LandAsmt: 130,000	NewCnstr:	DeedRestr:
Taxes: \$5,815	ImprAsmt: 98,500	Style: Attached	FarmAssd:
SpecAsmt:	TotAsmt: 228,500	AsmtStat:	
Assoc: Y	AssocMgmt: TWIN LIGHTS CONDO ASSOC.	MgmtPhone: 732-872-1169	AppEscrowReq:

VA Appr: **FHA Appr:**
AssocFee: \$339/MO **FeeIncl:** Common A, Ext Main, Pool, Snow Rem, Trash Re, Water, Mgmt Fee, Rec Faci

FNMA Appr:
Management Type:

CommonEle: Associat, Tennis C, Landscap, Pool, ProfMgmt

Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	#BsmtBth:
Living	2	31X13	Bedroom	1	10X13	Kitchen	2	9X9	#Lvl1Bths: 1
Dining	1	9X11	Bedrm:Master	1	14X16	Bath:Full	1		#Lvl2Bths: 0.5
						Bath:1/2	2		#Lvl3Bths:
						Utility	1	9X19	

Interior: Sliding D	LR: FLR-W/wCarp, Bay/bow	DR: FLR-W/w Carp, Slider
Foy: FLR-Ceram	Kit: FLR-Ceram	MBR: FLR-W/w Carp
GR/FR:	Flr: Wood, W/w Carp, Ceramic	Bsmt: Other/SeeRmk
MBA:	Fuel: Electric	WatHt: Electric
HVAC: Ac Units, Hw Bb	Park: Open Lot	Roof:
Exterior: Deck, Porch/op, Rec Area	Pool: Y:	SpclNeeds
Gar:	WtSw: Public Sewer, Public Water	
Lot:		
Siding: T111		
Included: Dishwash, Stove, Microwav, Dryer, Ac Units		
Excluded: REFRIGERATOR, WASHER		
Allowable: Dogs, Cats		

LstOff: (2517) Better Homes & Gardens Preferred Properties	Office: (732) 224-9200	Own: WITHELD
LstAg: (19721) Kathy O'Donnell	Direct: (732) 224-9200 X309	OwnPh:
CoOff: ()	Office: (732) 224-9200	Discl: Document Link
CoAg: ()	Cell: 732-996-3127	Owner: Individuals
Comp: SAC: 2.5%-100 BAC: 2.5%-100 DDAC: 2.5%-100 TBC: 0	Fax: (732) 224-9206	Ownership Type: Condomin, Cooperat
Bonus: Agncy: SD Typ: ER VRC: N LBox: Y IDX: Y		LD-EX: 6/5/2013-N/A
Show: Appt Req, Lbx-monm: APPOINTMENT REQUIRED. CALL/OR TEXT LA CELL		DOM/CDOM: 114/114
AgntNotes: N/A		Fncng:
Short Sale? N		Possn: Negotiab, AtClng

SldPrice: \$250,000	DOM: 114	SellOff: (1969) Coldwell Banker Res. Brokerage	Ph: (732) 842-3200
ClseDate: 11/26/2013	DUC: 64	SellAg: (31718) Dorothy Pellbring	Ph: 732-842-3200
CntrDate: 09/23/2013	SldTrms: Convention	CoSellOf: ()	CoSellAg: ()
Concessions:	Sales Notes:		

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Status: Closed (10/2/2012) **Cat:** CON **MLS#:** 21224457mv
ListPrice: \$279,000 **OrigPrice:** \$279,000
Bldg Num: 2005 **ApxSqFt:** 0 SqFt
Rooms: 6 **Bedrooms:** 3
Baths: 2/1 **Bsmt:** Y
FP/#: Y/1 **Garage:** Y/1 Car(s)
WF: N **WV:** N
WtrTyp: N
Handicap: N
AssgnPkg: /
Directions: Bay Ave. To Valley left on Fourth to Cedar on corner.

Remarks: WHY PAY MONTHLY FEES & SPECIAL ASSESSMENTS? THIS LOVELY NO MAINTENANCE FEE 3 BEDROOM CONDO ON A QUIET STREET IS JUST STEPS FROM THE WATER AND CLOSE TOP NOTCH RESTAURANTS & TRANSPORTATION INCLUDING NYC FERRY. THIS LOVELY HOME BOASTS A COZY FIREPLACE AND DECK OFF THE LIVING ROOM. A BASEMENT, ATTACHED GARAGE & AMPLE STORAGE ARE WONDERFUL EXTRAS. MOTIVATED OWNER IS MOVING OUT OF STATE. YOU CAN STILL CAN BE IN THIS SUMMER. COME TAKE A LOOK AT THIS GREAT GETAWAY IN THE QUAIN T VILLAGE OF HIGHLANDS!

YOU MAY TAKE A LOOK AT THIS GREAT PROPERTY IN THE QUARTER VILLAGE OF HIGHWILDS:									
TaxYr:	2011	LandAsmt:	128,700	NewCnstr:		DeedRestr:			
Taxes:	\$6,343	ImprAsmt:	171,600	Style:	Townhouse, Multi-level	FarmAssd:			
SpecAsmt:		TotAsmt:	300,300	AsmtStat:					
Assoc:	Y	AssocMgmt:		MgmtPhone:		AppEscrowReq:			
VA Appr:		FHA Appr:		FNMA Appr:					
AssocFee:	\$0/NON	FeeIncl:	Oth/SeeRmks	Management Type:					
CommonEle:									
Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	#BsmtBth:
Living	2		Dining	2		Kitchen	2		#Lvl1Bths:
Bedrm:Master	3		Bedroom	3		Bedroom	3		#Lvl2Bths: 0.5
									#Lvl3Bths: 2

Interior: Sliding D
Foy: FLR-Ceram
GR/FR:
MBA:
HVAC: Cent Air, Fha
Exterior: Deck
Gar: Dir Entr
Lot:
Siding: Vinyl
Included:
Excluded:
Allowable:

LR: FLR-W/wCarp, FP-WdBrn
Kit: Eat-in, FLR-Ceram
Fir:
Fuel: Nat Gas
Park:
Pool: N:
WtSw: Public Sewer, Public Water

DR: FLR-W/w Carp
MBR: FLR-W/w Carp, Fullbath
Bsmt: Walk-out
WatHt: Nat Gas
Roof:
SpclNeeds

LstOff: (993) Better Homes Realty
LstAgt: (14651) Caroline Murphy
CoOff: ()
CoAgt: ()

Office: (732) 957-0300
 Cell (732) 539-9790
 Home (732) 923-1803
 Office (732) 957-0300
 Ph
 Fax 732-957-0177

Own: SUSAN FESTA ROBERTS
OwnPh:
Discl: Office
Owner: Individuals

Comp: **SAC:** 2.5+100 **BAC:** 2.5-100 **DDAC:** 000
TBC: 000
Bonus: **Agency:** SA **Typ:** ER **VRC:** Y **LBox:** Y **IDX:** Y
Show: Appt Req:
AgntNotes: N/A
Short Sale?

Ownership Type:
LD-EX: 7/4/2012-N/A
DOM/CDOM: 47/47
Fncng:
Possn:

SldPrice: \$260,000 **DOM:** 47 **SellOff:** (1508) Heritage House Sotheby's Int'l Ph:(732) 842-8100
ClseDate: 10/02/2012 **DUC:** 46 **SellAgt:** (18771) Nancy Golden Ph:(732) 842-8100
CntrDate: 08/17/2012 **SldTrms:** Convention **CoSellOff:** () **CoSellAgt:** ()
Concessions: **Sales Notes:**

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PAUL CEFALO WEICHERT REALTORS RUMSON, NJ 732-673-9421

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Status: Closed (11/15/2013) **Cat:** CON **MLS#:** 21230901md
County: Monmouth **ListPrice:** \$289,900
Muni: HIGHLANDS **OrigPrice:** \$299,900
Postal: 30-A8 PORTLAND RD **Bldg Num:** A
Address: HIGHLANDS, NJ 07732 **ApxYrBlit:** 1981
Area/Sec: NONE **ApxSqFt:** 1,298 SqFt
Cmplx/Sub: GATEWAY VILLAS **Rooms:** 5
ParcelID: 00009-01-00008-0000 A-8 **Bedrooms:** 2
Lvls/EntFl: 2/ **Baths:** 2/0
ElemSch: HIGHLANDS **Bsmt:** N
MiddleSch: HENRY HUDSON REG **FP/#:** Y/1
HighSch: HENRY HUDSON **Garage:** Y/1 Car(s)
OthElem: HIGHLAND **WF:** N
OthHigh: MATER DEI **WV:** Y
Style: Townhous, Upr Leve, Attached **WtrTyp:**
Model: Condo **Handicap:** N
Zoning: Rt 36 E, RIGHT ON PORTLAND ROAD, GATEWAY VILLAS ON
Directions: LEFT HAND SIDE. **AssgnPkg:** Y/1

Remarks: LOCATED IN THE HILLS OF HIGHLANDS.NO FLOOD INSURANCE. MINUTES TO BEACH,HARTSHORNE WOODS, HIGH SPEED FERRY TO MANHATTAN,BUS AND TRAIN.THIS UNIT HAS IT ALL.DECK WITH VIEWS,WOOD BURNING FIREPLACE,2BED/2BA OCEAN VIEW LOFT AREA,GARAGE,C/A,AND VIEWS OF HISTORIC TWIN LIGHTS RIGHT FROM YOUR BEDROOM.SIT FROM YOUR DECK AND WATCH THE SUN RISE.THIS UNIT IS IN IN MOVE IN CONDITION.PET FRIENDLY COMPLEX TOO.VISIT THE FARMERS MARKET AND ENJOY SOME OF THE BEST RESTAURANTS IN MONMOUTH COUNTY.

TaxYr: 2011	LandAsmt: 150,000	NewCnstr: N	DeedRestr: N
Taxes: \$6,609	ImprAsmt: 121,300	Style: Townhouse, Upr Level, Attached	FarmAssd: N
SpecAsmt: N	TotAsmt: 271,300	AsmtStat: Assessed	
Assoc: Y	AssocMgmt: CONDO PLUS	MgmtPhone: 732 660-1350	AppEscrowReq: Y

VA Appr:	FHA Appr:	FNMA Appr:
AssocFee: \$270/MO	FeeIncl: Common A, Ext Main, Snow Rem, Trash Re, Water	Management Type:

CommonEle: Associat

Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	#BsmtBth:
LRDRcmbo	1	22X13	Kitchen	1	11X8	Bedrm:Master	1	14X12	#Lvl1Bths: 2
Bedroom	1	12X10	Laundry	1	7X3	Family	2	26X14	#Lvl2Bths: 0.0
									#Lvl3Bths: 0.0

Interior: Skylight, Sliding D, Loft	LR: FLR-W/wCarp, Sliding D, Try/vlt/, 2-story	DR: FLR-W/w Carp, Slider, Try/vlt/c, FP-WdBrg
Foy: FLR-Ceram	Kit: FLR-Ceram, Bnook/dn	MBR: FLR-W/w Carp, Fullbath
GR/FR: FLR-W/w Carp, Try/vlt/, Skylight	Flr: W/w Carp, Ceramic	Bsmt: Slab
MBA: FLR-Ceram, Shower S	Fuel: Nat Gas	WatHt: Nat Gas
HVAC: Cent Air, Fha	Park: Off Stre, On Stree, Assgnd	Roof: SpclNeeds
Exterior: Deck, OurdrLtng	Pool: N:	
Gar: Attached	WtSw: Public Sewer, Public Water	
Lot: Wood		
Siding: Wood		
Included: PERSONALIZED LOG IN FIREPLACE		
Excluded:		
Allowable:		

LstOff: (360) Heritage House Sotheby's Int'l	Office: (732) 615-9898	Own: WITHELD
LstAgt: (14989) Helen Mary Maresca	Office Ph: (732) 615-9898	OwnPh: 732 241-8132
CoOff: ()	Cell: (732) 241-8132	Discl: Document Link
CoAgt: ()		Owner: Individuals
Comp: SAC: XXXXX BAC: 3%-50 DDAC: XXXXX TBC: 3%-50		Ownership Type: Condomin
Bonus: Agncy: SD Typ: ER VRC: N LBox: Y IDX: Y		LD-EX: 9/1/2012-N/A
Show: Call Lo, Appt Req, Lbx-mom: EASY TO SHOW CALL HELEN AT 732 241-8132		DOM/CDOM: 382/382
AgntNotes: N/A		Fncng: Convn
Short Sale?		Possn: Negotiab

SldPrice: \$278,000	DOM: 382	SellOff: (1339) RE/MAX The Real Estate LEADERS Ph:(732) 933-0200
ClseDate: 11/15/2013	DUC: 58	SellAgt: (33934) Manus Mullanaphy Ph:
CntrDate: 09/18/2013	SldTrms: Convention	CoSellOff: () CoSellAgt: ()
Concessions: 7000	Sales Notes:	

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Status: Closed (10/23/2012) **Cat:** CON **MLS#:** 21205668md
County: Monmouth **ListPrice:** \$278,900
Muni: HIGHLANDS **OrigPrice:** \$279,900
Postal: 324-E1 SHORE DR **Bldg Num:**
Address: HIGHLANDS, NJ 07732 **ApXyrBlt:** 1988
Area/Sec: NONE **ApXsqFt:** 1,519 SqFt
Cmplx/Sub: SANDPIPER **Rooms:** 6
ParcelID: 100--49- **Bedrooms:** 2
Lvls/EntFl: 1/ **Baths:** 2/0
ElemSch: HIGHLANDS **Bsmt:** N
MiddleSch: HENRY HUDSON REG **FP/#:** Y/1
HighSch: HENRY HUDSON **Garage:** N/0 Car(s)
OthElem: MOTHER TERES **WF:** Y
OthHigh: MARINE **WV:** Y
Style: End Unit, Lower Le **WtrTyp:** Riverfront, Riverview
Model: **Handicap:** N
Zoning: Condo, Resident **AssgnPkg:** Y/2
Directions: Rt 36 to Linden to left on Waterwitch to Shore Drive to complex - besides Seastreak Ferry.....all the way to water!

Remarks: Step off the ferry and sit on your own porch and enjoy amazing views of Sandy hook, Verrazano Bridge and NY Skyline. Direct Waterfront unit, only four in entire complex. First floor living! 2 bed/2 bath unit. Newer hwh, furnace and central air. Master bedroom with large master bath. Living room with woodburning fireplace! Lots of closets and storage! Great weekend place or commuters'dream! Be in for spring! Will be painted in next few weeks.

TaxYr: 2011	LandAsmt: 150,000	NewCnstr: N	DeedRestr:
Taxes: \$6,765	ImprAsmt: 127,700	Style: End Unit, Lower Level	FarmAssd: N
SpecAsmt: N	TotAsmt: 277,700	AsmtStat: Assessed	

Assoc: Y	AssocMgmt: SANDPIPER	MgmtPhone: 732-842-4442	AppEscrowReq:
-----------------	-----------------------------	--------------------------------	----------------------

VA Appr:	FHA Appr:	FNMA Appr:
AssocFee: \$312/MO	FeeIncl: Common A, Ext Main, Snow Rem, Trash Re, Fire/lia	Management Type: Prof-on

CommonEle: Associat, Common A

Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	#BsmtBth:
Living	1	18x14	Bedrm:Master	1	16x15				2
Bedroom	1	14x12							

Interior: Balcony, Sliding D

Foy:	LR:	DR: FLR-W/w Carp
GR/FR:	Kit: Eat-in	MBR: FLR-W/w Carp, Fullbath
MBA: Whirlpool, Shower S, DblSnks, FLR-Lin/Vy	Flr: W/w Carp, Laminate	Bsmt: Crawl Sp
HVAC: Cent Air, Fha	Fuel: Nat Gas	WatHt: Nat Gas

Exterior: Patio, Fence, OurdrLtng

Gar: None	Park: Off Stre, Assgnd	Roof: Shingled
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Lot:	Pool: N:	SpclNeeds
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Siding: Brick	WtSw: Public Sewer, Public Water
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Included: Dishwash, Refriger, Stove, Washer, Dryer, Wdw Trmt, Ceil Fan, Light Fi, Firepl E, Screens

Excluded: NOTHING

Allowable: Dogs, Cats, Rentals

LstOff: (443) Gloria Nilson & Co. Real Estate	Office: (732) 530-2800	Own: WITHHELD
LstAgt: (6329) Sherry Gross	Office Ph: (732) 530-2800	OwnPh:
CoOff: (443) Gloria Nilson & Co. Real Estate	Cell: 732-618-7599	Discl: Office
CoAgt: (278) Patricia Gross	Office: (732) 758-9507	Owner: Corporate
	Fax:	

Comp: SAC: 2.5 BAC: 2.5 DDAC: 2.5 TBC: 2.5

Bonus: **Agncy:** SD **Typ:** ER **VRC:** N **LBox:** Y **IDX:** Y
Show: Call Own, Appt Req: CALL OR TEXT MAUREEN OR SHERRY

AgntNotes: N/A

Short Sale?	Ownership Type: Condomin
	LD-EX: 2/13/2012-N/A
	DOM/CDOM: 240/323
	Fncng: Convn
	Possn: AtClsng, Immed

SldPrice: \$279,900	DOM: 240	SellOff: (443) Gloria Nilson & Co. Real Estate	Ph: (732) 530-2800
CseDate: 10/23/2012	DUC: 38	SellAgt: (26137) Anna Tina Bivona	Ph: 732-530-2800 x173
CntrDate: 09/15/2012	SldTrms: Cash	CoSellOff: ()	CoSellAgt: ()
Concessions:	Sales Notes:		

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PAUL CEFALO WEICHERT REALTORS RUMSON, NJ 732-673-9421

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Status: Closed (11/7/2013) **Cat:** CON **MLS#:** 21328275m
ListPrice: \$325,000 **OrigPrice:** \$325,000
County: Monmouth **Bldg Num:** 1978
Muni: HIGHLANDS **ApxSqFt:** 0 SqFt
Postal: 1-508 SCENIC DR **Rooms:** 5
Address: HIGHLANDS, NJ 07732 **Bedrooms:** 2
Area/Sec: NONE **Baths:** 2/0
Cmplx/Sub: EASTPOINTE **Bsm:** N
ParcelID: 106-0-508- 508 **FP/#:** N/
Lvls/EntFl: 1/ **Garage:** Y/1 Car(s)
ElemSch: HIGHLANDS **WF:** Y
MiddleSch: HENRY HUDSON REG **WV:** Y
HighSch: HENRY HUDSON **WtrTyp:** Oceanview
OthElem: **Style:** High Ris
OthHigh: **Model:** **Handicap:** Y
Style: **Zoning:** Condo **AssgnPkg:** Y/
Directions: Route 36 approx 1 mile from Sandy Hook at Eastpointe Plaza

Remarks: This is the one you have been waiting for! Two bedroom direct OCEAN side with spectacular unobstructed views of the NYC skyline! Relax on your balcony and watch cruise ships go by. Priced to add some TLC to make this unit your own. Ferry to New York directly below the building. Close to Sandy Hook beaches, fabulous local restaurants, and so much more this wonderful area has to offer. This one will not last! Only TWO bedroom OCEAN unit available in the entire building AND, it has rental status!

TaxYr: 2012	LandAsmt: 97,300	NewCnstr: N	DeedRestr: N
Taxes: \$7,503	ImprAsmt: 197,500	Style: High Rise	FarmAssd:
SpecAsmt: N	TotAsmt: 294,800	AsmtStat: Assessed	

Assoc: Y **AssocMgmt:** FIRST SERVICE RESIDENTIA **MgmtPhone:** 732-291-9097 **AppEscrowReq:**

VA Appr: Y **FHA Appr:** Y **FNMA Appr:** Prof-on, Owner/as
AssocFee: \$555/MO **FeeIncl:** Common A, Ext Main, Pool, Snow Rem, Trash Re, Water, Mgmt Fee **Management Type:**

CommonEle: Sec Guar, Tennis C, Exercise, Xtra Sto, Communit, Elevator, Pool, ProfMgmt

Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	#BsmtBth:
Living	1	25x13	Dining	1	11x9	Kitchen	1	10x10	#Lvl1Bths: 2
Bedrm:Master	1	15x12	Bedroom	1	14x11	Laundry	1	6x5	#Lvl2Bths: 0.0
									#Lvl3Bths: 0.0

Interior:

Foy: FLR-W/wCarp	LR: FLR-W/wCarp	DR: Slider
GR/FR:	Kit:	MBR: FLR-W/w Carp
MBA:	Flr: W/w Carp	Bsm: Other/SeeRmk
HVAC: 3+zon Ac, 3+zon Ht	Fuel: Electric	WatHt: Nat Gas

Exterior: Sprnklr, Tennis C, BBQ, OutdrShwr

Gar: Other **Park:** Off Stre, Undergro, Valet, Visitor, Assgnd

Lot: **Pool:** Y: **WtSw:** Public Sewer, Public Water

Siding: **Included:** Dishwash, Refriger, Washer, Dryer, Ac Units

Excluded:

Allowable: Dogs, Cats, Rentals

LstOff: (2532) Better Homes Realty	Office: (732) 842-5656	Own: BENZ
LstAgt: (10197) Valerie Mintzer	Direct: 732-872-2878	OwnPh: 732-872-2878
CoOff: ()	Home: (732) 872-2878	Discl: None
CoAgt: ()	Voice: 800 531 2885 ext 616	Owner: Individuals
	Mail:	

Comp: SAC: 0 BAC: 2.5-100 DDAC: XXXXXX TBC: 2.5-100

Bonus: **Agency:** SD **Typ:** ER **VRC:** N **LBox:** N **IDX:** Y
Show: Call Agent: EASY TO SHOW CALL VALERIE 732-872-2878

AgntNotes: N/A

Short Sale? N

Ownership Type: Condomin
LD-EX: 8/14/2013-N/A
DOM/CDOM: 56/56

Fncng:
Possn: Immed

SldPrice: \$285,000	DOM: 56	SellOff: (1112) Heritage House Sotheby's Int'l Ph:(732) 842-3434
ClseDate: 11/07/2013	DUC: 29	SellAgt: (11557) Verena Scarpelli Ph:730-842-3434
CntrDate: 10/09/2013	SldTrms: Cash	CoSellOf: () CoSellAgt: ()
Concessions:	Sales Notes:	

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PAUL CEFALO WEICHERT REALTORS RUMSON, NJ 732-673-9421

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Status:	Closed (7/31/2012)	Cat:	CON	MLS#:	21210762mvd
County:	Monmouth	ListPrice:	\$299,900	OrigPrice:	\$299,900
Muni:	HIGHLANDS	Bldg Num:		ApxYrBlt:	1995
Postal	<u>118 MARINA BAY CT</u>	ApxSqFt:	0 SqFt	Rooms:	7
Address:	HIGHLANDS, NJ 07732	Bedrooms:	3	Baths:	2/1
Area/Sec:	NONE	Bsmt:	Y	FP/#:	Y/1
Cmplx/Sub:	MARINA ON THE B	Garage:	Y/1 Car(s)	WF:	Y
ParcelID:	<u>72--928-</u>	WV:	Y	WtrTyp:	Bayfront, Bayside, Bayview, Bulkhead, Oceanview, Riverfront, Riverview
Lvls/EntFl:	3/				
ElemSch:	HIGHLANDS				
MiddleSch:	HENRY HUDSON REG				
HighSch:	HENRY HUDSON				
OthElem:					
OthHigh:	RBC				
Style:	Townhous, Multi-le, Attached				
Model:		Handicap:	N		
Zoning:	Resident	AssgnPkg:	Y/3		
Directions:	36 to Linden, left on Waterwich, right on Bay, left on Marina Bay Ct				

Remarks: Beach living at it's best!Water view 3 level townhome w/4 entertainment decks,living room w/fireplace,dining room w/glass doors leading to deck,gourmet kitchen,direct-entry garage,3rd floor loft or great room w/amazing views of the river,bay,ocean & Sandy Hook National Park.Minutes to NYC hi-speed ferry,bus line,train,beaches,parks,restaurants,shops,marinas,hiking & biking trails.Master suite w/walk-in closets,deck,attached bath w/dbl sinks,shower & whirlpool tub.NO MAINTENANCE FEES!!!

TaxYr:	2011	LandAsmt:	150,000	NewCnstr:	N	DeedRestr:	
Taxes:	\$8,049	ImprAsmt:	180,400	Style:	Townhouse, Multi-level, Attached	FarmAssd:	N
SpecAsmt:		TotAsmt:	330,400	AsmtStat:	Assessed		
Assoc:	N	AssocMgmt:		MgmtPhone:		AppEscrowReq:	
VA Appr:		FHA Appr:		FNMA Appr:			
AssocFee:	\$0/NON	FeeIncl:	Oth/SeeRmks	Management Type:	No Mgmt		
CommonEle:							

Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	#BsmtBth:
Living	1	19x11	Dining	1	12x11	Kitchen	1	12x10	#Lvl1Bths: 0.5
Loft	3	31x11	Bedrm:Master	2	19x11	Bedroom	2	12x11	#Lvl2Bths: 2
Laundry	2		Utility	3		Bedroom	3		#Lvl3Bths:
Foyer	1	11x6	Bonus Room	2					

Interior:	Balcony, Built-in, Sliding D, Recessl, Loft			LR:	FLR-W/wCarp, FP-WdBrn	DR:	FLR-W/w Carp, Slider
Foy:	FLR-Ceram, Closet(s)			Kit:	Eat-in, FLR-Ceram	MBR:	FLR-W/w Carp, Walk-in, Fullbath
GR/FR:	FLR-W/w Carp, Sliding, Try/vlt/			Flr:	Wood, W/w Carp, Ceramic	Bsmt:	Crawl Sp
MBA:	FLR-Ceram, Whrlpool, Shower S, DblSnks			Fuel:	Nat Gas	WatHt:	Nat Gas
HVAC:	Cent Air, Fha			Park:	Off Stre	Roof:	Shingled
Exterior:	Deck, Storm Dr, Fence, OurdrLtn			Pool:	N:	SpclNeeds	
Gar:	Attached, Dir Entr			WtSw:	Public Sewer, Public Water		
Lot:							
Siding:	Vinyl						

Included: Dishwash, Refriger, Washer, Dryer, Wdw Trmt, Light Fi, Gdo, Screens, Stove Ho

Excluded:

Allowable: Dogs, Cats, Rentals, Boats

LstOff:	(1969) Coldwell Banker Res. Brokerage	Office:	(732) 842-3200	Own:	
LstAgt:	(18660) Brian Gailbreath	Office Ph	(732) 842-3200	OwnPh:	
CoOff:	()	Cell	908-489-6472	Discl:	Office
CoAgt:	()	Office	(732) 559-1753	Owner:	Individuals
		Other Ph		Ownership Type:	Fee Simp
Comp:	SAC: 0 BAC: 3%-\$50 DDAC: 0 TBC: 0	Fax	862-345-2318	LD-EX:	3/20/2012-N/A
Bonus:	Agncy: SD Typ: ER VRC: N LBox: Y IDX: Y			DOM/CDOM:	79/79
Show:	Appt Req, Lbx-monm, No Sign: CALL BRIAN (C)908-489-6472 FOR EASY APPT L/B			Fncng:	
AgntNotes:	N/A			Possn:	Negotiab
Short Sale?					

SldPrice:	\$292,000	DOM:	79	SellOff:	(1485) Coldwell Banker Res. Brokerage	Ph:	(732) 671-1000
ClseDate:	07/31/2012	DUC:	61	SellAgt:	(10128) Jeanne Lettiere	Ph:	732 -796-2555
CntrDate:	05/31/2012	SldTrms:	Convention	CoSellOff:	()	CoSellAgt:	()
Concessions:		Sales Notes:					

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Status: Closed (3/19/2013) **Cat:** CON **MLS#:** 21229495md
ListPrice: \$319,900 **OrigPrice:** \$319,900
Bldg Num: 1981 **ApxYrBlt:** 1981
ApxSqFt: 1,876 SqFt **Rooms:** 6
Bedrooms: 3 **Baths:** 3/1
Bsmt: N **FP/#:** Y/1
Garage: Y/1 Car(s) **WF:** N
WV: Y **WtrTyp:** Oceanview, Riverview
Handicap: N **AssgnPkg:** /1
County: Monmouth **Muni:** HIGHLANDS
Postal: 12 E MANOR SQ **Address:** HIGHLANDS, NJ 07732
Area/Sec: NONE **Cmplx/Sub:** EAST MANOR SQR
ParcelID: 00010-0000-00007-12 **Lvls/EntFl:** 3/
ElemSch: HIGHLANDS **MiddleSch:** HENRY HUDSON
HighSch: MOTHER TERES **OthElem:** RBC
OthHigh: RBC **Style:** Townhouse, Attached
Model: Condo, Resident **Zoning:** Route 36 East, Right on Portland Road, Right on Highland, First Left into Complex
Directions:

Remarks: WOW, extremely large, bright, spacious, open and CLEAN best describes this ocean-view townhome which offers 2-3 bedrooms, 3.5 baths, eat-in kitchen with island, glass cabinet doors and slider to rear deck. Living room with fireplace and balcony, spacious master bedroom with closets galore, another balcony and more. Recently replaced efficient heat and central air conditioning. Great location at the beach plus in-town ferry service to NYC! Come live where everyone vacations, call today!

TaxYr:	2011	LandAsmt:	160,000	NewCnstr:	N	DeedRestr:	N
Taxes:	\$8,275	ImprAsmt:	179,700	Style:	Townhouse, Attached	FarmAssd:	N
SpecAsmt:	N	TotAsmt:	339,700	AsmtStat:	Assessed		
Assoc:	Y	AssocMgmt:	AHN & ASSOCIATES	MgmtPhone:	732-431-2700	AppEscrowReq:	Y
VA Appr:	N	FHA Appr:	N	FNMA Appr:			
AssocFee:	\$335/MO	FeeIncl:	Common A, Ext Main	Management Type:	Prof-off, Owner/as		
CommonEle:	Associat, Common A, Landscap, ProfMgmnt						

Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	#BsmtBth:
Foyer	1	4x4	Living	2	21X12	Dining	2	15X13	#Lvl1Bths: 1
Kitchen	2	16X12	Bedrm:Master	3	19X12	Bedroom	3	12X11	#Lvl2Bths: 1
Bedroom	1	16X14							#Lvl3Bths: 2

Interior: Attic, Dec Mold, Sliding D, Recess
Foy: DecMldng, FLR-Lin/Vn **LR:** FLR-W/wCarp, FP-WdBrn, Sliding D, Dec Mold **DR:** FLR-Wood, Dec Mold, Raised
GR/FR: **Kit:** Eat-in, Sliding D, FLR-Lin/Vy **MBR:** FLR-W/w Carp, Fullbath
MBA: FLR-Ceram, Tub **Flr:** Wood, W/w Carp, Ceramic, Linolm/v **Bsmt:** Slab
HVAC: Cent Air, Fha **Fuel:** Electric **WatHt:** Electric
Exterior: Deck, Patio, Oth/See Rmks **Roof:** Shingled
Gar: Attached, Dir Entr **Park:** Off Stre, Open Lot, Visitor
Lot: **Pool:** N: **SpclNeeds**
Siding: Wood **WtSw:** Public Sewer, Public Water
Included: Dishwash, Refriger, Elec Coo, Stove, Self/con, Washer, Dryer, Wdw Trmt, Gdo, Firepl E, Screens, Stove Ho
Excluded: NONE
Allowable: Dogs, Cats, Rentals

LstOff: (1544) RE/MAX Paradigm Realty Group **Office:** (732) 212-9900 **Own:** MEGAN STEEL
LstAgt: (3942) Kenneth Walker **Direct:** 732-212-9900 X310 **OwnPh:** 908-601-0245
CoOff: () **Cell:** 732-245-9245 **Discl:** Document Link
CoAgt: () **Owner:** Individuals
Comp: **SAC:** 2.5%-\$100 **BAC:** 2.5%-\$100 **DDAC:** 2.5%-\$100 **Ownership Type:** Condomin
Bonus: 0 **Agncy:** SD **Typ:** ER **VRC:** N **LBox:** Y **IDX:** Y **LD-EX:** 8/19/2012-N/A
Show: Appt Req, Lbx-monm: EASY TO SHOW, CALL L/A TO SHOW 732-245-9245 **DOM/CDOM:** 171/171
AgntNotes: N/A **Fncng:** Convnl
Short Sale? **Possn:** Negotiab, AtClsng

SldPrice: \$300,000 **DOM:** 171 **SellOff:** (360) Heritage House Sotheby's Int'l Ph:(732) 615-9898
ClseDate: 03/19/2013 **DUC:** 41 **SellAgt:** (17074) Charles O'Rourke Ph:732-615-9898
CntrDate: 02/06/2013 **SldTrms:** Convention **CoSellOff:** () **CoSellAgt:** ()
Concessions: **Sales Notes:**

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PAUL CEFALO WEICHERT REALTORS RUMSON, NJ 732-673-9421

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Status:	Closed (9/20/2013)	Cat:	CON	MLS#:	21321006myd
County:	Monmouth	ListPrice:	\$319,000	OrigPrice:	\$319,000
Muni:	HIGHLANDS	Bldg Num:	120	ApxYrBlt:	1992
Postal:	120 MARINA BAY CT	ApxSqFt:	0 SqFt	Rooms:	7
Address:	HIGHLANDS, NJ 07732	Bedrooms:	3	Baths:	2/1
Area/Sec:	NONE	Bsmt:	N	FP/#:	Y/1
Cmplx/Sub:	MARINA ON THE B	Garage:	Y/1 Car(s)	WF:	N
ParcelID:	00072-0000-00009-26	WV:	Y	WtrTyp:	
Lvls/EntFl:	2/	Handicap:	N	AssgnPkg:	N/1
ElemSch:	HIGHLANDS				
MiddleSch:	HENRY HUDSON REG				
HighSch:	HENRY HUDSON				
OthElem:	MOTHER TERES				
OthHigh:	MATER DEI				
Style:	Townhous				
Model:					
Zoning:					
Directions:	WATER WITCH TO BAY AVE.				

Remarks:

TaxYr:	2012	LandAsmt:	150,000	NewCnstr:	N	DeedRestr:	
Taxes:	\$8,090	ImprAsmt:	177,700	Style:	Townhouse	FarmAssd:	
SpecAsmt:		TotAsmt:	327,700	AsmtStat:	Assessed		

Assoc:	Y	AssocMgmt:		MgmtPhone:		AppEscrowReq:	
VA Appr:		FHA Appr:		FNMA Appr:			
AssocFee:	\$0/NON	FeeIncl:	Oth/SeeRmks	Management Type:			

CommonEle:

Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	#BsmtBth:	0.0
Foyer	1	10x10	Living	1	18x11	Dining	1	11x11	#Lvl1Bths:	1
Kitchen	1	11x10	Bedrm:Master	2	19x11	Bedroom	2	13x11	#Lvl2Bths:	2
Bedroom	3	32x11							#Lvl3Bths:	0.0

Interior:

Foy:		LR:		DR:	
GR/FR:		Kit:		MBR:	
MBA:		Flr:	W/w Carp, Ceramic	Bsmt:	Slab
HVAC:	Ac Units	Fuel:	Nat Gas	WatHt:	Nat Gas
Exterior:	Deck, Storm Wn, Storm Dr, Fence	Park:		Roof:	Shingled
Gar:	Attached	Pool:	N:	SpclNeeds	
Lot:		WtSw:	Public Sewer, Public Water		
Siding:	Vinyl				
Included:					
Excluded:	NOTHING				
Allowable:					

LstOff:	(360) Heritage House Sotheby's Int'l	Office:	(732) 615-9898	Own:	WITHELD
LstAgt:	(14989) Helen Mary Maresca	Office Ph:	(732) 615-9898	OwnPh:	732 241-8132

CoOff:	()	Cell:	(732) 241-8132	Discl:	Document Link
CoAgt:	()			Owner:	Individuals
Comp:	SAC: XXX BAC: 2.5%-\$50 DDAC: XXX TBC: 2.5%-\$50			Ownership Type:	
Bonus:	Agncy: SD Typ: ER VRC: N LBox: Y IDX: Y			LD-EX:	6/17/2013-N/A
Show:	Call Agent:			DOM/CDOM:	37/37
AgntNotes:	N/A			Fncng:	
Short Sale?	N			Possn:	Immed

SldPrice:	\$304,000	DOM:	37	SellOff:	(1987) Kevin Murphy Realty Ph:(732) 741-3030
ClseDate:	09/20/2013	DUC:	58	SellAgt:	(7864) KEVIN MURPHY Ph:(732)741-3030
CntrDate:	07/24/2013	SldTrms:	Convention	CoSellOf:	() CoSellAgt:()
Concessions:	0	Sales Notes:			

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PAUL CEFALO WEICHERT REALTORS RUMSON, NJ 732-673-9421

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Status: Closed (8/1/2012) **Cat:** CON **MLS#:** 21212700pd
ListPrice: \$320,000 **OrigPrice:** \$329,000
Bldg Num: 1977 **ApxYrBlt:** 0 SqFt
Rooms: 5 **Bedrooms:** 2
Baths: 2/0 **Bsm:** N
FP/#: / **Garage:** N/0 Car(s)
WF: N **WV:** Y
WtrTyp: Bayview, Oceanview
Handicap: Y
AssgnPkg: Y/
Directions: Route 36 North - Right on Orchard St. - Leads directly to Scenic Drive

Remarks: Highly-coveted corner unit flooded with light and limitless ocean/NYC views. Unique High Rise captures soothing Sandy Hook Bay breezes and views of rolling waves. Eastpointe offers sophisticated, all-season luxury at an affordable price: newly equipped weight/cardio rooms, heated Olympic-sized pool by the tennis court - it's Eastpointe Living. Also: 24-HR SECURITY, VALET, SAUNA, CLUBROOM, LIBRARY, Close to the NYC Ferry & public transportation.

TaxYr: 2011	LandAsmt: 102,300	NewCnstr: N	DeedRestr:
Taxes: \$7,977	ImprAsmt: 207,600	Style: High Rise	FarmAssd:
SpecAsmt:	TotAsmt: 309,900	AsmtStat: Assessed	
Assoc: Y	AssocMgmt: WENTWORTH	MgmtPhone: 732-291-9097	AppEscrowReq:

VA Appr:	FHA Appr:	FNMA Appr:
AssocFee: \$578/MO	FeeIncl: Common A, Pool, Snow Rem, Trash Re, Mgmt Fee	Management Type: Prof-on
CommonEle: Associat, Tennis C, Exercise, Xtra Sto, Communit, Common A, Landscap, Elevator, Pool, ProfMgmnt		

Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	#BsmtBth:
Living	1	25x13	Dining	1	11x9	Kitchen	1	9x9	#Lvl1Bths:
Bedrm:Master	1	16x13	Bedroom	1	12x12				#Lvl2Bths:
									#Lvl3Bths:

Interior:	Balcony, Built-in, Sliding D, Fitness, Wall Mir	DR:	FLR-W/w Carp
Foy:	FLR-W/wCarp, Closet(s)	MBR:	FLR-W/w Carp, Fullbath
GR/FR:		Bsm:	Other/SeeRmk
MBA:	Tub	WatHt:	Electric
HVAC:	Ac Units		
Exterior:	Tennis C, BBQ, OurdrLtng	Park:	Off Stre, Valet, Visitor, Assgnd
Gar:		Pool:	Y:
Lot:		WtSw:	Public Sewer, Public Water
Siding:		Roof:	SpclNeeds
Included:	Dishwash, Refriger, Washer, Dryer, Ac Units, Wdw Trmt, Light Fi, Track Li		
Excluded:			
Allowable:			

LstOff: (443) Gloria Nilson & Co. Real Estate	Office: (732) 530-2800	Own: WITHHELD
LstAgt: (34673) Matthew Moore	Office Ph: (732) 530-2800	OwnPh: WITHHELD
CoOff: ()	Cell: 917-859-1251	Discl: Office
CoAgt: ()	Office: (732) 758-9507	Owner: Individuals
Comp: SAC: X BAC: 3% -\$ 50 DDAC: 3% TBC: X	Fax:	Ownership Type: Condomin
Bonus: Agncy: SD Typ: ER VRC: N LBox: N IDX: Y		LD-EX: 4/1/2012-N/A
Show: Appt Req: CALL AGENT FOR APPOINTMENT - KEY WITH DOORMAN		DOM/CDOM: 100/100
AgntNotes: N/A		Fncng:
Short Sale?		Possn: AtClng

SldPrice: \$305,000	DOM: 100	SellOff: (443) Gloria Nilson & Co. Real Estate	Ph: (732) 530-2800
CseDate: 08/01/2012	DUC: 22	SellAgt: (34673) Matthew Moore	Ph: 732-530-2800 Ext. 199
CntrDate: 07/10/2012	SldTrms: Cash	CoSellOff: ()	CoSellAgt: ()
Concessions:	Sales Notes:		

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PAUL CEFALO WEICHERT REALTORS RUMSON, NJ 732-673-9421

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Status:	Closed (6/20/2012)	Cat:	CON	MLS#:	21214106m
County:	Monmouth	ListPrice:	\$319,000	OrigPrice:	\$319,000
Muni:	HIGHLANDS	Bldg Num:	1978	ApxYrBlt:	0 SqFt
Postal:	1-1404 SCENIC DR	Rooms:	5	Bedrooms:	2
Address:	HIGHLANDS, NJ 07732	Baths:	2/0	Bsm:	N
Area/Sec:	NONE	FP/#:	/	Garage:	Y/1 Car(s)
Cmplx/Sub:	EASTPOINTE	WF:	Y	WV:	Y
ParcelID:	106-1-1304- 1404	WtrTyp:	Oceanview	Handicap:	Y
Lvls/EntFl:	1/	AssgnPkg:	/		
ElemSch:	HIGHLANDS				
MiddleSch:	HENRY HUDSON REG				
HighSch:	HENRY HUDSON				
OthElem:	MOTHER TERES				
OthHigh:	RBC				
Style:	High Ris				
Model:	Condo				
Zoning:	ROUTE 36 APPROX 1 MILE NORTH OF SEA BRIGHT-				
Directions:	HIGHLANDS BRIDGE AT EASTPOINTE PLAZA				

Remarks: 14th floor OCEANFRONT two bedroom two bath END unit priced to allow for your own renovation. Luxury hi-rise offers 24 hr security, exercise, valet, heated pool, tennis, and so much more. Enjoy panoramic views of the ocean and NYC from your private balcony. Includes a garage space, extra wall insulation and an in unit washer and dryer. Fabulous sky top clubroom for entertaining your guests. Close to the ferry to NYC, and beaches

TaxYr:	2011	LandAsmt:	103,000	NewCnstr:		DeedRestr:	N			
Taxes:	\$7,600	ImprAsmt:	209,000	Style:	High Rise	FarmAssd:	N			
SpecAsmt:	N	TotAsmt:	312,000	AsmtStat:	Assessed					
Assoc:	Y	AssocMgmt:	WENTWORTH	MgmtPhone:	732 291 9097	AppEscrowReq:				
VA Appr:	Y	FHA Appr:	N	FNMA Appr:	N					
AssocFee:	\$581/MO	FeeIncl:	Common A, Ext Main, Pool, Snow Rem, Trash Re, Water	Management Type:	Prof-on, Owner/as					
CommonEle:	Associat, Sec Guar, Tennis C, Exercise, Xtra Sto, Communit, Elevator, Pool, ProfMgmnt									
Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	#BsmtBth:	0.0
Living	1	25x12	Dining	1	10x10	Kitchen	1	10x10	#Lvl1Bths:	2
Bedrm:Master	1	16x12	Bedroom	1	15x12	Laundry	1	6x4	#Lvl2Bths:	0.0
									#Lvl3Bths:	0.0

Interior:	Sliding D	LR:	FLR-W/wCarp	DR:	
Foy:		Kit:		MBR:	
GR/FR:		Flr:		Bsm:	Other/SeeRmk
MBA:		Fuel:	Electric	WatHt:	Nat Gas
HVAC:	3+zon Ac, 3+zon Ht	Park:	Off Stre, Undergro, Valet, Visitor, Assgnd	Roof:	
Exterior:	Sprnkler, Tennis C, BBQ	Pool:	Y:	SpclNeeds	
Gar:	Other	WtSw:	Public Sewer, Public Water		
Lot:					
Siding:					
Included:	Dishwash, Refriger, Elec Coo, Microwav, Washer, Dryer, Ac Units				
Excluded:					
Allowable:	Other/See Rmk				
LstOff:	(2429) Better Homes Realty	Office:	(732) 291-0070	Own:	WITH HELD
LstAgt:	(8550) David Mintzer	Office Ph:	(732) 291-0070	OwnPh:	732 872 2878
CoOff:	()	Home:	(732) 872-2878	Discl:	Office
CoAgt:	()	Office Fax:	(732) 391-5130	Owner:	Individuals
Comp:	SAC: 0 BAC: 3-100 DDAC: XXXXXX TBC: 3-100	Fax:	732-640-5470	Ownership Type:	Condomin
Bonus:	Agncy: SD Typ: ER VRC: N LBox: N IDX: Y	Cell:	732-740-2520	LD-EX:	4/13/2012-N/A
Show:	Appt Req: CALL AGENT FOR APPOINTMENT				
AgntNotes:	N/A				
Short Sale?					
		Fncng:		DOM/CDOM:	11/11
		Possn:			Negotiab

SldPrice:	\$307,000	DOM:	11	SellOff:	(1212) Better Homes Realty	Ph:	(732) 920-6333
CseDate:	06/20/2012	DUC:	57	SellAgt:	(17744) Brenda Weld	Ph:	(732)920-6333
CntrDate:	04/24/2012	SldTrms:	Convention	CoSellOf:	()	CoSellAgt:	()
Concessions:		Sales Notes:					

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PAUL CEFALO WEICHERT REALTORS RUMSON, NJ 732-673-9421

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Status: Closed (3/26/2012) **Cat:** CON **MLS#:** 21140599mvd
ListPrice: \$324,900 **OrigPrice:** \$339,900
Bldg Num: **ApxYrBlt:** 0 SqFt
Rooms: 7 **Bedrooms:** 3
Baths: 2/1 **Bsmt:** Y
FP/#: Y/2 **Garage:** Y/1 Car(s)
WF: N **WV:** Y
WtrTyp: Bayfront, Bayside, Bayview, Oceanview, Riverfront, Riverview
Model: **Handicap:** N
Zoning: Resident **AssgnPkg:** Y/2
Directions: ROUTE 36 TO LINDEN , LEFT ON WATERWITCH, RIGHT ON BAY, LEFT TO MARINA ON THE BAY..

Remarks: AWESOME!3 level Boater & Beach Lover's Townhome. Water views of the River, Bay & Sandy Hook Park. 2 story living room w/wood floors & gas fireplace. 3rd floor loft w/cathedral ceiling, 2nd fireplace & water view deck. Entertain in style on one of 4 decks! Gourmet eat-in kitchen, dining room, garage. Master suite with sitting area, walk-in closet, jetted tub, dbl sinks & shower. Minutes to NYC hi-speed ferry, beaches, parks, marinas, shops, restaurants, hiking & biking trails, bus. NO MAINTENANCE FEES!! BEACH LIVING!

TaxYr: 2011	LandAsmt: 150,000	NewCnstr:	DeedRestr:
Taxes: \$8,728	ImprAsmt: 208,300	Style: Townhouse, End Unit, Attached	FarmAssd: N
SpecAsmt: N	TotAsmt: 358,300	AsmtStat:	

Assoc: N	AssocMgmt:	MgmtPhone:	AppEscrowReq:
VA Appr:	FHA Appr:	FNMA Appr:	
AssocFee: \$0/NON	FeeIncl: Oth/SeeRmks	Management Type:	
CommonEle:			

Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	#BsmtBth:
Living	1	19X12	Loft	3	28X11				0.0
Kitchen	1	12X10	Dining	1	12X11				#Lvl1Bths: 0.5
Bedrm:Master	2	19X11	Bedroom	3					#Lvl2Bths: 2
Bedroom	2	12X11							#Lvl3Bths:
Laundry	2								

Interior: Dec Mold, Sliding D, Recessl, Loft	LR: Try/vlt/, 2-story, FP-Gas	DR: FLR-Wood, Slider
Foy: 2-Story, FLR-Ceram, Try/vlt/	Kit: Eat-in, FLR-Ceram, Bnook/dn	MBR: FLR-Wood, Walk-in, Fullbath
GR/FR: FP-Elec, Sliding, Try/vlt/	Flr: Wood, Ceramic	Bsmt: Crawl Sp, Other/SeeRmk
MBA: FLR-Ceram, Whrlpool, Shower S, FLR-Wood	Fuel: Nat Gas	WatHt: Nat Gas
HVAC: Cent Air, Fha	Park: Off Stre, Assgnd	Roof: Shingled
Exterior: Deck, Storm Dr, Fence, OurdrLtng	Pool: N:	SpclNeeds
Gar: Attached, Dir Entr	WtSw: Public Sewer, Public Water	
Lot:		
Siding: Vinyl		
Included: Dishwash, Refriger, Gas Cook, Microwav, Washer, Dryer, Ceil Fan, Light Fi, Screens		
Excluded: DINING ROOM WINDOW TREATMENTS		
Allowable: Dogs, Cats, Rentals, Boats		

LstOff: (1969) Coldwell Banker Res. Brokerage	Office: (732) 842-3200	Own:
LstAgt: (18660) Brian Gailbreath	Office Ph: (732) 842-3200	OwnPh:
CoOff: ()	Cell: 908-489-6472	Discl: Document Link
CoAgt: Q	Office Ph: (732) 559-1753	Owner: Individuals
Comp: SAC: 0 BAC: 3%-50 DDAC: 0 TBC: 0	CoOffice Ph:	Ownership Type: Fee Simp
Bonus: Agncy: SA Typ: ER VRC: N LBox: Y IDX: Y		LD-EX: 11/4/2011-N/A
Show: Appt Req, Nego/lb, Lbx-monm, Sign: PLEASE CALL BRIAN 908-489-6472 FOR EASY APPT.		DOM/CDOM: 125/125
AgntNotes: N/A		Fncng:
Short Sale?		Possn: Negotiab

SldPrice: \$318,000	DOM: 125	SellOff: (1969) Coldwell Banker Res. Brokerage	Ph: (732) 842-3200
ClseDate: 03/26/2012	DUC: 20	SellAgt: (18660) Brian Gailbreath	Ph: 732-559-1728
CntrDate: 03/06/2012	SldTrms: Cash	CoSellOf: ()	CoSellAgt: ()
Concessions:	Sales Notes:		

PAUL CEFALO WEICHERT REALTORS RUMSON, NJ 732-673-9421

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Status: Closed (6/29/2012) **Cat:** CON **MLS#:** 21209601mvd
ListPrice: \$334,900 **OrigPrice:** \$334,900
Bldg Num: 1995 **ApxYrBlt:** 0 SqFt
Rooms: 7 **Bedrooms:** 3
Baths: 2/1 **Bsmt:** Y
FP/#: Y/1 **Garage:** Y/1 Car(s)
WF: Y **WV:** Y
WtrTyp: Bayfront, Bayside, Bayview, Bulkhead, Oceanview, Riverfront, Riverview
Model: Resident **Handicap:** N
Zoning: RT 36 S to jughandle @ Linden, Left on Waterwitch to right on Bay left into Marina on the Bay
Directions: RT 36 S to jughandle @ Linden, Left on Waterwitch to right on Bay left into Marina on the Bay

Remarks: Beach Lover & Boater's Dream Escape! Views of the Bay, River, Ocean & Beach! 3 level home w/4 entertainment decks, 2 story living room w/gas fireplace, newer custom gourmet kitchen w/stainless steel & granite, newer spa-like master bath w/glass shower & dbl sinks, 3rd floor great room w/cathedral ceiling & room for more bedrooms. Live the BEACH LIFE w/ NO MAINTENANCE FEES! Garden in your fenced yard w/deck & patio. Near NYC hi-speed ferry, bus line, beaches, shops, marinas, parks, restaurants, hiking & biking.

TaxYr: 2010	LandAsmt: 150,000	NewCnstr:	DeedRestr:
Taxes: \$8,299	ImprAsmt: 190,700	Style: Townhouse, Multi-level, Attached	FarmAssd:
SpecAsmt:	TotAsmt: 340,700	AsmtStat:	

Assoc: N	AssocMgmt:	MgmtPhone:	AppEscrowReq:
VA Appr:	FHA Appr:	FNMA Appr:	
AssocFee: \$0/NON	FeeIncl: Oth/SeeRmks	Management Type:	
CommonEle:			

Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	#BsmtBth:	0.0
Foyer	1	12X8	Living	1	19X11	Dining	1	12X12	#Lvl1Bths:	0.5
Kitchen	1	12X12	Bedrm:Master	2	20X12	Bedroom	2	12X12	#Lvl2Bths:	2
Bedroom	3		GreatRoom	3	24X12				#Lvl3Bths:	0.0

Interior: Balcony, Built-in, Dec Mold, Sliding D, Recessl, Loft
Foy: 2-Story, FLR-Ceram, Try/vlt/, DecMidng **LR:** FLR-Wood, 2-story, FP-Gas **DR:** FLR-Wood, Slider
GR/FR: FLR-W/w Carp, Sliding, Try/vlt/ **Kit:** Newer, FLR-Wood, Granite Cntr **MBR:** FLR-W/w Carp, Walk-in, Fullbath
MBA: FLR-Ceram, Shower S, DblSnks **Flr:** Wood, W/w Carp, Ceramic, Linolm/v **Bsmt:** Crawl Sp
HVAC: Cent Air, Fha **Fuel:** Nat Gas **WatHt:** Nat Gas
Exterior: Deck, Patio, Porch/op, Fence, OurdrLtng **Roof:** Shingled
Gar: Attached, Dir Entr **Park:** Off Stre, Assgnd **SpclNeeds:**
Lot: N:
Siding: Vinyl **WtSw:** Public Sewer, Public Water
Included: Dishwash, Refriger, Gas Cook, Stove, Microwav, Washer, Dryer, Wdw Trmt, Ceil Fan, Light Fi, Gdo, Screens
Excluded:
Allowable: Dogs, Cats, Rentals, Boats

LstOff: (1969) Coldwell Banker Res. Brokerage	Office: (732) 842-3200	Own:
LstAgt: (18660) Brian Gailbreath	Office Ph (732) 842-3200	OwnPh:
CoOff: ()	Cell 908-489-6472	Discl: Document Link
CoAgt: U	Office (732) 559-1753	Owner: Individuals
	Other Ph	
	CoOffice	Ownership Type: Fee Simp
	Ph	LD-EX: 3/12/2012-N/A
Comp: SAC: 0 BAC: 3%-\$50 DDAC: 0 TBC: 0		DOM/CDOM: 57/57
Bonus: Agncy: SD Typ: ER VRC: N LBox: Y IDX: Y		
Show: Call Lo, Appt Req, Nego/lb, Lbx-monm, Sign: CALL BRIAN (C)908-489-6472 FOR EASY APPOINTMENT		
AgntNotes: N/A		Fncng:
Short Sale?		Possn: Negotiab

SldPrice: \$332,000	DOM: 57	SellOff: (360) Heritage House Sotheby's Int'l Ph:(732) 615-9898
ClseDate: 06/29/2012	DUC: 52	SellAgt: (14989) Helen Mary Maresca Ph:(732) 615-9898
CntrDate: 05/08/2012	SldTrms: FHA	CoSellOf: () CoSellAgt: ()
Concessions:	Sales Notes:	

PAUL CEFALO WEICHERT REALTORS RUMSON, NJ 732-673-9421

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Click for Neighborhood Info

Status: Closed (8/3/2012) **Cat:** CON **MLS#:** 21143459mvd
ListPrice: \$349,900 **OrigPrice:** \$359,900
Bldg Num: 1995 **ApxYrBlt:** 0 SqFt
Rooms: 7 **Bedrooms:** 3
Baths: 2/1 **Bsm:** Y
FP/#: /1 **Garage:** Y/1 Car(s)
WF: Y **WV:** Y
WtrTyp: N
Handicap: /
Model: Condo
Zoning: 36 to Linden, left on Waterwich, right on Bay, left on Marina Bay
Directions: Townhouse, Multi-le, End Unit, Attached

Remarks: NO Maintenance fees!Water Water Everywhere!Views of river,bay,beach & NYC skyline!Amazing 3-level beach townhome w/5 entertainment decks.2 story living room w/fireplace & pegged wood floors.Gourmet kitchen w/new tile & countertops.Master Suite w/walk-in closet,deck,dbl vanity,shower & jetted tub.3rd floor great room or loft w/2 water view decks & room for 3rd bedroom/office/guest suite.Steps from beaches,parks,shops,marinas,restaurants,hiking & biking trails,bus & NYC hi-speed ferry service!

TaxYr: 2010	LandAsmt: 150,000	NewCnstr:	DeedRestr:
Taxes: \$8,092	ImprAsmt: 182,200	Style: Townhouse, Multi-level, End Unit, Attached	FarmAssd:
SpecAsmt:	TotAsmt: 332,200	AsmtStat:	

Assoc: Y	AssocMgmt:	MgmtPhone:	AppEscrowReq:
VA Appr:	FHA Appr:	FNMA Appr:	
AssocFee: \$0/NON	FeeIncl: Oth/SeeRmks	Management Type:	
CommonEle:			

Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	#BsmtBths
Living	1	19x11	Dining	1	12x11	Kitchen	1	12x10	#Lvl1Bths: 0.5
Loft	3	31x11	Bedrm:Master	2	19x11	Bedroom	2	12x11	#Lvl2Bths: 2
Laundry	2		Utility	3		Bedroom	3		#Lvl3Bths:
Foyer	1	11x6							

Interior: Balcony, Sliding D, Loft	LR: FLR-Wood, FP-WdBrn, 2-story	DR: FLR-Wood, Slider
Foy: 2-Story, FLR-Ceram, Try/vlt/, Closet(s)	Kit: Eat-in, FLR-Ceram	MBR: FLR-W/w Carp, Walk-in, Fullbath
GR/FR: FLR-W/w Carp, Sliding, Try/vlt/	Flr: Wood, W/w Carp, Ceramic	Bsm: Crawl Sp
MBA: FLR-Ceram, Whrlpool, Shower S, DblSnks	Fuel: Nat Gas	WatHt: Nat Gas
HVAC: Cent Air, Fha	Park: Off Stre	Roof: SpclNeeds
Exterior: Deck, Storm Dr, Sec Sys, Fence, OurdrLtn	Pool: N:	
Gar: Attached, Dir Entr	WtSw: Public Sewer, Public Water	
Lot:		
Siding: Vinyl		
Included:		
Excluded:		
Allowable:		

LstOff: (1969) Coldwell Banker Res. Brokerage	Office: (732) 842-3200	Own: WITHHELD
LstAgt: (18660) Brian Gailbreath	Office Ph: (732) 842-3200	OwnPh:
CoOff: ()	Cell: 908-489-6472	Discl: Office
CoAgt: ()	Office Other Ph: (732) 559-1753	Owner: Individuals
Comp: SAC: X BAC: 2.75-\$50 DDAC: X TBC: X	CoOffice Ph:	Ownership Type:
Bonus: Agncy: SA Typ: ER VRC: N LBox: Y IDX: Y		LD-EX: 12/5/2011-N/A
Show: Call Lo, Appt Req: CALL LO, APPT REQ, NEG/LB, LBX-MONM, SIGN.		DOM/CDOM: 177/177
AgntNotes: N/A		Fncng:
Short Sale?		Possn:

SldPrice: \$338,000	DOM: 177	SellOff: (441) Gloria Nilson & Co. Real Estate Ph:(732) 747-5600
CseDate: 08/03/2012	DUC: 65	SellAgt: (702) Karen Blackburn Ph:(732) 619-4697
CntrDate: 05/30/2012	SldTrms: Convention	CoSellOff: () CoSellAgt:()
Concessions:	Sales Notes:	

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PAUL CEFALO WEICHERT REALTORS RUMSON, NJ 732-673-9421

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Status: Closed (6/29/2012) **Cat:** CON **MLS#:** 21205097m
ListPrice: \$385,000
OrigPrice: \$385,000
Bldg Num: 2002
ApxYrBlt: 2002
ApxSqFt: 2,020 SqFt
Rooms: 7
Bedrooms: 3
Baths: 3/1
Bsmt: N
FP/#: Y/1
Garage: Y/2 Car(s)
WF: Y
WV: Y
WtrTyp: Bayview, Oceanview, RiparRights
Model: Condo
Zoning: Condo
Directions: Bay Ave to R on Central L on Beach to complex
Handicap: N
AssgnPkg: N/

Remarks: Enjoy life at the beach! 3 bedrooms, 3.5 baths-water views from 3 balconies incl views of Sandy Hook and the NYC skyline. Spacious open floor plan w/ many upgrades: granite counters, reverse osmosis water system, ss appliances, HW floors & gas fireplace. Private beach and docks. NY Ferry within walking distance. Flood ins. included in HOA fees.

TaxYr: 2011	LandAsmt: 160,000	NewCnstr: N	DeedRestr:
Taxes: \$8,202	ImprAsmt: 176,700	Style: Townhouse	FarmAssd:
SpecAsmt:	TotAsmt: 336,700	AsmtStat: Assessed	

Assoc: Y **AssocMgmt:** HEARTHSTONE **MgmtPhone:** 732-460-2800 **AppEscrowReq:**

VA Appr: **FHA Appr:** **FNMA Appr:**
AssocFee: \$570/MO **FeeIncl:** Common A, Ext Main, Snow Rem, Trash Re, Mgmt Fee, Fire/lia, Oth/SeeRmks **Management Type:** Prof-off, Owner/as

CommonEle: Associat, Beach Acc, Common A, Landscap, Dock, BrdWalk, ProfMgmnt

Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	#BsmtBth:
Foyer	1		Family	2		Bedrm:Master	3		#Lvl1Bths: 1
Living	1		Kitchen	2		Bedroom	3		#Lvl2Bths: 0.5
Bedroom	1		Dining	2					#Lvl3Bths: 2

Interior: Balcony, Skylight, Sliding D, Recessl

Foy: FLR-Ceram

GR/FR: FLR-Wood, Sliding

MBA: FLR-Ceram, Tub, Skylight

HVAC: Cent Air, Fha, 2zone Ac, 2zone Ht

Exterior: Deck, Storm Dr

Gar: Attached, Dir Entr

Lot:

Siding: Vinyl

Included: Dishwash, Refriger, Gas Cook, Stove, Microwav, Washer, Dryer, Ac Units, Ceil Fan, Light Fi, Screens, GarDisp, Wtr Puri

Excluded:

Allowable: Dogs, Cats

LstOff: (1928) Realmart Realty LLC.

LstAgt: (32779) Qizhan Yao

CoOff: ()

CoAgt: ()

Comp: SAC: 0 BAC: 2.5%-150 DDAC: 0 TBC: 0

Bonus: **Agncy:** TB **Typ:** ER **VRC:** Y **LBox:** N **IDX:** Y
Show: Call Own, Appt Req, Oth/SeeRmk: CONTACT OWNER DIRECTLY FOR ALL.

AgntNotes: N/A

Short

Sale?

SldPrice: \$345,000	DOM: 121	SellOff: (1969) Coldwell Banker Res. Brokerage	Ph: (732) 842-3200
CseDate: 06/29/2012	DUC: 23	SellAgt: (18660) Brian Gailbreath	Ph: 732-559-1728
CntrDate: 06/06/2012	SldTrms: Cash	CoSellOff: ()	CoSellAgt: ()
Concessions:	Sales Notes:		

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Status: Closed (6/7/2012) **Cat:** CON **MLS#:** 21208058md
ListPrice: \$379,900 **OrigPrice:** \$379,900
Bldg Num: 1981 **ApxYrBlt:** 0 SqFt
Rooms: 6 **Bedrooms:** 2
Baths: 2/2 **Bsm:** Y
FP/#: Y/1 **Garage:** Y/1 Car(s)
WF: N **WV:** Y
WtrTyp: Oceanview, Riverview
Handicap: N
AssgnPkg: N/1

County: Monmouth
Muni: HIGHLANDS
Postal: 1-3 PORTLAND RD
Address: HIGHLANDS, NJ 07732
Area/Sec: NONE
Cmplx/Sub: EAST MANOR SQR
ParcelID: 19-0010-0000-00007 03
Lvs/EntFl: 3/
ElemSch: HIGHLANDS
MiddleSch: HENRY HUDSON REG
HighSch: HENRY HUDSON
OthElem: MOTHER TERES
OthHigh: MATER DEI
Style: Attached
Model: Condo
Zoning: Route 36 East to Right onto Portland to Complex to Unit..
Directions:

Remarks: BEAUTIFUL RIVER AND OCEAN VIEWS FROM LIVING ROOM AND BEDROOM LEVELS OF THIS SPACIOUS 2 BEDROOM TOWNHOME CLOSE TO THE BEACH. TWO OCEAN VIEW BALCONIES PROVIDE PANORAMIC VIEWS. THIS HOME FEATURES A GORGEOUS NEW MASTER BATH; KITCHEN WITH HARDWOOD FLOORS & SLIDER TO REAR DECK; LIVING ROOM WITH FIREPLACE AND HIGH CEILING OPENING TO DINING ROOM WITH WOOD FLOORS, MORE. THE SPACIOUS MASTER BEDROOM HAS BALCONY AND WONDERFUL VIEW. RELAX IN COMFY FAMILY ROOM, 2.2 BATHS, ATTACHED GARAGE. CLOSE TO FERRY, GSP.

TaxYr:	2011	LandAsmt:	160,000	NewCnstr:	N	DeedRestr:	
Taxes:	\$0	ImprAsmt:	179,600	Style:	Attached	FarmAssd:	N
SpecAsmt:		TotAsmt:	339,600	AsmtStat:	Assessed		
Assoc:	Y	AssocMgmt:		MgmtPhone:		AppEscrowReq:	
VA Appr:		FHA Appr:		FNMA Appr:			
AssocFee:	\$315/MO	FeeIncl:	Common A, Ext Main, Snow Rem, Mgmt Fee	Management Type:	Prof-off		

CommonEle: Associat, Common A, Landscap, ProfMgmt

Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	#BsmBth	0.0
Living	2	20X13	Dining	2	14X13	Kitchen	2	20X13	#Lvl1Bths:	1
Bedrm:Master	3	18X13	Bedroom	3	14X12	Family	1	16X14	#Lvl2Bths:	1
									#Lvl3Bths:	2

Interior: Balcony, Built-in, Sliding D, Recessl, Ceil 9ft/1, HotTb

Foy: FLR-W/wCarp, Closet(s) **LR:** FLR-W/wCarp, FP-WdBrn, Sliding D **DR:** FLR-Wood

GR/FR: FLR-W/w Carp **Kit:** Eat-in, FLR-Wood, Sliding D, Pantry **MBR:** FLR-W/w Carp, Fullbath

MBA: FLR-Ceram, Shower S, Tub, DblSnks, HtLmp **Flr:** Wood, W/w Carp, Ceramic **Bsm:** Full Fin

HVAC: Cent Air, Fha **Fuel:** Electric **WatHt:** Nat Gas

Exterior: Deck, Sprnkler, OurdrLtng **Roof:** Shingled

Gar: Attached, Detached, Ovrstd **SpclNeeds:**

Lot: **WtSw:** Public Sewer, Public Water

Siding: **Included:** Dishwash, Refriger, Elec Coo, Stove, Self/con, Microwav, Washer, Dryer, Ceil Fan, Light Fi, Gdo, Firepl E, Timr The, Screens, GarDisp, Hot Tub

Excluded:

Allowable: Dogs, Cats, Rentals

LstOff: (1485) Coldwell Banker Res. Brokerage

LstAg: (6503) Joan Zielinski

CoOff: ()

CoAg: ()

Office: (732) 671-1000

Direct (732) 796-2530

Cell 732-890-2548

Office (732) 671-0420

Fax

Own: MOYER, HENRY AND DENISE

OwnPh: 908-309-4100

Discl: Document Link

Owner: Individuals

Comp: SAC: XXXX BAC: 2.5-LF DDAC: XXXX TBC: 2.5-LF

Bonus: Agency: SD Typ: ER VRC: N LBox: Y IDX: Y

Show: Call Lo, Call Own, Appt Req, Lbx-monm: CALL JOAN BEFORE SHOWING 732-890-2548

AgntNotes: N/A

Short Sale? **Fncng:** Convn **Possn:** AtClng

SldPrice: \$362,000 **DOM:** 14 **SellOff:** (1485) Coldwell Banker Res. Brokerage **Ph:** (732) 671-1000

ClseDate: 06/07/2012 **DUC:** 83 **SellAg:** (6503) Joan Zielinski **Ph:** (732) 796-2530

CntrDate: 03/16/2012 **SldTrms:** Convention **CoSellOf:** () **CoSellAg:** ()

Concessions: **Sales Notes:**

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Status: Closed (6/28/2012) **Cat:** CON **MLS#:** 21204728mvd
ListPrice: \$379,000 **OrigPrice:** \$389,000
Bldg Num: **ApxYrBlt:** 1974 **ApxSqFt:** 0 SqFt
Rooms: 5 **Bedrooms:** 2 **Baths:** 2/0
Bsmt: N **FP/#:** N/
Garage: Y/1 Car(s) **WF:** N
WV: Y **WtrTyp:** Oceanview
Handicap: Y
AssgnPkg: Y/
Zoning: Condo
Directions: Rt 36 to Orchard/Scenic Dr. to Eastpointe

Remarks: PRICE ADJUSTED! Amazing views of NYC skyline & ocean with loads of windows in every room. Completely renovated condo offers new kitchen with cntr island & granite countertops & 2 new bathrms. Beautiful hardwd flrs in KIT, LR & DR. Sliding door leads to private balcony. This unit shows like a model. Eastpointe offers many amenities: 24 hr security, skytop clubrm with panoramic views, pool, tennis, newly designed fitness club, library & billiards. Easy access to NYC ferry, beaches & restaurants.

TaxYr: 2011	LandAsmt: 99,400	NewCnstr: N	DeedRestr: N
Taxes: \$7,340	ImprAsmt: 201,900	Style: High Rise	FarmAssd: N
SpecAsmt: N	TotAsmt: 301,300	AsmtStat: Assessed	

Assoc: Y **AssocMgmt:** WENTWORTH **MgmtPhone:** 732-291-9097 **AppEscrowReq:**

VA Appr: **FHA Appr:** **FNMA Appr:**
AssocFee: \$520/MO **FeeIncl:** Common A, Ext Main, Pool, Snow Rem, Trash Re, Mgmt Fee, Rec Faci **Management Type:** Prof-on

CommonEle: Associat, Sec Guar, Tennis C, Exercise, Beach Acc, Clubhous, Jogging, Communit, Elevator, Pool, ProfMgmnt

Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	#BsmtBth:
Foyer	1	10X6	Living	1	25X12	Dining	1	12X11	2
Kitchen	1	10X10	Bedrm:Master	1	15X12	Bedroom	1	13X11	#Lvl1Bths:
Laundry	1	7X5							#Lvl2Bths:
									#Lvl3Bths:

Interior: Balcony, Dec Mold, Sliding D, Recessl
Foy: FLR-Wood **LR:** FLR-Wood, Dec Mold **DR:** FLR-Wood
GR/FR: **Kit:** Eat-in, Newer, Ctr Islnd, Pantry **MBR:** FLR-W/w Carp, Fullbath
MBA: FLR-Ceram, Shower S, DblSnks **Flr:** Wood, W/w Carp, Ceramic **Bsmt:** Other/SeeRmk
HVAC: Cent Air, 3+zon Ac, 3+zon Ht **Fuel:** Electric **WatHt:** Electric
Exterior: Priv Sto, Share St, Porch/op, Sprnkler, Tennis C, OurdrLtnng
Gar: Other **Park:** Undergro, Visitor, Assgnd **Roof:**
Lot: **Pool:** Y: **SpclNeeds**
Siding: **WtSw:** Public Sewer, Public Water
Included: Dishwash, Refriger, Stove, Microwav, Washer, Dryer, Light Fi, Screens, Stove Ho, GarDisp
Excluded:
Allowable: Dogs, Cats

LstOff: (360) Heritage House Sotheby's Int'l	Office: (732) 615-9898	Own: MICHAEL BEATTY
LstAgt: (3268) Ali Ross	Office Ph: (732) 615-9898	OwnPh:
CoOff: ()	Cell: 732-261-7072	Discl: Office
CoAgt: ()	Office Fax: 732-615-2444	Owner: Individuals
Comp: SAC: 0 BAC: 2.5-50 DDAC: 2.5 TBC: 0		Ownership Type: Condomin
Bonus: Agncy: SD Typ: ER VRC: N LBox: N IDX: Y		LD-EX: 2/6/2012-N/A
Show: Call Lo, Appt Req:		DOM/CDOM: 108/108
AgntNotes: N/A		Fncng:
Short Sale?		Possn: AtClng

SldPrice: \$370,000	DOM: 108	SellOff: (1969) Coldwell Banker Res. Brokerage	Ph: (732) 842-3200
CseDate: 06/28/2012	DUC: 35	SellAgt: (11520) Carol Murphy	Ph: (732) 559-1760
CntrDate: 05/24/2012	SldTrms: Convention	CoSellOf: ()	CoSellAgt: ()
Concessions:	Sales Notes:		

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PAUL CEFALO WEICHERT REALTORS RUMSON, NJ 732-673-9421

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Status:	Closed (2/14/2014)	Cat:	CON	MLS#:	21333136my
County:	Monmouth	ListPrice:	\$399,000	OrigPrice:	\$399,000
Muni:	HIGHLANDS	Bldg Num:		ApxYrBlt:	1978
Postal:	1-609 SCENIC DR	ApxSqFt:	1,150 SqFt	Rooms:	6
Address:	HIGHLANDS, NJ 07732	Bedrooms:	2	Baths:	2/0
Area/Sec:	NONE	Bsmt:	N	FP/#:	N/
Cmplx/Sub:	EASTPOINTE	Garage:	Y/1 Car(s)	WF:	Y
ParcelID:	00106-1-00609-	WV:	Y	WtrTyp:	Oceanview
Lvls/EntFl:	1/	Handicap:	Y	AssgnPkg:	Y/
ElemSch:	HIGHLANDS				
MiddleSch:	HENRY HUDSON REG				
HighSch:	HENRY HUDSON				
OthElem:	MOTHER TERES				
OthHigh:	RANNEY SCH				
Style:	High Ris				
Model:					
Zoning:	Condo				
Directions:	ROUTE 36 APPROX 1 MILE FROM SANDY HOOK SEA BRIGHT BRIDGE AT EASTPOINTE PLAZA				

Remarks: MILLION DOLLAR VIEW WITHOUT THE MILLION DOLLAR PRICE! Much sought after 2BR/2BA. This move-in-ready, completely renovated condo offers a new kitchen with granite peninsula, stainless appliances and custom cabinets opening to a spacious LR, DR & Tiled Balcony offering the most INCREDIBLE OCEAN & SKYLINE VIEWS BOTH DAY & NIGHT! Plus Gleaming floors & in unit laundry. Eastpointe offers numerous amenities & easy access to transportation, beaches, shopping, restaurants, and ferry to NYC! A MUST SEE!

TaxYr:	2012	LandAsmt:	98,000	NewCnstr:		DeedRestr:	N
Taxes:	\$7,559	ImprAsmt:	199,000	Style:	High Rise	FarmAssd:	N
SpecAsmt:	N	TotAsmt:	297,000	AsmtStat:	Assessed		

Assoc:	Y	AssocMgmt:	FIRST RESIDENTIAL	MgmtPhone:	732-291-9097	AppEscrowReq:	
VA Appr:	Y	FHA Appr:	Y	FNMA Appr:			
AssocFee:	\$558/MO	FeeIncl:	Common A, Ext Main, Pool, Snow Rem, Trash Re, Water, Mgmt Fee	Management Type:	Prof-on, Owner/as		
CommonEle:	Associat, Sec Guar, Tennis C, Exercise, Xtra Sto, Communit, Elevator, Pool, ProfMgmt						

<u>Room Type</u>	<u>Lvl</u>	<u>Dimnsns</u>	<u>Room Type</u>	<u>Lvl</u>	<u>Dimnsns</u>	<u>Room Type</u>	<u>Lvl</u>	<u>Dimnsns</u>	<u>#BsmtBth:</u>
Living	1	25x12	Kitchen	1	10x10	Bedrm:Master	1	16x12	<u>#Lvl1Bths:</u>
Bedroom	1	15x12	Laundry	1	5x3	Dining	1	10x10	<u>#Lvl2Bths:</u>
									<u>#Lvl3Bths:</u>

Interior:

Foy:	FLR-Wood	LR:	FLR-Wood	DR:	FLR-Wood, Slider
GR/FR:		Kit:	Newer, FLR-Wood, Ctr Isl, Granite Cntr	MBR:	FLR-W/w Carp
MBA:		Flr:	Wood, W/w Carp, Ceramic	Bsmt:	Other/SeeRmk
HVAC:	3+zon Ac, 3+zon Ht	Fuel:	Electric	WatHt:	Nat Gas

Exterior:

Gar:	Detached	Park:	Off Stre, Undergro, Valet, Visitor, Assgnd	Roof:	Flat
Lot:		Pool:	Y:	SpclNeeds	
Siding:	Other-seermk	WtSw:	Public Sewer, Public Water		

Included: Dishwash, Refriger, Elec Coo, Microwav, Washer, Dryer, Ac Units, Wdw Trmt, Light Fi, Blinds/Shades

Excluded:

Allowable: Dogs, Cats, Other/See Rmk

LstOff:	(2532) Better Homes Realty	Office:	(732) 842-5656	Own:	WITH HELD
LstAgt:	(10197) Valerie Mintzer	Direct:	732-872-2878	OwnPh:	732 872 2878
CoOff:	()	Home:	(732) 872-2878	Discl:	Office
CoAgt:	()	Voice:	800 531 2885 ext 616	Owner:	Individuals
		Mail:			

Comp: SAC: 0 BAC: 2.5-100 DDAC: XXXXXXXX TBC: 2.5-100

Bonus: Agncy: SD Typ: ER VRC: N LBox: N IDX: Y
Show: Appt Req, Oth/SeeRmk, Call Agent: CALL AGENT FOR APPOINTMENT 732-872-2878

AgntNotes: N/A

Short Sale? N

Ownership Type: Condomin
LD-EX: 9/25/2013-N/A
DOM/CDOM: 111/111
Fncng: FHA, VA, Convn
Possn: Negotiab

SldPrice:	\$380,000	DOM:	111	SellOff:	(257) Coldwell Banker Res. Brokerage	Ph:	(732) 946-9600
ClseDate:	02/14/2014	DUC:	31	SellAgt:	(35029) Stephanie McCormack	Ph:	
CntrDate:	01/14/2014	SldTrms:	Convention	CoSellOf:	()	CoSellAgt:	()
Concessions:		Sales Notes:					

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Status:	Closed (10/9/2012)	Cat:	CON	MLS#:	21230946p
County:	Monmouth	ListPrice:	\$389,000	OrigPrice:	\$389,000
Muni:	HIGHLANDS	Bldg Num:		ApxYrBlt:	0 SqFt
Postal:	1-1409 SCENIC DR	Rooms:	5	Bedrooms:	2
Address:	HIGHLANDS, NJ 07732	Baths:	2/0	Bsmt:	N
Area/Sec:	NONE	FP/#:	/	Garage:	Y/0 Car(s)
Cmplx/Sub:	EASTPOINTE	WF:	Y	WV:	Y
ParcelID:	106--1309- 1409	WtrTyp:	Oceanview	Handicap:	N
Lvls/EntFl:	1/	AssgnPkg:	Y/1		
ElemSch:	HIGHLANDS				
MiddleSch:	HENRY HUDSON REG				
HighSch:	HENRY HUDSON				
OthElem:	MOTHER TERES				
OthHigh:	MARINE				
Style:	High Ris				
Model:	Condo				
Zoning:	RTE.36 to Scenic to Eastpointe				

Remarks: MILLION \$ VIEW WITHOUT THE MILLION \$ PRICE TAG! Much sought after 2BR/2BA Corner Unit with AWESOME OCEAN & SKYLINE VIEWS from all windows. Newly renovated with quality finishes..raised panels,coffered DR ceiling,wood floors,decorative moldings, granite, tumbled marble & stainless appl.plus so much more. Enjoy all the amenities this lux.hi-rise offers incl.heated pool, tennis,gamerm/library,new gyms w/saunas,skytop clubroom,valet & 24 hr.security. Mins.to NY Ferry, beaches,nightlife & much more!

TaxYr:	2012	LandAsmt:		NewCnstr:		DeedRestr:				
Taxes:	\$7,940	ImprAsmt:		Style:	High Rise	FarmAssd:				
SpecAsmt:	N	TotAsmt:	0	AsmtStat:						
Assoc:	Y	AssocMgmt:		MgmtPhone:		AppEscrowReq:				
VA Appr:	Y	FHA Appr:	Y	FNMA Appr:						
AssocFee:	\$581/MO	FeeIncl:	Common A, Ext Main, Snow Rem, Trash Re, Water, Mgmt Fee	Management Type:	Prof-on					
CommonEle:	Sec Guar, Tennis C, Exercise, Xtra Sto, Communit, Pool									
Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	Room Type	Lvl	Dimnsns	#BsmtBth:	
			Living	1	25x12	Dining	1	11X9.1	#Lvl1Bths:	2
Kitchen	1	9.3x8.6	Bedrm:Master	1	15.6X12.6	Bedroom	1	12X12	#Lvl2Bths:	
									#Lvl3Bths:	

Interior:

Foy:		LR:	FLR-Wood, FLR-W/wCarp, Dec Mold	DR:	FLR-Wood, Dec Mold, Slider
GR/FR:		Kit:	Newer, FLR-Wood, Granite Cntr	MBR:	FLR-W/w Carp
MBA:	FLR-Ceram	Flr:	W/w Carp	Bsmt:	Other/SeeRmk
HVAC:	3+zon Ac, 3+zon Ht	Fuel:	Electric	WatHt:	Nat Gas
Exterior:	Terrace	Park:	Undergro, Valet, Visitor, Assgnd	Roof:	
Gar:	Other	Pool:	Y:	SpclNeeds	
Lot:		WtSw:	Public Sewer, Public Water		
Siding:					
Included:	Dishwash, Refriger, Elec Coo, Stove, Washer, Dryer				
Excluded:					
Allowable:	Dogs, Cats				

LstOff:	(1969) Coldwell Banker Res. Brokerage	Office:	(732) 842-3200	Own:	CORREIA
LstAgt:	(11520) Carol Murphy	Cell:	(732)915-6614	OwnPh:	
CoOff:	()	Office Ph:	(732) 842-3200	Discl:	Office
CoAgt:	()	Fax:	(862)345-2343	Owner:	Individuals
Comp:	SAC: X BAC: 2.5-50 DDAC: 2.5-50 TBC: 2.5-50	Home:	(732) 544-5266	Ownership Type:	Condomin
Bonus:	Agncy: SD Typ: ER VRC: N LBox: N IDX: Y			LD-EX:	9/1/2012-N/A
Show:	Appt Req: CALL AGENT			DOM/CDOM:	13/13
AgntNotes:	N/A			Fncng:	
Short Sale?				Possn:	AtClng

SldPrice:	\$382,500	DOM:	13	SellOff:	(441) Gloria Nilson & Co. Real Estate	Ph: (732) 747-5600
CseDate:	10/09/2012	DUC:	25	SellAgt:	(1761) Diane Engemann	Ph: (732)747-5600
CntrDate:	09/14/2012	SldTrms:	Cash	CoSellOf:	()	CoSellAgt: ()
Concessions:		Sales Notes:				

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PAULCEFALO@AOL.COM

Provided by Paul Cefalo of Weichert Realtors-Rumson on 3/10/2014 11:14:29 AM

RESIDENTIAL CONDOMINIUM UNITS FOR SALE, SPRING 2014

PAUL CEFALO WEICHERT REALTORS RUMSON, NJ 732-673-9421

MLS#	Ar	Sta	StaDate	Address	Style	SqFt	BR	Bth	YrBlt	WF	WV	LPrice	OrgPrice	DOM/CDOM
21406188	HIG	ACT	2/20/2014	<u>330-C9 SHORE DR</u>	Upr Leve	0	1	1/0		Y	Y	\$102,000	\$102,000	18/18
21316115	HIG	ACT	5/9/2013	<u>330-E26 SHORE DR</u>	Upr Leve	806	1	1/0	1987	N	Y	\$119,000	\$149,000	305/305
21322775	HIG	ACT	7/1/2013	<u>330-A7 SHORE DR</u>	Attached	0	2	1/0	1975	Y	Y	\$124,000	\$139,000	252/252
21406170	HIG	ACT	2/21/2014	<u>324-B3 SHORE DR</u>	Lower Le	0	1	1/0		Y	Y	\$129,000	\$129,000	17/17
21334794	HIG	ACT	10/8/2013	<u>330-F15 SHORE DR</u>	One Lvl, Lower Le	0	1	1/0	1975	N	N	\$129,900	\$149,900	153/153
21401764	HIG	ACT	1/13/2014	<u>330-F2 SHORE DR</u>	Attached	0	1	1/0		Y	Y	\$145,000	\$145,000	56/56
21316385	HIG	ACT	5/10/2013	<u>330-G9 SHORE DR</u>	End Unit, Upr Leve	1,020	2	1/0		N	Y	\$149,900	\$169,000	304/304
21329843	HIG	ACT	8/27/2013	<u>207 MARINA DR</u>	Townhous, End Unit, Attached	1,994	2	3/1	1988	N	N	\$150,000	\$200,000	195/680
21402854	HIG	ACT	1/24/2014	<u>329-D8 SHORE DR</u>	One Lvl, End Unit, Lower Le	0	1	1/0	1975	N	N	\$152,000	\$152,000	45/45
21341044	HIG	ACT	12/6/2013	<u>1-212 SCENIC DR</u>	High Ris	0	1	1/0	1978	N	N	\$158,500	\$158,500	94/94
21337610	HIG	ACT	11/1/2013	<u>1-302 SCENIC DR</u>	High Ris	0	1	1/0	1974	N	N	\$175,000	\$175,000	129/129
21407309	HIG	ACT	3/1/2014	<u>200-D20 PORTLAND RD</u>	Attached	829	1	1/0	1978	Y	N	\$177,900	\$177,900	9/9
21404184	HIG	ACT	2/4/2014	<u>1-612 SCENIC DR</u>	One Lvl, High Ris	0	1	1/0		N	N	\$179,900	\$179,900	34/34
21405454	HIG	ACT	2/15/2014	<u>200-D4 PORTLAND RD</u>	Lower Le	0	1	1/0	1978	N	N	\$179,900	\$179,900	23/23
21402300	HIG	ACT	1/17/2014	<u>255-4 SHORE DR</u>	Attached	1,496	2	2/1	1988	N	N	\$184,900	\$219,900	52/53
21406791	HIG	ACT	2/23/2014	<u>200-A4 PORTLAND RD</u>	Lower Le	0	1	1/0	1973	Y	Y	\$200,000	\$200,000	15/15
21401768	HIG	ACT	1/15/2014	<u>1-210 SCENIC DR</u>	High Ris	0	2	2/0	1978	N	N	\$200,000	\$200,000	54/54
21400877	HIG	ACT	1/8/2014	<u>324-D2 SHORE DR</u>	One Lvl, End Unit, Upr Leve	0	2	2/0	1975	Y	Y	\$214,900	\$219,000	61/61
21401350	HIG	ACT	1/13/2014	<u>1-907 SCENIC DR</u>	High Ris	0	1	1/0	1977	N	Y	\$218,000	\$218,000	56/56
21334459	HIG	ACT	10/7/2013	<u>1-206 SCENIC DR</u>	High Ris	0	1	1/0		N	Y	\$225,000	\$225,000	154/154
21334165	HIG	ACT	10/3/2013	<u>1-103 SCENIC DR</u>	High Ris	1,100	2	2/0	1977	N	N	\$239,000	\$239,000	158/158
21342388	HIG	ACT	12/28/2013	<u>1-PH1 SCENIC DR</u>	High Ris	0	1	1/0	1988	N	Y	\$239,900	\$243,900	72/72
21407636	HIG	ACT	3/4/2014	<u>214 MARINA DR</u>	Attached	0	2	2/1	1988	N	N	\$247,500	\$247,500	6/6
21338047	HIG	ACT	11/5/2013	<u>8-C8 HILLSIDE CT</u>	Upr Leve, Attached	0	2	1/1	1973	N	Y	\$252,000	\$259,000	125/125
21407959	HIG	ACT	3/6/2014	<u>40-A CENTER ST</u>	Townhous, End Unit, Attached	0	2	2/0	1988	N	N	\$259,900	\$259,900	4/0
21340012	HIG	ACT	11/22/2013	<u>315-C SHORE DR</u>	Townhous	0	2	1/2	1987	N	Y	\$265,000	\$275,000	108/108
21334596	HIG	ACT	10/7/2013	<u>5 E HILLSIDE CT</u>	Lower Le, Attached	0	2	1/1	1973	N	Y	\$265,500	\$274,500	154/154
21235294	HIG	ACT	10/8/2012	<u>1-906 SCENIC DR</u>	High Ris	0	1	1/0	1978	Y	Y	\$268,500	\$268,500	518/518
21402153	HIG	ACT	1/18/2014	<u>37-C JACKSON ST</u>	Multi-le	0	2	2/1	2005	N	Y	\$279,000	\$279,000	51/51
21335862	HIG	ACT	10/16/2013	<u>12-7 BEACH BLVD</u>	Multi-le, Attached	2,016	3	2/1	2002	N	Y	\$279,900	\$319,900	145/145
21403806	HIG	ACT	1/31/2014	<u>12-3 BEACH BLVD</u>	Townhous, Attached	2,016	3	2/1	2002	N	Y	\$289,900	\$289,900	38/38
21406820	HIG	ACT	2/25/2014	<u>30-C19 PORTLAND RD</u>	Multi-le	0	1	2/1	1981	N	Y	\$299,000	\$299,000	13/13
21331234	HIG	EXP	3/9/2014	<u>324-A11 SHORE DR</u>	End Unit, Lower Le	0	2	2/0	1978	N	N	\$239,000	\$239,000	181/181

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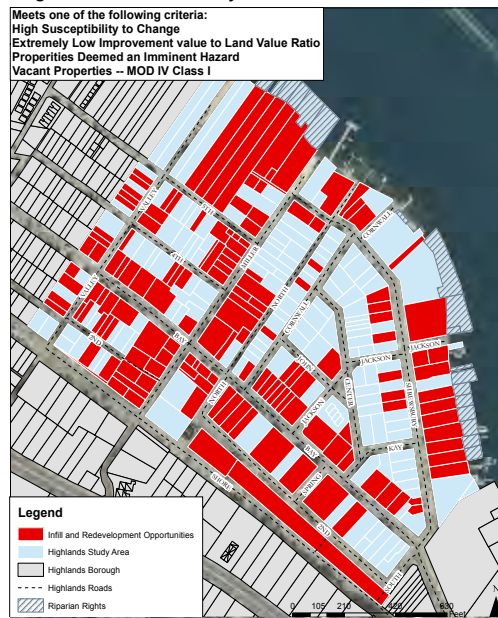
Provided by Paul Cefalo of Weichert Realtors-Rumson on 3/10/2014 11:15:06 AM

APPENDIX: ANALYTICAL MAPS

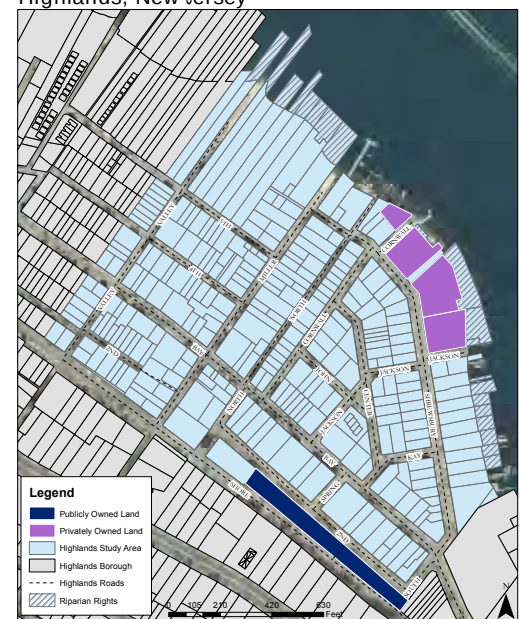
Properties Deemed an Imminent Hazard Highlands, New Jersey



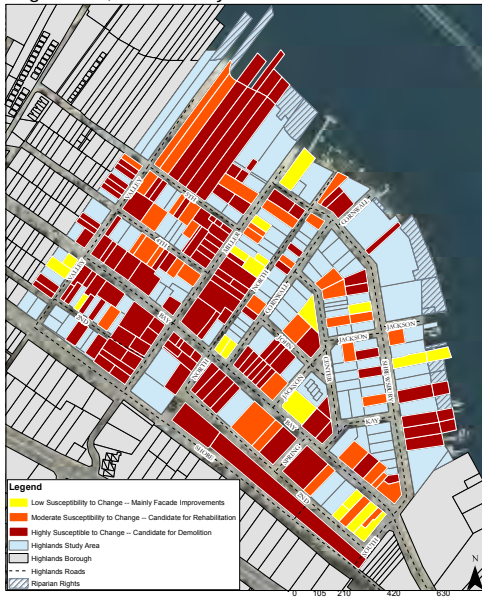
Infill and Redevelopment Opportunities Highlands, New Jersey



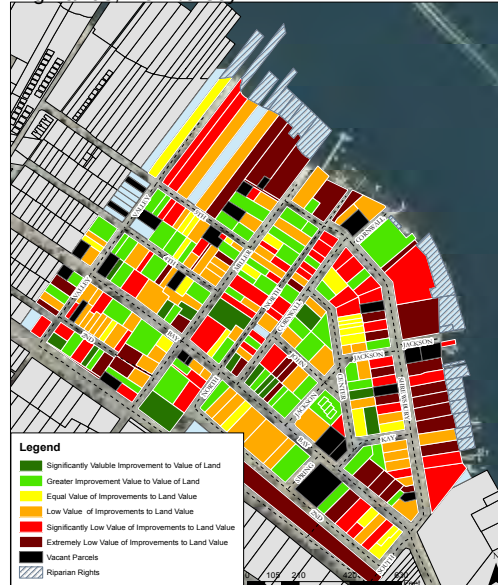
Parcels Greater Than a Half Acre Highlands, New Jersey



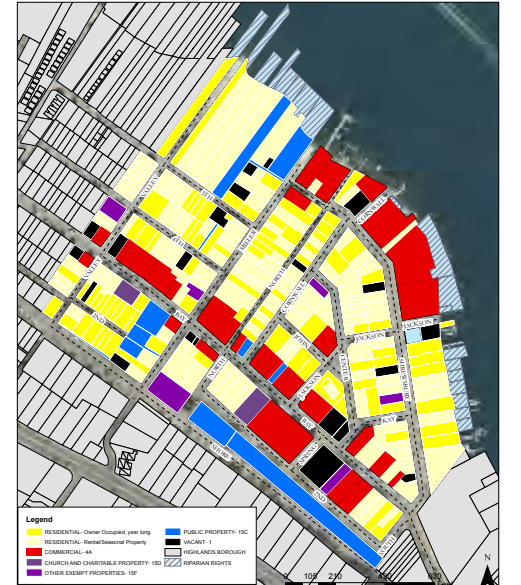
Susceptibility to Change Highlands, New Jersey



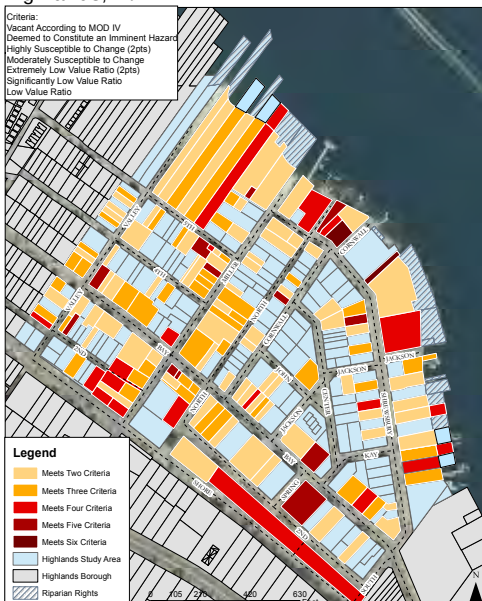
Value of Improvements to Value of Land Ratio Highlands, New Jersey



Property Class Including Owner-Occupied and Seasonal/Rental Properties



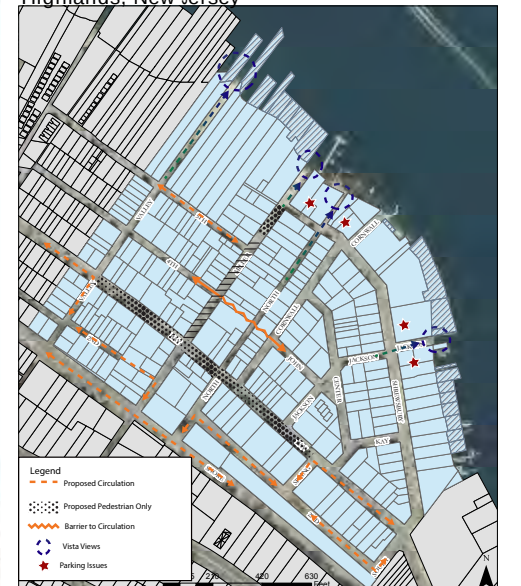
Infill and Redevelopment Opportunities Highlands, NJ



Vacant Parcels According to MOD IV Highlands, New Jersey



Urban Design Analysis Highlands, New Jersey



CATALOG OF PROPERTIES SUSCEPTIBLE TO CHANGE

CATALOG OF PROPERTIES SUSCEPTIBLE TO CHANGE

Block 41, Lot 4: 61 Bay Avenue



Source: Google maps, August 2013

Criteria Met

- ☐ Significantly low improvements to land ratio

Property Map



CATALOG OF PROPERTIES SUSCEPTIBLE TO CHANGE

Block 41, Lot 5: 65-67 Bay Avenue



Criteria Met

- ☐ Low improvements to land ratio

Property Map



CATALOG OF PROPERTIES SUSCEPTIBLE TO CHANGE

Block 41, Lot 9: Bay Avenue



Criteria Met

- ☐ Extremely low improvements to land ratio

Property Map



CATALOG OF PROPERTIES SUSCEPTIBLE TO CHANGE

Block 41, Lot 13.01: 95-99 Bay Avenue



Criteria Met

- ☐ Vacant parcel according to MOD IV data

Property Map



CATALOG OF PROPERTIES SUSCEPTIBLE TO CHANGE

Block 42, Lot 1: 60 Bay Avenue



Criteria Met

- ☐ Low improvements to land ratio

Property Map



CATALOG OF PROPERTIES SUSCEPTIBLE TO CHANGE

Block 42, Lot 2: 9 Shrewsbury Avenue



Criteria Met

- ☐ Vacant parcel according to MOD IV data

Property Map



CATALOG OF PROPERTIES SUSCEPTIBLE TO CHANGE

Block 42, Lot 3: 11 Shrewsbury Avenue



Criteria Met

- ☐ Extremely low improvements to land ratio
- ☐ Obsolete and/or deteriorated as per wind-shield test

Property Map



CATALOG OF PROPERTIES SUSCEPTIBLE TO CHANGE

Block 42, Lot 12.01: 84 Bay Avenue



Criteria Met

- ☐ Extremely low improvements to land ratio

Property Map



CATALOG OF PROPERTIES SUSCEPTIBLE TO CHANGE

Block 42, Lot 13: 78 Bay Avenue



Criteria Met

- ☐ Extremely low improvements to land ratio
- ☐ Tax arrears
- ☐ Obsolete and/or deteriorated as per wind-shield test

Property Map



CATALOG OF PROPERTIES SUSCEPTIBLE TO CHANGE

Block 42, Lot 14: 74 Bay Avenue



Criteria Met

- ☐ Extremely low improvements to land ratio
- ☐ Tax arrears

Property Map



CATALOG OF PROPERTIES SUSCEPTIBLE TO CHANGE

Block 43, Lot 2: 20 Shrewsbury Avenue



Criteria Met

- ☐ Significantly low improvements to land ratio
- ☐ Obsolete and/or deteriorated as per wind-shield test

Property Map



CATALOG OF PROPERTIES SUSCEPTIBLE TO CHANGE

Block 43, Lot 3: 22 Shrewsbury Avenue



Criteria Met

- ☐ Extremely low improvements to land ratio
- ☐ Obsolete and/or deteriorated as per wind-shield test

Property Map



CATALOG OF PROPERTIES SUSCEPTIBLE TO CHANGE

Block 43, Lot 4: 24 Shrewsbury Avenue



Criteria Met

- ☐ Low improvements to land ratio
- ☐ Obsolete and/or deteriorated as per wind-shield test

Property Map



CATALOG OF PROPERTIES SUSCEPTIBLE TO CHANGE

Block 43, Lot 5: 28 Shrewsbury Avenue



Criteria Met

- ☐ Extremely low improvements to land ratio

Property Map



CATALOG OF PROPERTIES SUSCEPTIBLE TO CHANGE

Block 43, Lot 7: 32 Shrewsbury Avenue



Criteria Met

- ☐ Extremely low improvements to land ratio

Property Map



CATALOG OF PROPERTIES SUSCEPTIBLE TO CHANGE

Block 43, Lot 8: 34 Shrewsbury Avenue



Criteria Met

- ☐ Extremely low improvements to land ratio

Property Map



CATALOG OF PROPERTIES SUSCEPTIBLE TO CHANGE

Block 43, Lot 11.03: 40 Shrewsbury Avenue



Criteria Met

☐ Vacant parcel according to MOD IV data*

Property Map



CATALOG OF PROPERTIES SUSCEPTIBLE TO CHANGE

Block 44, Lot 2: 25 Shrewsbury Avenue



Criteria Met

- ☐ Low improvements to land ratio
- ☐ Tax arrears

Property Map



CATALOG OF PROPERTIES SUSCEPTIBLE TO CHANGE

Block 44, Lot 4: 29 Shrewsbury Avenue



Criteria Met

- ☐ Extremely low improvements to land ratio

Property Map



CATALOG OF PROPERTIES SUSCEPTIBLE TO CHANGE

Block 44, Lot 5: 31 Shrewsbury Avenue



Criteria Met

- ☐ Vacant parcel according to MOD IV data

Property Map



CATALOG OF PROPERTIES SUSCEPTIBLE TO CHANGE

Block 44, Lot 7: 35 Shrewsbury Avenue



Criteria Met

- ☐ Extremely low improvements to land ratio
- ☐ Tax arrears
- ☐ Obsolete and/or deteriorated as per wind-shield test

Property Map



CATALOG OF PROPERTIES SUSCEPTIBLE TO CHANGE

Block 44, Lot 9: 21 Jackson Street



Criteria Met

- ☐ Low improvements to land ratio

Property Map



CATALOG OF PROPERTIES SUSCEPTIBLE TO CHANGE

Block 44, Lot 11: 17 Center Avenue



Criteria Met

☐ Tax arrears

Property Map



CATALOG OF PROPERTIES SUSCEPTIBLE TO CHANGE

Block 45, Lot 1: 9 Center Street



Criteria Met

- ☐ Significantly low improvements to land ratio
- ☐ Tax arrears
- ☐ Obsolete and/or deteriorated as per wind-shield test

Property Map



CATALOG OF PROPERTIES SUSCEPTIBLE TO CHANGE

Block 45, Lot 4.01: 102 Bay Avenue



Criteria Met

- ☐ Low value improvements to land ratio

Property Map



CATALOG OF PROPERTIES SUSCEPTIBLE TO CHANGE

Block 45, Lot 6.01: 98 Bay Avenue



Criteria Met

- ☐ Vacant parcel according to MOD IV data

Property Map



CATALOG OF PROPERTIES SUSCEPTIBLE TO CHANGE

Block 45, Lot 7: 92 Bay Avenue



Criteria Met

- ☐ Vacant parcel according to MOD IV data

Property Map



CATALOG OF PROPERTIES SUSCEPTIBLE TO CHANGE

Block 46, Lot 1: 103-107 Bay Avenue



Source: Google maps, August 2013

Criteria Met

- ☐ Tax arrears
- ☐ Obsolete and/or deteriorated as per wind-shield test

Property Map



CATALOG OF PROPERTIES SUSCEPTIBLE TO CHANGE

Block 46, Lot 2: 111 Bay Avenue



Criteria Met

- ☐ Low improvements to land ratio

Property Map



CATALOG OF PROPERTIES SUSCEPTIBLE TO CHANGE

Block 46, Lot 3: 123 Bay Avenue



Criteria Met

- ☐ Low improvements to land ratio

Property Map



CATALOG OF PROPERTIES SUSCEPTIBLE TO CHANGE

Block 46, Lot 5: 139 Bay Avenue



Criteria Met

- ☐ Obsolete and/or deteriorated as per wind-shield test

Property Map



CATALOG OF PROPERTIES SUSCEPTIBLE TO CHANGE

Block 46, Lot 6: 141 Bay Avenue



Criteria Met

- ☐ Low improvements to land ratio
- ☐ Obsolete and/or deteriorated as per wind-shield test

Property Map



CATALOG OF PROPERTIES SUSCEPTIBLE TO CHANGE

Block 46, Lot 7: 143 Bay Avenue



Criteria Met

- ☐ Low improvements to land ratio
- ☐ Obsolete and/or deteriorated as per wind-shield test

Property Map



CATALOG OF PROPERTIES SUSCEPTIBLE TO CHANGE

Block 46, Lot 8: Bay Avenue and West North Street



Criteria Met

- ☐ Obsolete and/or deteriorated as per wind-shield test

Property Map



CATALOG OF PROPERTIES SUSCEPTIBLE TO CHANGE

Block 47, Lot 4.01: John Street



Criteria Met

- ☐ Significantly low improvements to land ratio
- ☐ Obsolete and/or deteriorated as per wind-shield test

Property Map



CATALOG OF PROPERTIES SUSCEPTIBLE TO CHANGE

Block 47, Lot 4.02: 5 John Street



Criteria Met

- ☐ Extremely low improvements to land ratio
- ☐ Obsolete and/or deteriorated as per wind-shield test

Property Map



CATALOG OF PROPERTIES SUSCEPTIBLE TO CHANGE

Block 47, Lot 5: 1 John Street



Source: Google maps, August 2013

Criteria Met

- ☐ Significantly low improvements to land ratio
- ☐ Tax arrears

Property Map



CATALOG OF PROPERTIES SUSCEPTIBLE TO CHANGE

Block 47, Lot 6: 132 Bay Avenue



Criteria Met

- ☐ Tax arrears
- ☐ Obsolete and/or deteriorated as per wind-shield test

Property Map



CATALOG OF PROPERTIES SUSCEPTIBLE TO CHANGE

Block 47, Lot 7: 130 Bay Avenue



Criteria Met

☐ Obsolete and/or deteriorated as per wind-shield test

Property Map



CATALOG OF PROPERTIES SUSCEPTIBLE TO CHANGE

Block 47, Lot 8: 128 Bay Avenue



Criteria Met

- ☐ Property deemed to constitute an imminent hazard
- ☐ Tax arrears
- ☐ Obsolete and/or deteriorated as per wind-shield test

Property Map



CATALOG OF PROPERTIES SUSCEPTIBLE TO CHANGE

Block 47, Lot 9: 126 Bay Avenue



Criteria Met

- ☐ Obsolete and/or deteriorated as per wind-shield test

Property Map



CATALOG OF PROPERTIES SUSCEPTIBLE TO CHANGE

Block 47, Lot 10: 124 Bay Avenue



Criteria Met

- ☐ Extremely low improvements to land ratio
- ☐ Obsolete and/or deteriorated as per wind-shield test

Property Map



CATALOG OF PROPERTIES SUSCEPTIBLE TO CHANGE

Block 47, Lot 11: 122 Bay Avenue



Criteria Met

- ☐ Obsolete and/or deteriorated as per wind-shield test

Property Map



CATALOG OF PROPERTIES SUSCEPTIBLE TO CHANGE

Block 48, Lot 7: 30 Jackson Street



Criteria Met

- ☐ Low improvements to land ratio
- ☐ Obsolete and/or deteriorated as per wind-shield test

Property Map



CATALOG OF PROPERTIES SUSCEPTIBLE TO CHANGE

Block 49, Lot 2: 41 Shrewsbury Avenue



Criteria Met

- ☐ Extremely low improvements to land ratio

Property Map



CATALOG OF PROPERTIES SUSCEPTIBLE TO CHANGE

Block 49, Lot 13: 50 Center Street



Criteria Met

- ☐ Significantly low improvements to land ratio

Property Map



CATALOG OF PROPERTIES SUSCEPTIBLE TO CHANGE

Block 49, Lot 14: 48 Center Street



Criteria Met

- ☐ Significantly low improvements to land ratio

Property Map



CATALOG OF PROPERTIES SUSCEPTIBLE TO CHANGE

Block 50, Lot 1 & 2: 52 Shrewsbury Avenue



Criteria Met

- ☐ Extremely low improvements to land value (lot 1) and low improvements to land value (lot 2)

Property Map



CATALOG OF PROPERTIES SUSCEPTIBLE TO CHANGE

Block 50, Lot 3: 54 Shrewsbury Avenue



Criteria Met

- ☐ Extremely low improvements to land ratio
- ☐ Obsolete and/or deteriorated as per wind-shield test

Property Map



CATALOG OF PROPERTIES SUSCEPTIBLE TO CHANGE

Block 51, Lot 1 & 2: 3 Cornwall Street



Criteria Met

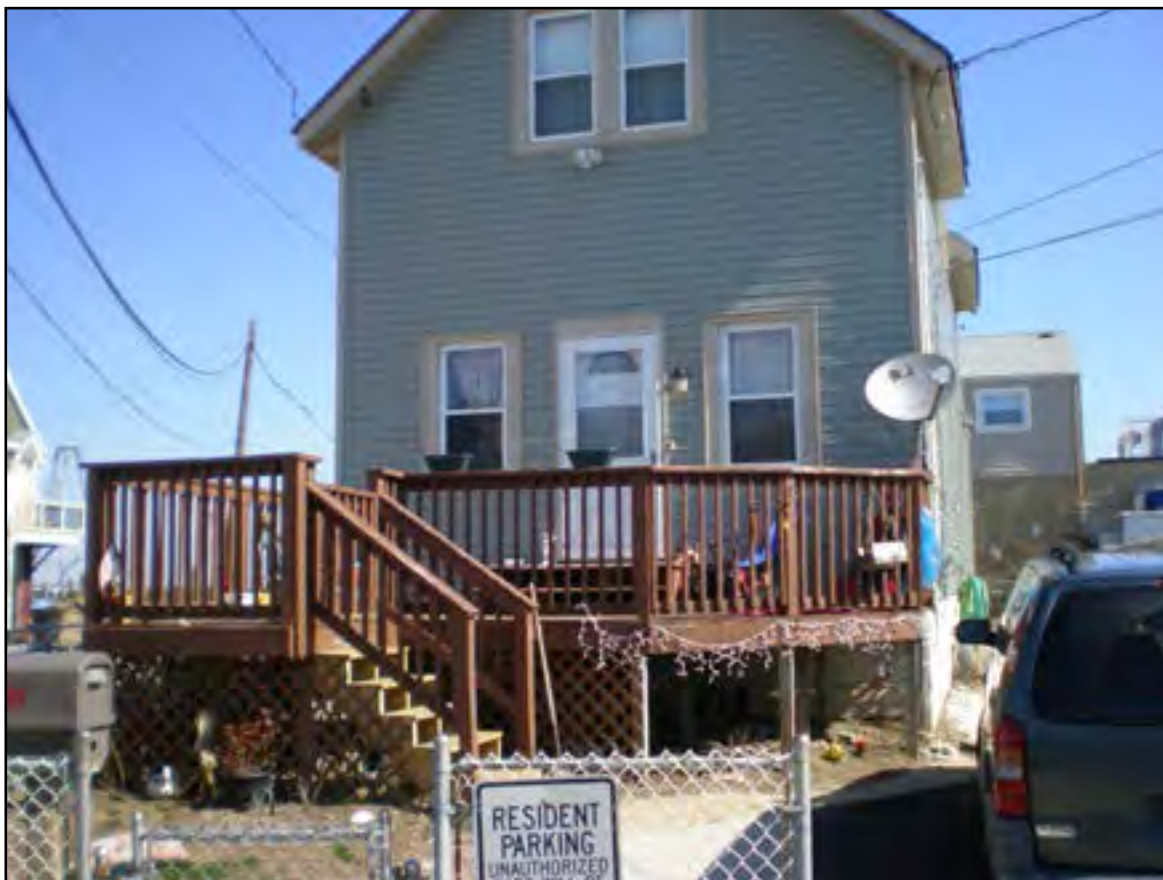
☐ Vacant parcel (lot 1) and low improvements to land value (lot 2)

Property Map



CATALOG OF PROPERTIES SUSCEPTIBLE TO CHANGE

Block 51, Lot 3: 68 Shrewsbury Avenue



Criteria Met

- ☐ Low improvements to land ratio
- ☐ Obsolete and/or deteriorated as per wind-shield test

Property Map



CATALOG OF PROPERTIES SUSCEPTIBLE TO CHANGE

Block 51, Lot 4: 68 1/2 Shrewsbury Avenue



Criteria Met

- ☐ Extremely low improvements to land ratio

Property Map



CATALOG OF PROPERTIES SUSCEPTIBLE TO CHANGE

Block 52, Lot 1: Cornwall Street and Bay Avenue



Criteria Met

☐ Vacant parcel

Property Map



CATALOG OF PROPERTIES SUSCEPTIBLE TO CHANGE

Block 52, Lot 7: 52 Cornwall Street



Criteria Met

☐ Obsolete and/or deteriorated as per wind-shield test

Property Map



CATALOG OF PROPERTIES SUSCEPTIBLE TO CHANGE

Block 52, Lot 8: 50 Cornwall Street



Criteria Met

- ☐ Low improvements to land ratio

Property Map



CATALOG OF PROPERTIES SUSCEPTIBLE TO CHANGE

Block 52, Lot 13: 38 Cornwall Street



Criteria Met

- ☐ Extremely low improvements to land ratio
- ☐ Vacant parcel

Property Map



CATALOG OF PROPERTIES SUSCEPTIBLE TO CHANGE

Block 52, Lot 14: 32 Cornwall Street



Criteria Met

- ☐ Low improvements to land ratio

Property Map



CATALOG OF PROPERTIES SUSCEPTIBLE TO CHANGE

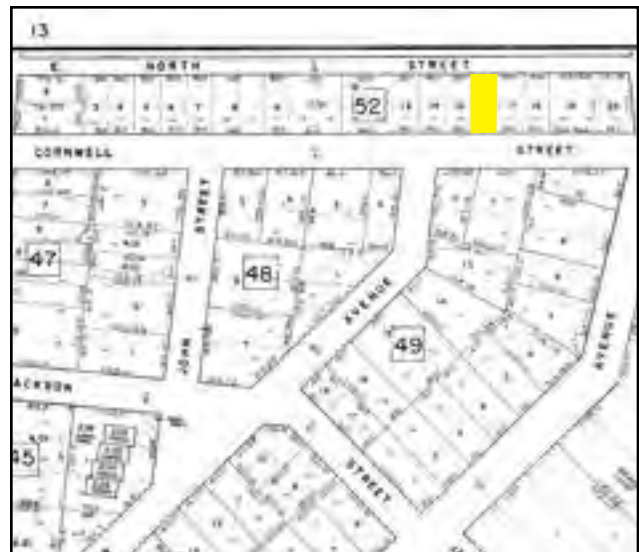
Block 52, Lot 16: 28 Cornwall Street



Criteria Met

- ☐ Significantly low improvements to land ratio
- ☐ Obsolete and/or deteriorated as per wind-shield test

Property Map



CATALOG OF PROPERTIES SUSCEPTIBLE TO CHANGE

Block 52, Lot 20: 16 Cornwall Street



Criteria Met

- ☐ Significantly low improvements to land ratio
- ☐ Obsolete and/or deteriorated as per wind-shield test

Property Map



CATALOG OF PROPERTIES SUSCEPTIBLE TO CHANGE

Block 53, Lot 3: 9 West North Street



Criteria Met

- ☐ Significantly low improvements to land ratio
- ☐ Obsolete and/or deteriorated as per wind-shield test

Property Map



CATALOG OF PROPERTIES SUSCEPTIBLE TO CHANGE

Block 53, Lot 4: 7 North Street



Criteria Met

- ☐ Significantly low improvements to land ratio
- ☐ Obsolete and/or deteriorated as per wind-shield test

Property Map



CATALOG OF PROPERTIES SUSCEPTIBLE TO CHANGE

Block 53, Lot 5: 63 Miller Street



Criteria Met

☐ Obsolete and/or deteriorated as per wind-shield test

Property Map



CATALOG OF PROPERTIES SUSCEPTIBLE TO CHANGE

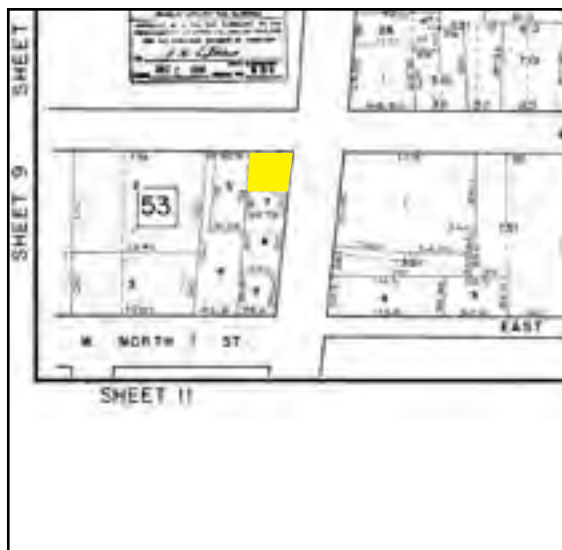
Block 53, Lot 6: Bay Avenue and Miller Street



Criteria Met

- ☐ Vacant parcel according to MOD IV data

Property Map



CATALOG OF PROPERTIES SUSCEPTIBLE TO CHANGE

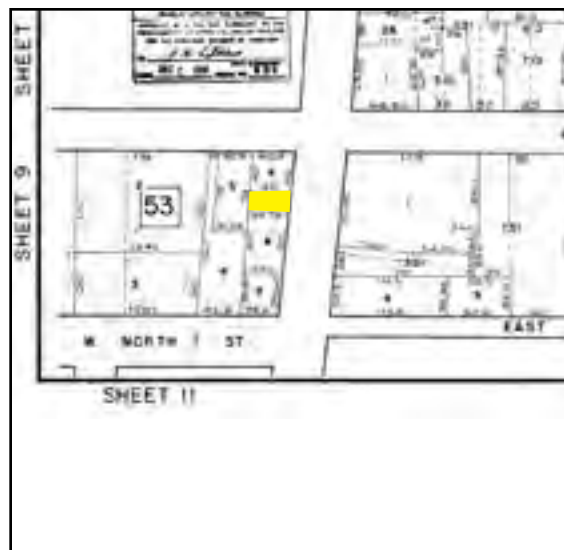
Block 53, Lot 7: Bay Avenue



Criteria Met

- ☐ Vacant parcel according to MOD IV data

Property Map



CATALOG OF PROPERTIES SUSCEPTIBLE TO CHANGE

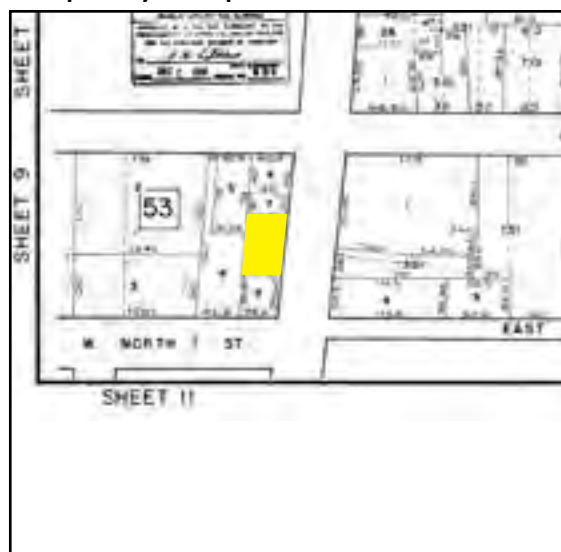
Block 53, Lot 8: 157 Bay Avenue



Criteria Met

- ☐ Low improvements to land ratio
- ☐ Obsolete and/or deteriorated as per wind-shield test

Property Map



CATALOG OF PROPERTIES SUSCEPTIBLE TO CHANGE

Block 53, Lot 9: 151 Bay Avenue



Criteria Met

- ☐ Low improvements to land ratio
- ☐ Obsolete and/or deteriorated as per wind-shield test

Property Map



CATALOG OF PROPERTIES SUSCEPTIBLE TO CHANGE

Block 54, Lot 1: 150 Bay Avenue



Criteria Met

- ☐ Significantly low improvements to land ratio
- ☐ Obsolete and/or deteriorated as per wind-shield test

Property Map



CATALOG OF PROPERTIES SUSCEPTIBLE TO CHANGE

Block 54, Lot 3.01: 146-148 Bay Avenue



Criteria Met

☐ Obsolete and/or deteriorated as per wind-shield test

Property Map



CATALOG OF PROPERTIES SUSCEPTIBLE TO CHANGE

Block 54, Lot 5: 38 North Street



Criteria Met

- ☐ Low improvements to land ratio
- ☐ Obsolete and/or deteriorated as per wind-shield test

Property Map



CATALOG OF PROPERTIES SUSCEPTIBLE TO CHANGE

Block 54, Lot 7.01: 49 Miller Street



Criteria Met

☐ Vacant parcel

Property Map



CATALOG OF PROPERTIES SUSCEPTIBLE TO CHANGE

Block 54, Lot 9.01: 34 North Street



Criteria Met

- ☐ Significantly low improvements to land ratio
- ☐ Obsolete and/or deteriorated as per wind-shield test

Property Map



CATALOG OF PROPERTIES SUSCEPTIBLE TO CHANGE

Block 54, Lot 10: 32 North Street



Criteria Met

- ☐ Low improvements to land ratio
- ☐ Obsolete and/or deteriorated as per wind-shield test

Property Map



CATALOG OF PROPERTIES SUSCEPTIBLE TO CHANGE

Block 54, Lot 11: 43 Miller Street



Criteria Met

- ☐ Obsolete and/or deteriorated as per wind-shield test

Property Map



CATALOG OF PROPERTIES SUSCEPTIBLE TO CHANGE

Block 54, Lot 12: 39 Miller Street



Criteria Met

- ☐ Significantly low improvements to land ratio
- ☐ Obsolete and/or deteriorated as per wind-shield test

Property Map



CATALOG OF PROPERTIES SUSCEPTIBLE TO CHANGE

Block 54, Lot 13: 35 Miller Street



Criteria Met

- ☐ Tax arrears
- ☐ Obsolete and/or deteriorated as per wind-shield test

Property Map



CATALOG OF PROPERTIES SUSCEPTIBLE TO CHANGE

Block 54, Lot 18: 25 Miller Street



Criteria Met

- ☐ Low improvements to land ratio
- ☐ Obsolete and/or deteriorated as per wind-shield test

Property Map



CATALOG OF PROPERTIES SUSCEPTIBLE TO CHANGE

Block 54, Lot 20.01: 23 Miller Street



Criteria Met

- ☐ Significantly low improvements to land ratio

Property Map



CATALOG OF PROPERTIES SUSCEPTIBLE TO CHANGE

Block 54, Lot 23: 15 Miller Street



Criteria Met

- ☐ Low improvements to land ratio

Property Map



CATALOG OF PROPERTIES SUSCEPTIBLE TO CHANGE

Block 54, Lot 24.01: 11-13 Miller Street



Criteria Met

- ☐ Obsolete and/or deteriorated as per wind-shield test

Property Map



CATALOG OF PROPERTIES SUSCEPTIBLE TO CHANGE

Block 54, Lot 24.02: 65 Shrewsbury Avenue



Criteria Met

☐ Obsolete and/or deteriorated as per wind-shield test

Property Map



CATALOG OF PROPERTIES SUSCEPTIBLE TO CHANGE

Block 55, Lot 1: 70 Shrewsbury Avenue



Criteria Met

- ☐ Extremely low improvements to land ratio

Property Map



CATALOG OF PROPERTIES SUSCEPTIBLE TO CHANGE

Block 55, Lot 1.02: Riparian Grant



Criteria Met

- ☐ Extremely low improvements to land ratio

Property Map



CATALOG OF PROPERTIES SUSCEPTIBLE TO CHANGE

Block 55, Lot 3.01: Riparian Grant



Criteria Met

- ☐ Extremely low improvements to land ratio

Property Map



CATALOG OF PROPERTIES SUSCEPTIBLE TO CHANGE

Block 55, Lot 4.01: 88 Shrewsbury Avenue



Criteria Met

- ☐ Low improvements to land ratio

Property Map



CATALOG OF PROPERTIES SUSCEPTIBLE TO CHANGE

Block 55, Lot 4.02: Riparian Grant



Criteria Met

- ☐ Low improvements to land ratio

Property Map



CATALOG OF PROPERTIES SUSCEPTIBLE TO CHANGE

Block 56, Lot 1: 24 Miller Street



Criteria Met

☐ Property deemed to constitute an imminent hazard

Property Map



CATALOG OF PROPERTIES SUSCEPTIBLE TO CHANGE

Block 56, Lot 3: 20 Miller Street



Criteria Met

- ☐ Low improvements to land ratio
- ☐ Obsolete and/or deteriorated as per wind-shield test

Property Map



CATALOG OF PROPERTIES SUSCEPTIBLE TO CHANGE

Block 56, Lot 4: Miller Street



Criteria Met

- ☐ Vacant parcel according to MOD IV data

Property Map



CATALOG OF PROPERTIES SUSCEPTIBLE TO CHANGE

Block 56, Lot 5: 16 Miller Street



Criteria Met

☐ Tax arrears

Property Map



CATALOG OF PROPERTIES SUSCEPTIBLE TO CHANGE

Block 56, Lot 7: Alley off Miller



Criteria Met

- ☐ Significantly low improvements to land ratio

Property Map



CATALOG OF PROPERTIES SUSCEPTIBLE TO CHANGE

Block 56, Lot 8: Alley off Miller



Lot 8, which is vacant land, is behind green house.

Criteria Met

- ☐ Vacant parcel according to MOD IV data

Property Map



CATALOG OF PROPERTIES SUSCEPTIBLE TO CHANGE

Block 56, Lot 10: Miller Street



Criteria Met

- ☐ Extremely low improvements to land ratio

Property Map



CATALOG OF PROPERTIES SUSCEPTIBLE TO CHANGE

Block 56, Lot 11: 1 Private Road



Criteria Met

- ☐ Vacant parcel according to MOD IV data*
- ☐ Obsolete and/or deteriorated as per wind-shield test

Property Map



CATALOG OF PROPERTIES SUSCEPTIBLE TO CHANGE

Block 56, Lot 12: 2 Private Road



Criteria Met

- ☐ Extremely low improvements to land ratio

Property Map



CATALOG OF PROPERTIES SUSCEPTIBLE TO CHANGE

Block 56, Lot 13: Fifth Street



Criteria Met

- ☐ Extremely low improvements to land ratio
- ☐ Obsolete and/or deteriorated as per wind-shield test

Property Map



CATALOG OF PROPERTIES SUSCEPTIBLE TO CHANGE

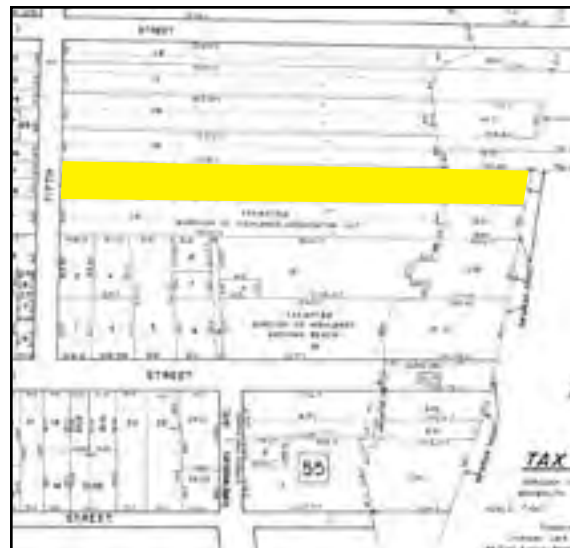
Block 56, Lot 14: 18 Fifth Street



Criteria Met

- ☐ Low improvements to land ratio
- ☐ Obsolete and/or deteriorated as per wind-shield test

Property Map



CATALOG OF PROPERTIES SUSCEPTIBLE TO CHANGE

Block 56, Lot 15: 22-24 Fifth Street



Criteria Met

- ☐ Obsolete and/or deteriorated as per wind-shield test

Property Map



CATALOG OF PROPERTIES SUSCEPTIBLE TO CHANGE

Block 56, Lot 16: 26 Fifth Street



Criteria Met

- ☐ Low improvements to land ratio
- ☐ Tax arrears
- ☐ Obsolete and/or deteriorated as per wind-shield test

Property Map



CATALOG OF PROPERTIES SUSCEPTIBLE TO CHANGE

Block 56, Lot 17: 30 Fifth Street



Criteria Met

- ☐ Significantly low improvements to land ratio

Property Map



CATALOG OF PROPERTIES SUSCEPTIBLE TO CHANGE

Block 56, Lot 18: 34 Fifth Street



Criteria Met

- ☐ Significantly low improvements to land ratio

Property Map



CATALOG OF PROPERTIES SUSCEPTIBLE TO CHANGE

Block 57, Lot 1: 42 Miller Street



Criteria Met

- ☐ Low improvements to land ratio
- ☐ Obsolete and/or deteriorated as per wind-shield test

Property Map



CATALOG OF PROPERTIES SUSCEPTIBLE TO CHANGE

Block 57, Lot 2: 40 Miller Street



Criteria Met

- ☐ Low improvements to land ratio
- ☐ Obsolete and/or deteriorated as per wind-shield test

Property Map



CATALOG OF PROPERTIES SUSCEPTIBLE TO CHANGE

Block 57, Lot 3: 38 Miller Street



Criteria Met

- ☐ Low improvements to land ratio
- ☐ Tax arrears
- ☐ Obsolete and/or deteriorated as per wind-shield test

Property Map



CATALOG OF PROPERTIES SUSCEPTIBLE TO CHANGE

Block 57, Lot 4: 36 Miller Street



Criteria Met

- ☐ Property deemed to constitute an imminent hazard
- ☐ Extremely low improvements to land ratio
- ☐ Tax arrears
- ☐ Obsolete and/or deteriorated as per wind-shield test

Property Map



CATALOG OF PROPERTIES SUSCEPTIBLE TO CHANGE

Block 57, Lot 5: 34 Miller Street



Criteria Met

- ☐ Obsolete and/or deteriorated as per wind-shield test

Property Map



CATALOG OF PROPERTIES SUSCEPTIBLE TO CHANGE

Block 57, Lot 6: 30 Miller Street



Criteria Met

- ☐ Low improvements to land ratio
- ☐ Obsolete and/or deteriorated as per wind-shield test

Property Map



CATALOG OF PROPERTIES SUSCEPTIBLE TO CHANGE

Block 57, Lot 7: 7 Fifth Street



Criteria Met

☐ Obsolete and/or deteriorated as per wind-shield test

Property Map



CATALOG OF PROPERTIES SUSCEPTIBLE TO CHANGE

Block 57, Lot 8: 9 Fifth Street



Criteria Met

- ☐ Property deemed to constitute an imminent hazard
- ☐ Significantly low improvements to land ratio
- ☐ Obsolete and/or deteriorated as per wind-shield test

Property Map



CATALOG OF PROPERTIES SUSCEPTIBLE TO CHANGE

Block 57, Lot 9: 13 Fifth Street



Criteria Met

☐ Vacant parcel

Property Map



CATALOG OF PROPERTIES SUSCEPTIBLE TO CHANGE

Block 57, Lot 10: 15 Fifth Street



Criteria Met

☐ Low improvements to land ratio

Property Map



CATALOG OF PROPERTIES SUSCEPTIBLE TO CHANGE

Block 57, Lot 11: 8 Fourth Street



Criteria Met

- ☐ Low improvements to land ratio
- ☐ Obsolete and/or deteriorated as per wind-shield test

Property Map



CATALOG OF PROPERTIES SUSCEPTIBLE TO CHANGE

Block 57, Lot 12: Right of Way



Criteria Met

- ☐ Extremely low improvements to land ratio

Property Map



CATALOG OF PROPERTIES SUSCEPTIBLE TO CHANGE

Block 57, Lot 21: 27 Valley Street



Criteria Met

☐ Obsolete and/or deteriorated as per wind-shield test

Property Map



CATALOG OF PROPERTIES SUSCEPTIBLE TO CHANGE

Block 57, Lot 23: 31 Fifth Street



Criteria Met

- ☐ Obsolete and/or deteriorated as per wind-shield test

Property Map



CATALOG OF PROPERTIES SUSCEPTIBLE TO CHANGE

Block 57, Lot 24: 29 Fifth Street



Criteria Met

- ☐ Significantly low improvements to land ratio
- ☐ Obsolete and/or deteriorated as per wind-shield test

Property Map



CATALOG OF PROPERTIES SUSCEPTIBLE TO CHANGE

Block 57, Lot 25: 27 Fifth Street



Criteria Met

- ☐ Significantly low improvements to land ratio
- ☐ Tax arrears

Property Map



CATALOG OF PROPERTIES SUSCEPTIBLE TO CHANGE

Block 57, Lot 28: 19 Fifth Street



Criteria Met

☐ Obsolete and/or deteriorated as per wind-shield test

Property Map



CATALOG OF PROPERTIES SUSCEPTIBLE TO CHANGE

Block 58, Lot 1: 154 Bay Avenue



Criteria Met

- ☐ Extremely low improvements to land ratio
- ☐ Obsolete and/or deteriorated as per wind-shield test

Property Map



CATALOG OF PROPERTIES SUSCEPTIBLE TO CHANGE

Block 58, Lot 9: 11 Fourth Street



Criteria Met

- ☐ Vacant parcel according to MOD IV data

Property Map



CATALOG OF PROPERTIES SUSCEPTIBLE TO CHANGE

Block 58, Lot 11: 17 Fourth Street



Criteria Met

- ☐ Extremely low improvements to land ratio
- ☐ Obsolete and/or deteriorated as per wind-shield test

Property Map



CATALOG OF PROPERTIES SUSCEPTIBLE TO CHANGE

Block 58, Lot 13: 25 Fourth Street



Criteria Met

- ☐ Significantly low improvements to land ratio
- ☐ Tax arrears

Property Map



CATALOG OF PROPERTIES SUSCEPTIBLE TO CHANGE

Block 58, Lot 16: 35 Fourth Street



Criteria Met

☐ Obsolete and/or deteriorated as per wind-shield test

Property Map



CATALOG OF PROPERTIES SUSCEPTIBLE TO CHANGE

Block 58, Lot 17.01: 192 Bay Avenue



Criteria Met

- ☐ Vacant parcel according to MOD IV data

Property Map



CATALOG OF PROPERTIES SUSCEPTIBLE TO CHANGE

Block 58, Lot 18: 190 Bay Avenue



Criteria Met

- ☐ Obsolete and/or deteriorated as per wind-shield test

Property Map



CATALOG OF PROPERTIES SUSCEPTIBLE TO CHANGE

Block 58, Lot 19: 188 Bay Avenue



Criteria Met

☐ Obsolete and/or deteriorated as per wind-shield test

Property Map



CATALOG OF PROPERTIES SUSCEPTIBLE TO CHANGE

Block 58, Lot 20: 188 Bay Avenue (combined with Lot 19)



Criteria Met

☐ Obsolete and/or deteriorated as per wind-shield test

Property Map



CATALOG OF PROPERTIES SUSCEPTIBLE TO CHANGE

Block 58, Lot 23.01: 182 Bay Avenue



Criteria Met

- ☐ Significantly low improvements to land ratio
- ☐ Obsolete and/or deteriorated as per wind-shield test

Property Map



CATALOG OF PROPERTIES SUSCEPTIBLE TO CHANGE

Block 58, Lot 24: 170 Bay Avenue



Criteria Met

- ☐ Low improvements to land ratio
- ☐ Obsolete and/or deteriorated as per wind-shield test

Property Map



CATALOG OF PROPERTIES SUSCEPTIBLE TO CHANGE

Block 59, Lot 2.01: 80 Miller Street



Criteria Met

- ☐ Property deemed to constitute an imminent hazard
- ☐ Obsolete and/or deteriorated as per wind-shield test

Property Map



CATALOG OF PROPERTIES SUSCEPTIBLE TO CHANGE

Block 59, Lot 2.02: Miller Street



Criteria Met

- ☐ Vacant parcel according to MOD IV data

Property Map



CATALOG OF PROPERTIES SUSCEPTIBLE TO CHANGE

Block 59, Lot 3: 78 Miller Street



Criteria Met

- ☐ Obsolete and/or deteriorated as per wind-shield test

Property Map



CATALOG OF PROPERTIES SUSCEPTIBLE TO CHANGE

Block 59, Lot 4: 76 Miller Street



Criteria Met

- ☐ Low improvements to land ratio
- ☐ Obsolete and/or deteriorated as per wind-shield test

Property Map



CATALOG OF PROPERTIES SUSCEPTIBLE TO CHANGE

Block 59, Lot 5: Second Street



Criteria Met

- ☐ Extremely low improvements to land ratio
- ☐ Obsolete and/or deteriorated as per wind-shield test

Property Map



CATALOG OF PROPERTIES SUSCEPTIBLE TO CHANGE

Block 59, Lot 6: Second to Miller



Criteria Met

- ☐ Extremely low improvements to land ratio
- ☐ Obsolete and/or deteriorated as per wind-shield test

Property Map



CATALOG OF PROPERTIES SUSCEPTIBLE TO CHANGE

Block 59, Lot 7: 72 Miller Street



Criteria Met

- ☐ Low improvements to land ratio
- ☐ Obsolete and/or deteriorated as per wind-shield test

Property Map



CATALOG OF PROPERTIES SUSCEPTIBLE TO CHANGE

Block 59, Lot 8: 66 Miller Street



Criteria Met

- ☐ Property deemed to constitute an imminent hazard
- ☐ Low improvements to land ratio
- ☐ Obsolete and/or deteriorated as per wind-shield test

Property Map



CATALOG OF PROPERTIES SUSCEPTIBLE TO CHANGE

Block 59, Lot 9: 165 Bay Avenue



Criteria Met

- ☐ Obsolete and/or deteriorated as per wind-shield test

Property Map



CATALOG OF PROPERTIES SUSCEPTIBLE TO CHANGE

Block 59, Lot 10: 171 Bay Avenue



Criteria Met

- ☐ Obsolete and/or deteriorated as per wind-shield test

Property Map



CATALOG OF PROPERTIES SUSCEPTIBLE TO CHANGE

Block 59, Lot 11.01: 181 Bay Avenue



Criteria Met

- ☐ Obsolete and/or deteriorated as per wind-shield test

Property Map



CATALOG OF PROPERTIES SUSCEPTIBLE TO CHANGE

Block 59, Lot 13.01: 187 Bay Avenue



Criteria Met

- ☐ Significantly low improvements to land ratio
- ☐ Obsolete and/or deteriorated as per wind-shield test

Property Map



CATALOG OF PROPERTIES SUSCEPTIBLE TO CHANGE

Block 59, Lot 16.01: 193-195 Bay Avenue



Criteria Met

- ☐ Low improvements to land ratio
- ☐ Obsolete and/or deteriorated as per wind-shield test

Property Map



CATALOG OF PROPERTIES SUSCEPTIBLE TO CHANGE

Block 59, Lot 17: 53 Valley Street



Criteria Met

- ☐ Significantly low improvements to land ratio
- ☐ Obsolete and/or deteriorated as per wind-shield test

Property Map



CATALOG OF PROPERTIES SUSCEPTIBLE TO CHANGE

Block 59, Lot 18: 28 Second Street



Criteria Met

- ☐ Vacant parcel according to MOD IV data

Property Map



CATALOG OF PROPERTIES SUSCEPTIBLE TO CHANGE

Block 59, Lot 22: 20 Second Street



Criteria Met

- ☐ Property deemed to constitute an imminent hazard

Property Map



CATALOG OF PROPERTIES SUSCEPTIBLE TO CHANGE

Block 59, Lot 23: 18 Second Street



Criteria Met

- ☐ Tax arrears
- ☐ Obsolete and/or deteriorated as per wind-shield test

Property Map



CATALOG OF PROPERTIES SUSCEPTIBLE TO CHANGE

Block 59, Lot 29.01: 11 Second Street



Criteria Met

- ☐ Extremely low improvements to land ratio
- ☐ Obsolete and/or deteriorated as per wind-shield test

Property Map



CATALOG OF PROPERTIES SUSCEPTIBLE TO CHANGE

Block 59, Lot 32: 17 Second Street



Criteria Met

- ☐ Significantly low improvements to land ratio
- ☐ Obsolete and/or deteriorated as per wind-shield test

Property Map



CATALOG OF PROPERTIES SUSCEPTIBLE TO CHANGE

Block 59, Lot 35: 114 Shore Drive



Criteria Met

☐ Tax arrears

Property Map



CATALOG OF PROPERTIES SUSCEPTIBLE TO CHANGE

Block 63, Lot 1: 56 Valley Street



Criteria Met

- ☐ Extremely low improvements to land ratio
- ☐ Obsolete and/or deteriorated as per wind-shield test

Property Map



CATALOG OF PROPERTIES SUSCEPTIBLE TO CHANGE

Block 63, Lot 2: 54 Valley Street



Criteria Met

- ☐ Low improvements to land ratio
- ☐ Obsolete and/or deteriorated as per wind-shield test

Property Map



CATALOG OF PROPERTIES SUSCEPTIBLE TO CHANGE

Block 63, Lot 4: Valley Street



Criteria Met

- ☐ Extremely low improvements to land ratio

Property Map



CATALOG OF PROPERTIES SUSCEPTIBLE TO CHANGE

Block 63, Lot 6: 203 Bay Avenue



Criteria Met

- ☐ Vacant parcel according to MOD IV data

Property Map



CATALOG OF PROPERTIES SUSCEPTIBLE TO CHANGE

Block 64, Lot 1: 196 Bay Avenue



Criteria Met

- ☐ Low improvements to land ratio
- ☐ Obsolete and/or deteriorated as per wind-shield test

Property Map



CATALOG OF PROPERTIES SUSCEPTIBLE TO CHANGE

Block 64, Lot 2: 208 Bay Avenue



Criteria Met

- ☐ Vacant parcel according to MOD IV data

Property Map



CATALOG OF PROPERTIES SUSCEPTIBLE TO CHANGE

Block 64, Lot 3: 38 Valley Street



Criteria Met

- ☐ Tax arrears
- ☐ Obsolete and/or deteriorated as per wind-shield test

Property Map



CATALOG OF PROPERTIES SUSCEPTIBLE TO CHANGE

Block 64, Lot 4: 36 Valley Street



Criteria Met

- ☐ Low improvements to land ratio
- ☐ Obsolete and/or deteriorated as per wind-shield test

Property Map



CATALOG OF PROPERTIES SUSCEPTIBLE TO CHANGE

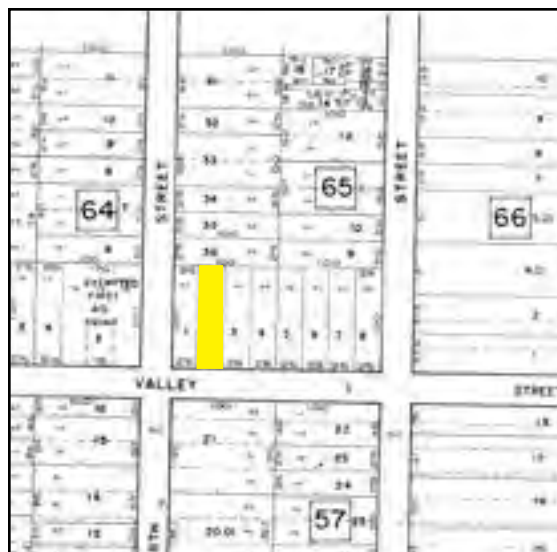
Block 65, Lot 2: 26 Valley Street



Criteria Met

- ☐ Vacant parcel according to MOD IV data

Property Map



CATALOG OF PROPERTIES SUSCEPTIBLE TO CHANGE

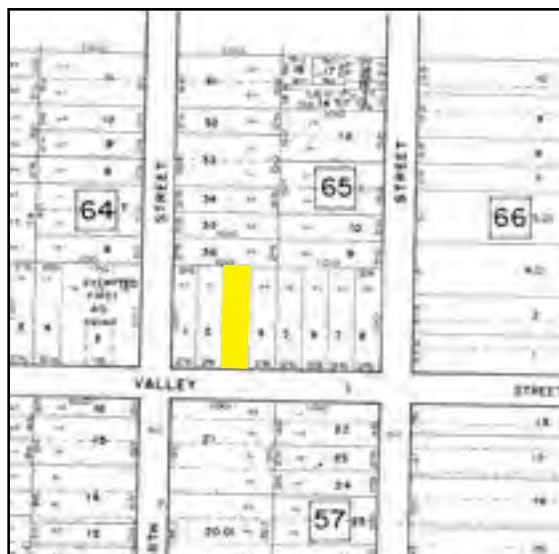
Block 65, Lot 3: 24 Valley Street



Criteria Met

- ☐ Obsolete and/or deteriorated as per wind-shield test

Property Map



CATALOG OF PROPERTIES SUSCEPTIBLE TO CHANGE

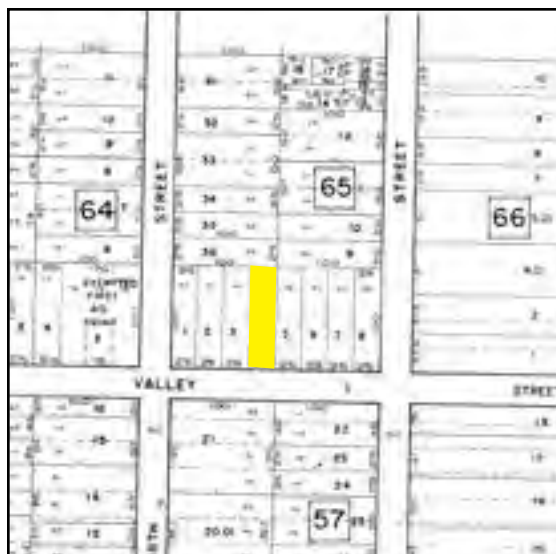
Block 65, Lot 4: 22 Valley Street



Criteria Met

- ☐ Obsolete and/or deteriorated as per wind-shield test

Property Map



CATALOG OF PROPERTIES SUSCEPTIBLE TO CHANGE

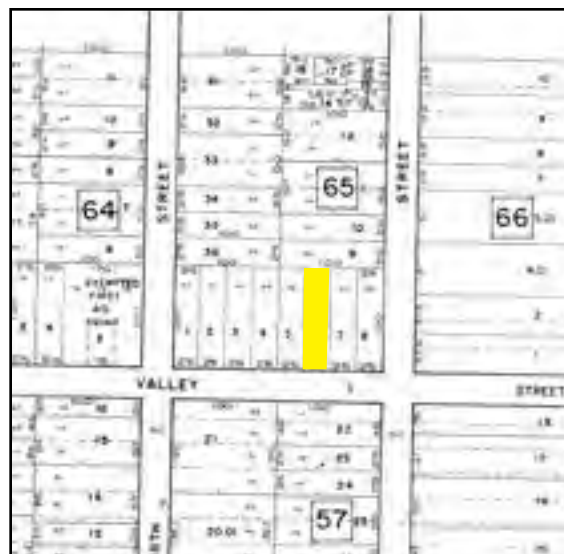
Block 65, Lot 6: 18 Valley Street



Criteria Met

- ☐ Properties deemed to constitute an imminent hazard
- ☐ Obsolete and/or deteriorated as per wind-shield test

Property Map



CATALOG OF PROPERTIES SUSCEPTIBLE TO CHANGE

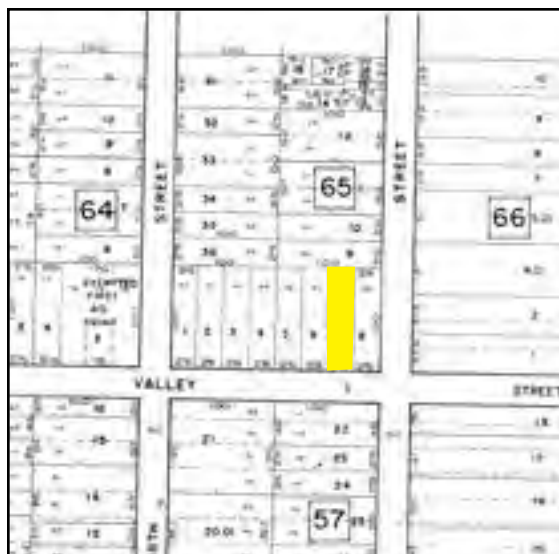
Block 65, Lot 7: Valley Street



Criteria Met

- ☐ Vacant parcel according to MOD IV data

Property Map



CATALOG OF PROPERTIES SUSCEPTIBLE TO CHANGE

Notes:

- Photographs of the properties were taken by members of the class in March and April 2014 unless otherwise noted.
- (*) Indicates a discrepancy between data source and visual survey.
- The windshield test was utilized to assess property conditions such as vacant land, deterioration, and/or obsolescence based on a visual survey of the properties.
- All information provided within this Appendix should be confirmed.

ZONING DEFINITIONS

ZONING DEFINITIONS

Building Type: A structure category determined by function, disposition on the lot, and configuration, including frontage and height.

Business Services: Establishments primarily engaged in rendering services to other business establishments on a fee or contract basis, such as advertising and mailing; building maintenance; personnel and employment services; management and consulting services; protective services; equipment rental and leasing; photo finishing, copying and printing; travel; office supply; and similar services.

Civic Building: A building designed specifically for governmental, arts, institutional, or religious uses.

Civic Space: An outdoor area dedicated for public use. Civic space types are defined by the combination of certain physical constraints including the relationship between their intended use, their size, their landscaping and the building(s) defining the space.

Commercial Building: A single or multi story building devoted solely to commercial uses. They may be designed as walk-ups or elevator buildings depending on the number of floors. The ownership structure may be condominium or rental.

Community Facility: A noncommercial use established primarily for the benefit and service of the population of the community in which it is located. Community Facilities are not those which are engaged in the provision of residential, medical, or day care services for children and/or adults.

Craft Store: Any business establishment that produces on the premises articles for sale of artistic quality or effect or handmade workmanship. Examples include candle making, glass blowing, weaving, pottery making, woodworking, sculpting, painting, and other associated activities.

Dining: General consumer-oriented food retailers such as restaurants, cafes, coffee and tea shops, and delicatessens.

Entertainment: The presentation of the performing arts, including indoor motion picture theaters, theaters for live performances, and indoor and outdoor concert halls. Also includes completely enclosed recreational activities such as bowling, roller skating or ice-skating. Entertainment uses may include the preparation and serving of food as an incidental use. Entertainment uses shall not include sexually-explicit adult entertainment, night clubs, strip clubs, or arcades.

Educational Arts: Museums or historic sites, the primary mission of which is education, history, or historic preservation, shall also qualify as arts and culture organizations.

Financial Services: Provision of banking services to consumers or clients. Typical uses include banks, savings and loan associations, savings banks, credit unions, lending establishments, and automatic teller machines (ATM). Financial services shall not include check cashing as a primary function of the business.

Gallery: An establishment in which original works of art or limited editions of original art are bought, sold, loaned, appraised, or exhibited to the general public.

Hotel/Inn: A facility offering transient lodging accommodations to the general public and must include a restaurant, meeting rooms, lobbies and concierge services. They may include entertainment and recreational facilities or banquet halls.

Institutional Use: A nonprofit or quasi-public use, such as a religious institution, library, public, or private school, hospital, or government owned or government-operated structure or land used for public purpose.

Mixed Use Building: A single-story or multi-story building containing more than one use, on either a single level or on multiple levels.

ZONING DEFINITIONS

Nightclub Or Lounge: Any room, place, or space maintained for general patronage where food and drink are served or dispensed and where patrons are permitted to engage in dancing or live entertainment which may include but is not limited to performance by magicians, musicians, disk jockeys, or comedians.

Office, Professional: A room, suite of rooms, or building in which a person provides direct services to consumers and transacts the affairs of a business, profession, service, industry, or government. Does not include Medical Offices.

Office, Medical: A building used exclusively by physicians, dentists, and similar personnel for the treatment and examination of patients solely on an outpatient basis, provided that no overnight patients shall be kept on the premises.

Office/Commercial Building: A single or multi story building devoted solely to commercial uses. They may be designed as walk-ups or elevator buildings depending on the number of floors. The ownership structure may be condominium or rental. Common entrances and other spaces may be shared. Primary access is to be provided from the primary street frontage. Additional access is permitted from courtyards or internal corridors. Parking is permitted inside the ground floor of the building but may not abut the primary street frontage. Side yard parking equal to one row of parking plus drive aisle is permitted to a maximum of 45 feet. Buildings may be new construction or adaptive reuse of a formerly residential building, such as a single-family dwelling conversion.

Parking Decks: A building or part thereof which is designed specifically for automobile parking and where there are a number of floors or levels on which parking takes place. Parking decks are to be located internal to a block and require a Liner Building. Parking Decks are required to meet all design and buffer requirements of this code.

Parking Garage (Structured): A building or part thereof which is designed specifically for automobile parking and where there are a number of floors or levels on which parking takes place.

Parking Lot (Surface): An off-street, ground-level area, usually surfaced and improved, for the temporary storage of motor vehicles.

Public Art: Any work of art created by visual artists or public context designer that is sited in a public place for people to experience. This can include murals, outdoor sculptures, or infrastructure such as public fixtures or furniture and other functional elements that are designed and/or built by visual artists or public context designers. Public art is art that is located in public spaces. It is art that people encounter on a daily basis in the public sphere.

Restaurant: An establishment where food and drink are prepared, served, and primarily consumed within the principal building or structure. Restaurants may be full service/sit down, carry out or fast food. Drive-thru services are permitted. The location of drive-thrus shall be regulated in the same manner as parking.

Retail Sales: Establishments engaged in selling goods or merchandise to the general public for personal or household consumption, which render services incidental to the sale of such goods, and are engaged in activity designed to attract the general public to purchase such goods or merchandise. Such definition includes pharmacies. Does not include sexually-explicit adult entertainment businesses.

Retail Services: Establishments providing services, as opposed to products, to the general public, including financial services, insurance, real estate, personal services, dry cleaning, and similar uses. Includes Commercial Instructional Activities. Does not include sexually-explicit adult entertainment businesses.

ZONING DEFINITIONS

Sidewalk Café: Any eating establishment where food and other refreshments are served upon the public right-of-way, namely the sidewalks immediately in front of any restaurant, café, cafeteria or place of business where food and/or other refreshments are served, or where permitted on private property.

Performing Arts/Theater: A structure used for dramatic, operatic, motion pictures, or other performance, for admission to which entrance money is received. Does not include sexually-explicit adult entertainment businesses. Sexually-oriented Adult motion picture theaters or establishments featuring burlesque are prohibited in all Transect Zones.

Visual/Performing Arts: A for-profit business or not-for-profit organization that presents live performances of theatre, dance, music, or other imaginative work and/or produces or exhibits physical works created by, or under the direction of one or more artists, which are intended for unique production or limited reproduction, including for-profit businesses and not-for-profit organizations involved in instruction of arts and cultural forms.

Warehouse Or Storage: A facility engaged in storage, wholesale, and distribution of manufactured products, supplies, and equipment, but not involved in manufacturing or production. Excludes bulk storage of materials that are inflammable or explosive or that present hazards or conditions commonly recognized as offensive.

VISUAL PREFERENCE SURVEY RESULTS

Highland Only, n=108, 4-21-14

Last Modified: 04/21/2014

Filter By: Report Subgroup

1. I agree to participate in this study

#	Answer	Response	%
1	Yes	108	100%
2	No	0	0%
	Total	108	100%

Statistic	Value
Min Value	1
Max Value	1
Mean	1.00
Variance	0.00
Standard Deviation	0.00
Total Responses	108

2. In which town do you live?

#	Answer	Response	%
1	Sayreville	0	0%
2	Sea Bright	0	0%
3	Highlands	108	100%
4	Other City/Town/State	0	0%
	Total	108	100%

Statistic	Value
Min Value	3
Max Value	3
Mean	3.00
Variance	0.00
Standard Deviation	0.00
Total Responses	108

3. What City/Town and State do you currently live in?

City/Town	State
-----------	-------

Statistic	Value
Total Responses	0

4. During Hurricane Sandy (i.e., late October 2012), did you own or rent your home, i.e., the place where you lived during most of that year?

#	Answer	Response	%
1	Own	90	83%
2	Rent	18	17%
	Total	108	100%

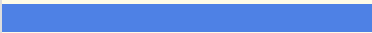
Statistic	Value
Min Value	1
Max Value	2
Mean	1.17
Variance	0.14
Standard Deviation	0.37
Total Responses	108

5. Was your home or any other property that you own damaged by Hurricane Sandy?

#	Answer	Response	%
1	Yes	75	69%
2	No	33	31%
	Total	108	100%

Statistic	Value
Min Value	1
Max Value	2
Mean	1.31
Variance	0.21
Standard Deviation	0.46
Total Responses	108

6. What property of yours was physically damaged? (Please check all that apply)

#	Answer		Response	%
1	The house in which I live full time		51	78%
2	A house that I rent out		7	11%
3	Commercial office space		4	6%
4	Commercial retail space		2	3%
5	Multi-family housing		8	12%
6	Mixed-use (e.g. residential and retail building) property		4	6%
7	Industrial/Manufacturing		0	0%
8	My summer home in which I live part time		8	12%

Statistic	Value
Min Value	1
Max Value	8
Total Responses	65

7. Did you have flood insurance for...?

#	Question	Yes	No	Total Responses	Mean
x1	The house in which I live full time	37	13	50	1.26
x2	A house that I rent out	5	2	7	1.29
x3	Commercial office space	2	2	4	1.50
x4	Commercial retail space	1	1	2	1.50
x5	Multi-family housing	3	5	8	1.63
x6	Mixed-use (e.g. residential and retail building) property	2	2	4	1.50
x7	Industrial/Manufacturing	0	0	0	0.00
x8	My summer home in which I live part time	6	2	8	1.25

Statistic	The house in which I live full time	A house that I rent out	Commercial office space	Commercial retail space	Multi-family housing	Mixed-use (e.g. residential and retail building) property	Industrial/Manufacturing	My summer home in which I live part time
Min Value	1	1	1	1	1	1	-	1
Max Value	2	2	2	2	2	2	-	2
Mean	1.26	1.29	1.50	1.50	1.63	1.50	0.00	1.25
Variance	0.20	0.24	0.33	0.50	0.27	0.33	0.00	0.21
Standard Deviation	0.44	0.49	0.58	0.71	0.52	0.58	0.00	0.46
Total Responses	50	7	4	2	8	4	0	8

8. Were any of your following properties physically damaged more than 50% by the effect of Hurricane Sandy?

#	Question	Yes	No	Total Responses	Mean
xx1	The house in which I live full time	27	22	49	1.45
xx2	A house that I rent out	7	0	7	1.00
xx3	Commercial office space	2	2	4	1.50
xx4	Commercial retail space	2	0	2	1.00
xx5	Multi-family housing	2	5	7	1.71
xx6	Mixed-use (e.g. residential and retail building) property	0	4	4	2.00
xx7	Industrial/Manufacturing	0	0	0	0.00
xx8	My summer home in which I live part time	6	2	8	1.25

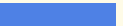
Statistic	The house in which I live full time	A house that I rent out	Commercial office space	Commercial retail space	Multi-family housing	Mixed-use (e.g. residential and retail building) property	Industrial/Manufacturing	My summer home in which I live part time
Min Value	1	1	1	1	1	2	-	1
Max Value	2	1	2	1	2	2	-	2
Mean	1.45	1.00	1.50	1.00	1.71	2.00	0.00	1.25
Variance	0.25	0.00	0.33	0.00	0.24	0.00	0.00	0.21
Standard Deviation	0.50	0.00	0.58	0.00	0.49	0.00	0.00	0.46
Total Responses	49	7	4	2	7	4	0	8

9. What do you plan to do with your damaged property?

#	Answer		Response	%
1	Repair and retain the structure on grade		7	19%
2	Repair and elevate the structure		27	73%
3	Put the property up for sale as is.		0	0%
4	Abandon the structure		0	0%
5	I would like the government to buy it out		3	8%
	Total		37	100%

Statistic	Value
Min Value	1
Max Value	5
Mean	2.05
Variance	0.94
Standard Deviation	0.97
Total Responses	37

10. How likely do you think another storm with the effect of Hurricane Sandy is going to occur in the next 10 years?

#	Answer		Response	%
1	Very Likely		23	21%
2	Somewhat Likely		36	34%
3	Somewhat Unlikely		26	24%
4	Very Unlikely		22	21%
	Total		107	100%

Statistic	Value
Min Value	1
Max Value	4
Mean	2.44
Variance	1.10
Standard Deviation	1.05
Total Responses	107

11. How likely do you think another storm with the effect of Hurricane Sandy is going to occur in the next 100 years?

#	Answer		Response	%
1	Very Likely		65	61%
2	Somewhat Likely		28	26%
3	Somewhat Unlikely		11	10%
4	Very Unlikely		2	2%
	Total		106	100%

Statistic	Value
Min Value	1
Max Value	4
Mean	1.53
Variance	0.58
Standard Deviation	0.76
Total Responses	106

12. How much do you agree or disagree with the following statement: “The New Jersey Department of Environmental Protection understands the science behind global warming, also known as global climate change?”

#	Answer		Response	%
1	Strongly Agree		9	8%
2	Somewhat Agree		52	49%
3	Somewhat Disagree		27	25%
4	Strongly Disagree		18	17%
	Total		106	100%

Statistic	Value
Min Value	1
Max Value	4
Mean	2.51
Variance	0.77
Standard Deviation	0.88
Total Responses	106

13. The New Jersey Department of Environmental Protection projects a sea level rise, from the level at the year 2000, of 1.4 feet by 2050, increasing to 3.7 feet by 2100. Which of the following three statements best describes your reaction to that projection?

#	Answer		Response	%
1	I don't believe those projections.		11	10%
2	I think it is as accurate a prediction as can be provided at this time.		73	68%
3	I want to wait and see.		23	21%
	Total		107	100%

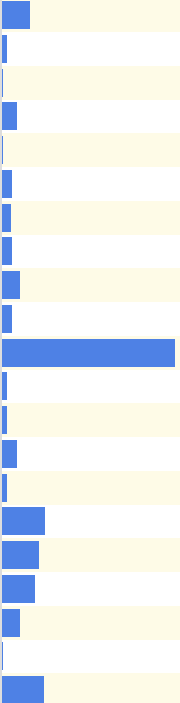
Statistic	Value
Min Value	1
Max Value	3
Mean	2.11
Variance	0.31
Standard Deviation	0.56
Total Responses	107

14. Are you optimistic or pessimistic that the parts of your town affected by Hurricane Sandy, will be rebuilt better than they were before the storm?

#	Answer		Response	%
1	Very optimistic		4	4%
2	Optimistic		20	19%
3	Not sure		31	29%
4	Pessimistic		27	25%
5	Very Pessimistic		26	24%
6	Don't know / I don't live in an affected town		0	0%
	Total		108	100%

Statistic	Value
Min Value	1
Max Value	5
Mean	3.47
Variance	1.34
Standard Deviation	1.16
Total Responses	108

15. On a scale of -10 to +10 (-10 being MOST INAPPROPRIATE and +10 being MOST APPROPRIATE) how would you rate this view of Weber Avenue in Sayreville as of May 2013, as shown on your screen?

#	Answer		Response	%
1	-10		6	6%
2	-9		1	1%
3	-8		0	0%
4	-7		3	3%
5	-6		0	0%
6	-5		2	2%
7	-4		2	2%
8	-3		2	2%
9	-2		4	4%
10	-1		2	2%
11	0		37	36%
12	1		1	1%
13	2		1	1%
14	3		3	3%
15	4		1	1%
16	5		9	9%
17	6		8	8%
18	7		7	7%
19	8		4	4%
20	9		0	0%
21	10		9	9%
	Total		102	100%

Statistic	Value
Min Value	1
Max Value	21
Mean	12.53
Variance	27.40
Standard Deviation	5.23
Total Responses	102

16. On a scale of -10 to +10 (-10 being MOST INAPPROPRIATE and +10 being MOST APPROPRIATE) how would you rate this view of Weber Avenue in Sayreville with a partial government buyout of houses, some houses elevated, and some houses remaining on grade, as shown on your screen?

#	Answer		Response	%
1	-10		7	7%
2	-9		0	0%
3	-8		0	0%
4	-7		1	1%
5	-6		0	0%
6	-5		4	4%
7	-4		3	3%
8	-3		2	2%
9	-2		2	2%
10	-1		1	1%
11	0		26	25%
12	1		2	2%
13	2		7	7%
14	3		5	5%
15	4		7	7%
16	5		9	9%
17	6		3	3%
18	7		7	7%
19	8		9	9%
20	9		2	2%
21	10		7	7%
	Total		104	100%

Statistic	Value
Min Value	1
Max Value	21
Mean	13.03
Variance	27.15
Standard Deviation	5.21
Total Responses	104

17. On a scale of -10 to +10 (-10 being MOST INAPPROPRIATE and +10 being MOST APPROPRIATE) how would you rate this view of Weber Avenue in Sayreville with a partial government buyout of houses with flooding controlled by a levee berm, as shown on your screen?

#	Answer		Response	%
1	-10		4	4%
2	-9		0	0%
3	-8		0	0%
4	-7		1	1%
5	-6		1	1%
6	-5		5	5%
7	-4		2	2%
8	-3		3	3%
9	-2		1	1%
10	-1		0	0%
11	0		21	20%
12	1		2	2%
13	2		3	3%
14	3		5	5%
15	4		5	5%
16	5		10	10%
17	6		6	6%
18	7		3	3%
19	8		12	12%
20	9		6	6%
21	10		14	13%
	Total		104	100%

Statistic	Value
Min Value	1
Max Value	21
Mean	14.30
Variance	28.62
Standard Deviation	5.35
Total Responses	104

18. On a scale of -10 to +10 (-10 being MOST INAPPROPRIATE and +10 being MOST APPROPRIATE) how would you rate this recent view of the land, publicly-owned but not currently open to public access, which is on the estuary side of the berm proposed to be built parallel to Weber Avenue in Sayreville, as shown on your screen

#	Answer		Response	%
1	-10		4	4%
2	-9		4	4%
3	-8		4	4%
4	-7		1	1%
5	-6		3	3%
6	-5		3	3%
7	-4		2	2%
8	-3		3	3%
9	-2		1	1%
10	-1		0	0%
11	0		26	25%
12	1		2	2%
13	2		5	5%
14	3		1	1%
15	4		4	4%
16	5		8	8%
17	6		3	3%
18	7		6	6%
19	8		5	5%
20	9		3	3%
21	10		16	15%
	Total		104	100%

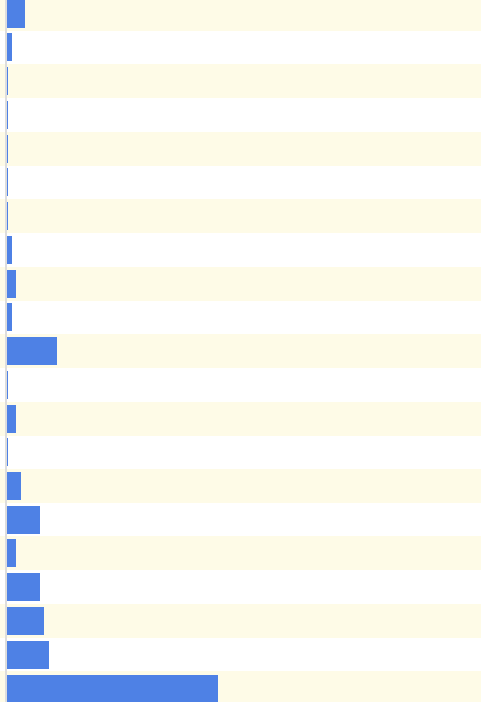
Statistic	Value
Min Value	1
Max Value	21
Mean	12.84
Variance	36.74
Standard Deviation	6.06
Total Responses	104

19. On a scale of -10 to +10 (-10 being MOST INAPPROPRIATE and +10 being MOST APPROPRIATE) how would you rate this view of a new park, on the estuary side of the berm proposed to be built parallel to Weber Avenue in Sayreville, as shown on your screen?

#	Answer		Response	%
1	-10		2	2%
2	-9		2	2%
3	-8		0	0%
4	-7		0	0%
5	-6		0	0%
6	-5		1	1%
7	-4		0	0%
8	-3		0	0%
9	-2		0	0%
10	-1		0	0%
11	0		14	13%
12	1		1	1%
13	2		2	2%
14	3		2	2%
15	4		1	1%
16	5		8	8%
17	6		5	5%
18	7		4	4%
19	8		15	14%
20	9		10	10%
21	10		38	36%
	Total		105	100%

Statistic	Value
Min Value	1
Max Value	21
Mean	17.29
Variance	23.34
Standard Deviation	4.83
Total Responses	105

20. On a scale of -10 to +10 (-10 being MOST INAPPROPRIATE and +10 being MOST APPROPRIATE) how would you rate this view of a new more-extensively-designed landscaped park, on the estuary side of the berm proposed to be built parallel to Weber Avenue in Sayreville, as shown on your screen?

#	Answer		Response	%
1	-10		4	4%
2	-9		1	1%
3	-8		0	0%
4	-7		0	0%
5	-6		0	0%
6	-5		0	0%
7	-4		0	0%
8	-3		1	1%
9	-2		2	2%
10	-1		1	1%
11	0		11	11%
12	1		0	0%
13	2		2	2%
14	3		0	0%
15	4		3	3%
16	5		7	7%
17	6		2	2%
18	7		7	7%
19	8		8	8%
20	9		9	9%
21	10		46	44%
	Total		104	100%

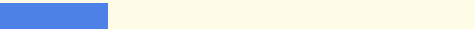
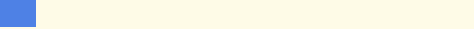
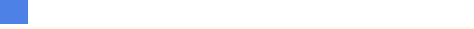
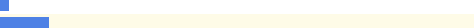
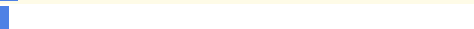
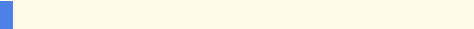
Statistic	Value
Min Value	1
Max Value	21
Mean	17.35
Variance	27.16
Standard Deviation	5.21
Total Responses	104

21. On a scale of -10 to +10 (-10 being MOST INAPPROPRIATE and +10 being MOST APPROPRIATE) how would you rate this view of a new more-extensively-designed landscaped park adjacent to a new building, on the estuary side of the berm proposed to be built parallel to Weber Avenue in Sayreville, as shown on your screen?

#	Answer		Response	%
1	-10		10	10%
2	-9		4	4%
3	-8		1	1%
4	-7		0	0%
5	-6		3	3%
6	-5		1	1%
7	-4		1	1%
8	-3		1	1%
9	-2		2	2%
10	-1		1	1%
11	0		12	12%
12	1		0	0%
13	2		2	2%
14	3		2	2%
15	4		6	6%
16	5		6	6%
17	6		5	5%
18	7		5	5%
19	8		11	11%
20	9		8	8%
21	10		22	21%
	Total		103	100%

Statistic	Value
Min Value	1
Max Value	21
Mean	14.20
Variance	46.54
Standard Deviation	6.82
Total Responses	103

22. On a scale of -10 to +10 (-10 being MOST INAPPROPRIATE and +10 being MOST APPROPRIATE) how would you rate this view of a structure that was impacted by Hurricane Sandy, as shown on your screen?

#	Answer		Response	%
1	-10		24	23%
2	-9		3	3%
3	-8		8	8%
4	-7		6	6%
5	-6		4	4%
6	-5		14	13%
7	-4		2	2%
8	-3		3	3%
9	-2		4	4%
10	-1		2	2%
11	0		11	10%
12	1		0	0%
13	2		2	2%
14	3		4	4%
15	4		4	4%
16	5		2	2%
17	6		3	3%
18	7		3	3%
19	8		3	3%
20	9		0	0%
21	10		4	4%
	Total		106	100%

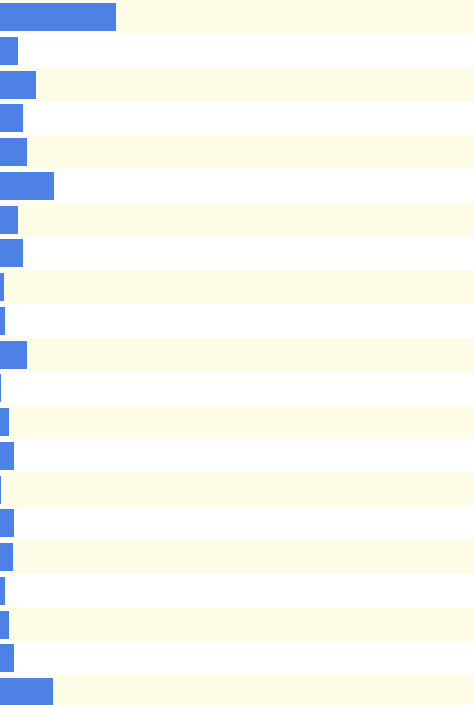
Statistic	Value
Min Value	1
Max Value	21
Mean	7.71
Variance	36.91
Standard Deviation	6.08
Total Responses	106

23. On a scale of -10 to +10 (-10 being MOST INAPPROPRIATE and +10 being MOST APPROPRIATE) how would you rate this view of Sea Bright, as shown on your screen?

#	Answer		Response	%
1	-10		48	45%
2	-9		2	2%
3	-8		7	7%
4	-7		5	5%
5	-6		5	5%
6	-5		5	5%
7	-4		1	1%
8	-3		1	1%
9	-2		0	0%
10	-1		0	0%
11	0		4	4%
12	1		1	1%
13	2		0	0%
14	3		3	3%
15	4		1	1%
16	5		1	1%
17	6		2	2%
18	7		1	1%
19	8		2	2%
20	9		1	1%
21	10		17	16%
	Total		107	100%

Statistic	Value
Min Value	1
Max Value	21
Mean	7.09
Variance	60.86
Standard Deviation	7.80
Total Responses	107

24. On a scale of -10 to +10 (-10 being MOST INAPPROPRIATE and +10 being MOST APPROPRIATE) how would you rate this view of recent commercial conditions in Sea Bright, shown on your screen?

#	Answer		Response	%
1	-10		26	24%
2	-9		4	4%
3	-8		8	7%
4	-7		5	5%
5	-6		6	6%
6	-5		12	11%
7	-4		4	4%
8	-3		5	5%
9	-2		1	1%
10	-1		1	1%
11	0		6	6%
12	1		0	0%
13	2		2	2%
14	3		3	3%
15	4		0	0%
16	5		3	3%
17	6		3	3%
18	7		1	1%
19	8		2	2%
20	9		3	3%
21	10		12	11%
	Total		107	100%

Statistic	Value
Min Value	1
Max Value	21
Mean	8.11
Variance	49.59
Standard Deviation	7.04
Total Responses	107

25. On a scale of -10 to +10 (-10 being MOST INAPPROPRIATE and +10 being MOST APPROPRIATE) how would you rate this view of an existing stone seawall, as shown on your screen?

#	Answer		Response	%
1	-10		5	5%
2	-9		0	0%
3	-8		1	1%
4	-7		3	3%
5	-6		1	1%
6	-5		5	5%
7	-4		2	2%
8	-3		2	2%
9	-2		2	2%
10	-1		2	2%
11	0		18	17%
12	1		4	4%
13	2		0	0%
14	3		4	4%
15	4		7	6%
16	5		13	12%
17	6		10	9%
18	7		5	5%
19	8		7	6%
20	9		2	2%
21	10		15	14%
	Total		108	100%

Statistic	Value
Min Value	1
Max Value	21
Mean	13.76
Variance	30.86
Standard Deviation	5.55
Total Responses	108

26. On a scale of -10 to +10 (-10 being MOST INAPPROPRIATE and +10 being MOST APPROPRIATE) how would you rate this view of the recent condition of Beach Street in Sea Bright, as shown on your screen?

#	Answer		Response	%
1	-10		6	6%
2	-9		1	1%
3	-8		0	0%
4	-7		0	0%
5	-6		5	5%
6	-5		3	3%
7	-4		2	2%
8	-3		2	2%
9	-2		2	2%
10	-1		4	4%
11	0		17	16%
12	1		2	2%
13	2		7	7%
14	3		4	4%
15	4		8	8%
16	5		14	13%
17	6		4	4%
18	7		7	7%
19	8		3	3%
20	9		6	6%
21	10		9	8%
	Total		106	100%

Statistic	Value
Min Value	1
Max Value	21
Mean	13.22
Variance	29.39
Standard Deviation	5.42
Total Responses	106

27. On a scale of -10 to +10 (-10 being MOST INAPPROPRIATE and +10 being MOST APPROPRIATE) how would you rate this view of Beach Street in Sea Bright with many structures elevated above the projected impact area for future storms, as shown on your screen?

#	Answer		Response	%
1	-10		3	3%
2	-9		1	1%
3	-8		1	1%
4	-7		1	1%
5	-6		1	1%
6	-5		0	0%
7	-4		2	2%
8	-3		0	0%
9	-2		2	2%
10	-1		0	0%
11	0		5	5%
12	1		6	6%
13	2		6	6%
14	3		8	8%
15	4		4	4%
16	5		14	13%
17	6		6	6%
18	7		12	11%
19	8		5	5%
20	9		8	8%
21	10		21	20%
	Total		106	100%

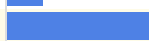
Statistic	Value
Min Value	1
Max Value	21
Mean	15.70
Variance	24.94
Standard Deviation	4.99
Total Responses	106

28. On a scale of -10 to +10 (-10 being MOST INAPPROPRIATE and +10 being MOST APPROPRIATE) how would you rate this view of Beach Street in Sea Bright, with all structures elevated above the projected impact area for future storms, and porches designed to obscure elevation posts, as shown on your screen?

#	Answer		Response	%
1	-10		2	2%
2	-9		1	1%
3	-8		2	2%
4	-7		0	0%
5	-6		0	0%
6	-5		2	2%
7	-4		0	0%
8	-3		1	1%
9	-2		0	0%
10	-1		0	0%
11	0		5	5%
12	1		1	1%
13	2		2	2%
14	3		4	4%
15	4		3	3%
16	5		6	6%
17	6		6	6%
18	7		14	13%
19	8		12	11%
20	9		14	13%
21	10		31	29%
	Total		106	100%

Statistic	Value
Min Value	1
Max Value	21
Mean	17.29
Variance	23.03
Standard Deviation	4.80
Total Responses	106

29. On a scale of -10 to +10 (-10 being MOST INAPPROPRIATE and +10 being MOST APPROPRIATE) how would you rate this view of Beach Street in Sea Bright, with all structures elevated above the projected impact area for future storms, which combines several smaller lots to create a multi-family structure with parking underneath, as shown on your screen?

#	Answer		Response	%
1	-10		5	5%
2	-9		0	0%
3	-8		4	4%
4	-7		0	0%
5	-6		0	0%
6	-5		1	1%
7	-4		4	4%
8	-3		1	1%
9	-2		4	4%
10	-1		1	1%
11	0		5	5%
12	1		1	1%
13	2		0	0%
14	3		3	3%
15	4		8	7%
16	5		11	10%
17	6		4	4%
18	7		6	6%
19	8		8	7%
20	9		8	7%
21	10		33	31%
	Total		107	100%

Statistic	Value
Min Value	1
Max Value	21
Mean	15.80
Variance	35.20
Standard Deviation	5.93
Total Responses	107

30. On a scale of -10 to +10 (-10 being MOST INAPPROPRIATE and +10 being MOST APPROPRIATE) how would you rate this view of Beach Street in Sea Bright, with a cobblestone-paved shared public street, as shown on your screen?

#	Answer		Response	%
1	-10		5	5%
2	-9		2	2%
3	-8		0	0%
4	-7		0	0%
5	-6		2	2%
6	-5		1	1%
7	-4		3	3%
8	-3		2	2%
9	-2		2	2%
10	-1		2	2%
11	0		6	6%
12	1		1	1%
13	2		2	2%
14	3		2	2%
15	4		3	3%
16	5		2	2%
17	6		4	4%
18	7		5	5%
19	8		5	5%
20	9		10	9%
21	10		49	45%
	Total		108	100%

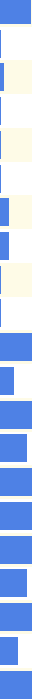
Statistic	Value
Min Value	1
Max Value	21
Mean	16.58
Variance	37.50
Standard Deviation	6.12
Total Responses	108

31. On a scale of -10 to +10 (-10 being MOST INAPPROPRIATE and +10 being MOST APPROPRIATE) how would you rate this view of a pedestrian boardwalk, as shown on your screen?

#	Answer		Response	%
1	-10		2	2%
2	-9		2	2%
3	-8		0	0%
4	-7		0	0%
5	-6		0	0%
6	-5		0	0%
7	-4		0	0%
8	-3		2	2%
9	-2		1	1%
10	-1		1	1%
11	0		12	11%
12	1		3	3%
13	2		3	3%
14	3		4	4%
15	4		8	7%
16	5		15	14%
17	6		11	10%
18	7		9	8%
19	8		12	11%
20	9		4	4%
21	10		19	18%
	Total		108	100%

Statistic	Value
Min Value	1
Max Value	21
Mean	15.93
Variance	20.07
Standard Deviation	4.48
Total Responses	108

32. On a scale of -10 to +10 (-10 being MOST INAPPROPRIATE and +10 being MOST APPROPRIATE) how would you rate this view of a boardwalk in a commercial area, as shown on your screen?

#	Answer		Response	%
1	-10		7	7%
2	-9		0	0%
3	-8		1	1%
4	-7		0	0%
5	-6		0	0%
6	-5		0	0%
7	-4		2	2%
8	-3		2	2%
9	-2		0	0%
10	-1		0	0%
11	0		16	15%
12	1		3	3%
13	2		8	7%
14	3		6	6%
15	4		8	7%
16	5		14	13%
17	6		10	9%
18	7		6	6%
19	8		10	9%
20	9		4	4%
21	10		10	9%
	Total		107	100%

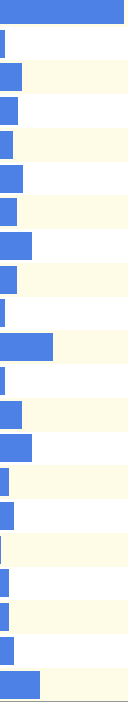
Statistic	Value
Min Value	1
Max Value	21
Mean	14.41
Variance	25.98
Standard Deviation	5.10
Total Responses	107

33. For the moment, please imagine that a storm has knocked down many of the elevated structures on Beach Street in Sea Bright. Now, with that in mind, on a scale of -10 to +10 (-10 being MOST INAPPROPRIATE and +10 being MOST APPROPRIATE) how would you rate this view of Beach Street in Sea Bright, as shown on your screen?

#	Answer		Response	%
1	-10		3	3%
2	-9		1	1%
3	-8		0	0%
4	-7		1	1%
5	-6		1	1%
6	-5		2	2%
7	-4		2	2%
8	-3		2	2%
9	-2		2	2%
10	-1		1	1%
11	0		6	6%
12	1		4	4%
13	2		1	1%
14	3		0	0%
15	4		6	6%
16	5		5	5%
17	6		13	12%
18	7		8	7%
19	8		12	11%
20	9		5	5%
21	10		32	30%
	Total		107	100%

Statistic	Value
Min Value	1
Max Value	21
Mean	16.32
Variance	28.41
Standard Deviation	5.33
Total Responses	107

34. On a scale of -10 to +10 (-10 being MOST INAPPROPRIATE and +10 being MOST APPROPRIATE) how would you rate this view of the recent condition of Bay Avenue in Highlands, as shown on your screen?

#	Answer		Response	%
1	-10		28	26%
2	-9		1	1%
3	-8		5	5%
4	-7		4	4%
5	-6		3	3%
6	-5		5	5%
7	-4		4	4%
8	-3		7	6%
9	-2		4	4%
10	-1		1	1%
11	0		12	11%
12	1		1	1%
13	2		5	5%
14	3		7	6%
15	4		2	2%
16	5		3	3%
17	6		0	0%
18	7		2	2%
19	8		2	2%
20	9		3	3%
21	10		9	8%
	Total		108	100%

Statistic	Value
Min Value	1
Max Value	21
Mean	8.74
Variance	44.70
Standard Deviation	6.69
Total Responses	108

35. On a scale of -10 to +10 (-10 being MOST INAPPROPRIATE and +10 being MOST APPROPRIATE) how would you rate this view of Bay Avenue, as shown on your screen?

#	Answer		Response	%
1	-10		2	2%
2	-9		0	0%
3	-8		1	1%
4	-7		2	2%
5	-6		1	1%
6	-5		3	3%
7	-4		4	4%
8	-3		0	0%
9	-2		2	2%
10	-1		0	0%
11	0		6	6%
12	1		2	2%
13	2		5	5%
14	3		5	5%
15	4		7	6%
16	5		12	11%
17	6		10	9%
18	7		8	7%
19	8		7	6%
20	9		7	6%
21	10		24	22%
	Total		108	100%

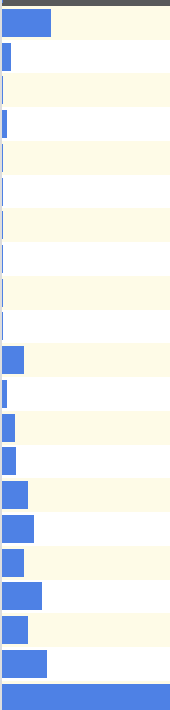
Statistic	Value
Min Value	1
Max Value	21
Mean	15.69
Variance	26.27
Standard Deviation	5.13
Total Responses	108

36. On a scale of -10 to +10 (-10 being MOST INAPPROPRIATE and +10 being MOST APPROPRIATE) how would you rate this view of Bay Avenue, which shows greater intensity of use, as well as redesigned ground floors to accommodate flooding, as shown on your screen?

#	Answer		Response	%
1	-10		12	11%
2	-9		0	0%
3	-8		1	1%
4	-7		1	1%
5	-6		1	1%
6	-5		5	5%
7	-4		2	2%
8	-3		2	2%
9	-2		1	1%
10	-1		0	0%
11	0		1	1%
12	1		0	0%
13	2		2	2%
14	3		2	2%
15	4		4	4%
16	5		4	4%
17	6		8	8%
18	7		4	4%
19	8		11	10%
20	9		10	9%
21	10		35	33%
	Total		106	100%

Statistic	Value
Min Value	1
Max Value	21
Mean	15.42
Variance	49.05
Standard Deviation	7.00
Total Responses	106

37. On a scale of -10 to +10 (-10 being MOST INAPPROPRIATE and +10 being MOST APPROPRIATE) how would you rate this proposed urban green system for Highlands, as shown on your screen?

#	Answer		Response	%
1	-10		11	10%
2	-9		2	2%
3	-8		0	0%
4	-7		1	1%
5	-6		0	0%
6	-5		0	0%
7	-4		0	0%
8	-3		0	0%
9	-2		0	0%
10	-1		0	0%
11	0		5	5%
12	1		1	1%
13	2		3	3%
14	3		3	3%
15	4		6	6%
16	5		7	6%
17	6		5	5%
18	7		9	8%
19	8		6	6%
20	9		10	9%
21	10		39	36%
	Total		108	100%

Statistic	Value
Min Value	1
Max Value	21
Mean	16.19
Variance	41.34
Standard Deviation	6.43
Total Responses	108

38. On a scale of -10 to +10 (-10 being MOST INAPPROPRIATE and +10 being MOST APPROPRIATE) how would you rate this view of partially-raised housing units in a flood area, as shown on your screen?

#	Answer		Response	%
1	-10		12	11%
2	-9		3	3%
3	-8		5	5%
4	-7		1	1%
5	-6		3	3%
6	-5		8	7%
7	-4		6	6%
8	-3		8	7%
9	-2		4	4%
10	-1		3	3%
11	0		11	10%
12	1		3	3%
13	2		6	6%
14	3		4	4%
15	4		7	7%
16	5		6	6%
17	6		3	3%
18	7		2	2%
19	8		1	1%
20	9		2	2%
21	10		9	8%
	Total		107	100%

Statistic	Value
Min Value	1
Max Value	21
Mean	10.27
Variance	36.86
Standard Deviation	6.07
Total Responses	107

39. On a scale of -10 to +10 (-10 being MOST INAPPROPRIATE and +10 being MOST APPROPRIATE) how would you rate this view of the single-family structure elevated with wooden posts, as shown on your screen?

#	Answer		Response	%
1	-10		6	6%
2	-9		1	1%
3	-8		1	1%
4	-7		2	2%
5	-6		1	1%
6	-5		4	4%
7	-4		3	3%
8	-3		4	4%
9	-2		3	3%
10	-1		3	3%
11	0		8	7%
12	1		3	3%
13	2		5	5%
14	3		8	7%
15	4		13	12%
16	5		13	12%
17	6		7	7%
18	7		5	5%
19	8		7	7%
20	9		1	1%
21	10		9	8%
	Total		107	100%

Statistic	Value
Min Value	1
Max Value	21
Mean	13.21
Variance	29.35
Standard Deviation	5.42
Total Responses	107

40. On a scale of -10 to +10 (-10 being MOST INAPPROPRIATE and +10 being MOST APPROPRIATE) how would you rate this view of the elevated townhouse units with ground level garages, as shown on your screen?

#	Answer		Response	%
1	-10		4	4%
2	-9		1	1%
3	-8		0	0%
4	-7		0	0%
5	-6		3	3%
6	-5		4	4%
7	-4		0	0%
8	-3		0	0%
9	-2		0	0%
10	-1		2	2%
11	0		6	6%
12	1		3	3%
13	2		3	3%
14	3		8	7%
15	4		11	10%
16	5		19	18%
17	6		6	6%
18	7		10	9%
19	8		13	12%
20	9		3	3%
21	10		11	10%
	Total		107	100%

Statistic	Value
Min Value	1
Max Value	21
Mean	15.02
Variance	24.36
Standard Deviation	4.94
Total Responses	107

41. On a scale of -10 to +10 (-10 being MOST INAPPROPRIATE and +10 being MOST APPROPRIATE) how would you rate this view of the new high-elevation construction using concrete and steel posts, as shown on your screen?

#	Answer		Response	%
1	-10		5	5%
2	-9		2	2%
3	-8		1	1%
4	-7		0	0%
5	-6		0	0%
6	-5		2	2%
7	-4		5	5%
8	-3		2	2%
9	-2		0	0%
10	-1		2	2%
11	0		2	2%
12	1		1	1%
13	2		4	4%
14	3		7	7%
15	4		6	6%
16	5		11	10%
17	6		8	8%
18	7		11	10%
19	8		14	13%
20	9		3	3%
21	10		20	19%
	Total		106	100%

Statistic	Value
Min Value	1
Max Value	21
Mean	15.33
Variance	31.48
Standard Deviation	5.61
Total Responses	106

42. On a scale of -10 to +10 (-10 being MOST INAPPROPRIATE and +10 being MOST APPROPRIATE) how would you rate this view of this single-family structure elevated using block walls, as shown on your screen?

#	Answer		Response	%
1	-10		8	7%
2	-9		0	0%
3	-8		2	2%
4	-7		1	1%
5	-6		3	3%
6	-5		3	3%
7	-4		5	5%
8	-3		2	2%
9	-2		1	1%
10	-1		1	1%
11	0		8	7%
12	1		6	6%
13	2		6	6%
14	3		3	3%
15	4		6	6%
16	5		17	16%
17	6		6	6%
18	7		7	6%
19	8		9	8%
20	9		3	3%
21	10		11	10%
	Total		108	100%

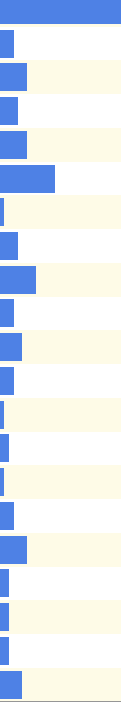
Statistic	Value
Min Value	1
Max Value	21
Mean	13.45
Variance	34.29
Standard Deviation	5.86
Total Responses	108

43. On a scale of -10 to +10 (-10 being MOST INAPPROPRIATE and +10 being MOST APPROPRIATE) how appropriate is this view of the single-family structure being elevated, as shown on your screen?

#	Answer		Response	%
1	-10		19	18%
2	-9		0	0%
3	-8		5	5%
4	-7		1	1%
5	-6		2	2%
6	-5		6	6%
7	-4		3	3%
8	-3		4	4%
9	-2		3	3%
10	-1		3	3%
11	0		11	10%
12	1		3	3%
13	2		1	1%
14	3		8	7%
15	4		5	5%
16	5		5	5%
17	6		8	7%
18	7		4	4%
19	8		4	4%
20	9		2	2%
21	10		11	10%
	Total		108	100%

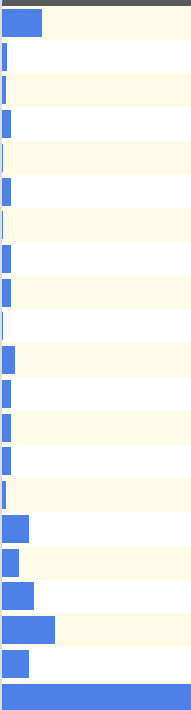
Statistic	Value
Min Value	1
Max Value	21
Mean	10.98
Variance	45.57
Standard Deviation	6.75
Total Responses	108

44. On a scale of -10 to +10 (-10 being MOST INAPPROPRIATE and +10 being MOST APPROPRIATE) how appropriate is it that only some structures in known flood zones or vulnerable areas be elevated, as shown on your screen?

#	Answer		Response	%
1	-10		27	25%
2	-9		3	3%
3	-8		6	6%
4	-7		4	4%
5	-6		6	6%
6	-5		12	11%
7	-4		1	1%
8	-3		4	4%
9	-2		8	8%
10	-1		3	3%
11	0		5	5%
12	1		3	3%
13	2		1	1%
14	3		2	2%
15	4		1	1%
16	5		3	3%
17	6		6	6%
18	7		2	2%
19	8		2	2%
20	9		2	2%
21	10		5	5%
	Total		106	100%

Statistic	Value
Min Value	1
Max Value	21
Mean	7.79
Variance	40.53
Standard Deviation	6.37
Total Responses	106

45. On a scale of -10 to +10 (-10 being MOST INAPPROPRIATE and +10 being MOST APPROPRIATE) how would you rate this view of a mixed-use walkway along a seawall, as shown on your screen?

#	Answer		Response	%
1	-10		9	8%
2	-9		1	1%
3	-8		1	1%
4	-7		2	2%
5	-6		0	0%
6	-5		2	2%
7	-4		0	0%
8	-3		2	2%
9	-2		2	2%
10	-1		0	0%
11	0		3	3%
12	1		2	2%
13	2		2	2%
14	3		2	2%
15	4		1	1%
16	5		6	6%
17	6		4	4%
18	7		7	6%
19	8		12	11%
20	9		6	6%
21	10		44	41%
	Total		108	100%

Statistic	Value
Min Value	1
Max Value	21
Mean	16.26
Variance	42.68
Standard Deviation	6.53
Total Responses	108

46. On a scale of -10 to +10 (-10 being MOST INAPPROPRIATE and +10 being MOST APPROPRIATE) how would you rate this view of the elevated multi-family housing structure, as shown on your screen?

#	Answer		Response	%
1	-10		9	8%
2	-9		0	0%
3	-8		0	0%
4	-7		1	1%
5	-6		2	2%
6	-5		5	5%
7	-4		3	3%
8	-3		2	2%
9	-2		2	2%
10	-1		1	1%
11	0		4	4%
12	1		1	1%
13	2		4	4%
14	3		5	5%
15	4		7	7%
16	5		13	12%
17	6		6	6%
18	7		7	7%
19	8		7	7%
20	9		8	7%
21	10		20	19%
	Total		107	100%

Statistic	Value
Min Value	1
Max Value	21
Mean	14.49
Variance	38.44
Standard Deviation	6.20
Total Responses	107

47. On a scale of -10 to +10 (-10 being MOST INAPPROPRIATE and +10 being MOST APPROPRIATE) how appropriate are the new sand dunes as protection against the next major storm, as shown on your screen?

#	Answer		Response	%
1	-10		10	9%
2	-9		1	1%
3	-8		0	0%
4	-7		1	1%
5	-6		4	4%
6	-5		7	7%
7	-4		2	2%
8	-3		3	3%
9	-2		2	2%
10	-1		1	1%
11	0		10	9%
12	1		5	5%
13	2		7	7%
14	3		7	7%
15	4		2	2%
16	5		10	9%
17	6		5	5%
18	7		4	4%
19	8		5	5%
20	9		2	2%
21	10		19	18%
	Total		107	100%

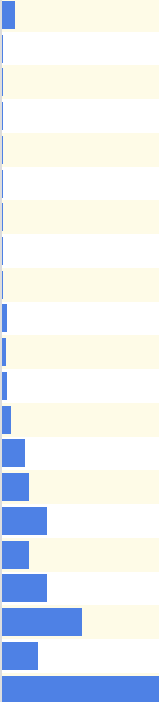
Statistic	Value
Min Value	1
Max Value	21
Mean	12.93
Variance	40.12
Standard Deviation	6.33
Total Responses	107

48. On a scale of -10 to +10 (-10 being MOST INAPPROPRIATE and +10 being MOST APPROPRIATE) how appropriate is this steel wall as protection against flooding from the next major storm, as shown on your screen?

#	Answer		Response	%
1	-10		32	30%
2	-9		2	2%
3	-8		3	3%
4	-7		1	1%
5	-6		6	6%
6	-5		6	6%
7	-4		6	6%
8	-3		5	5%
9	-2		4	4%
10	-1		1	1%
11	0		8	7%
12	1		2	2%
13	2		2	2%
14	3		5	5%
15	4		5	5%
16	5		2	2%
17	6		1	1%
18	7		2	2%
19	8		2	2%
20	9		2	2%
21	10		10	9%
	Total		107	100%

Statistic	Value
Min Value	1
Max Value	21
Mean	8.40
Variance	47.30
Standard Deviation	6.88
Total Responses	107

49. On a scale of -10 to +10 (-10 being MOST INAPPROPRIATE and +10 being MOST APPROPRIATE) how would you rate this view of the new porch and stairway for an elevated structure, as shown on your screen?

#	Answer		Response	%
1	-10		3	3%
2	-9		0	0%
3	-8		0	0%
4	-7		0	0%
5	-6		0	0%
6	-5		0	0%
7	-4		0	0%
8	-3		0	0%
9	-2		0	0%
10	-1		1	1%
11	0		1	1%
12	1		1	1%
13	2		2	2%
14	3		5	5%
15	4		6	6%
16	5		10	9%
17	6		6	6%
18	7		10	9%
19	8		18	17%
20	9		8	7%
21	10		36	34%
	Total		107	100%

Statistic	Value
Min Value	1
Max Value	21
Mean	17.96
Variance	15.28
Standard Deviation	3.91
Total Responses	107

50. One idea for dealing with storm-related floodwater is to have a mandatory government buy out, over time, of housing structures that have sustained greater than 50% water damage. How appropriate or inappropriate do you think this idea is?

#	Answer		Response	%
10	Very Appropriate		30	28%
11	Appropriate		21	19%
12	Neutral		23	21%
13	Inappropriate		12	11%
14	Very Inappropriate		22	20%
	Total		108	100%

Statistic	Value
Min Value	10
Max Value	14
Mean	11.77
Variance	2.20
Standard Deviation	1.48
Total Responses	108

51. Another idea for dealing with storm-related flooding is to have a voluntary government buy out that would leave in place some units which have sustained greater

than 50% water damage, still under the possibility of being impacted by future flooding.
How appropriate or inappropriate do you think this idea is?

#	Answer		Response	%
10	Very Appropriate		10	9%
11	Appropriate		28	26%
12	Neutral		25	23%
13	Inappropriate		31	29%
14	Very Inappropriate		13	12%
	Total		107	100%

Statistic	Value
Min Value	10
Max Value	14
Mean	12.08
Variance	1.42
Standard Deviation	1.19
Total Responses	107

52. A “berm levee” is a type of barrier designed to hold back floodwaters under storm conditions. How appropriate or inappropriate would it be to build berm levees in flood-prone areas to protect all housing structures for the foreseeable future?

#	Answer		Response	%
10	Very Appropriate		33	31%
11	Appropriate		34	32%
12	Neutral		28	26%
13	Inappropriate		6	6%
14	Very Inappropriate		6	6%
	Total		107	100%

Statistic	Value
Min Value	10
Max Value	14
Mean	11.23
Variance	1.26
Standard Deviation	1.12
Total Responses	107

53. There are several different ways of dealing with housing damage from flooding from extreme storms. These include elevating some or all of the units, a government buy out of some or all of the units, or simply leaving some units as they are, still subject to flood damage. Some towns that have been affected by storm flooding have allowed a mix of these responses. How appropriate or inappropriate is it to to have a mix of responses within the same flood area?

#	Answer		Response	%
10	Very Appropriate		23	22%
11	Appropriate		31	29%
12	Neutral		17	16%
13	Inappropriate		24	23%
14	Very Inappropriate		11	10%
	Total		106	100%

Statistic	Value
Min Value	10
Max Value	14
Mean	11.71
Variance	1.73
Standard Deviation	1.32
Total Responses	106

54. Sometimes residents have to be relocated in order to build flood protections. Would you support a particular flood protection project even if it meant that some residents would have to be relocated?

#	Answer		Response	%
1	Yes		77	73%
2	No		28	27%
	Total		105	100%

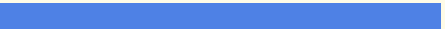
Statistic	Value
Min Value	1
Max Value	2
Mean	1.27
Variance	0.20
Standard Deviation	0.44
Total Responses	105

55. If a town decides to buy out flood-prone properties, should the buy out amount include money for moving and relocation costs in addition to the purchase price of the property?

#	Answer		Response	%
1	Yes		85	81%
2	No		20	19%
	Total		105	100%

Statistic	Value
Min Value	1
Max Value	2
Mean	1.19
Variance	0.16
Standard Deviation	0.39
Total Responses	105

56. Often, in redevelopment following flood-damage from extreme weather, residents have to be relocated so flood-protection structures can be built. Would you support the government in funding for planning for those who must be relocated?

#	Answer		Response	%
1	Yes		97	92%
2	No		8	8%
	Total		105	100%

Statistic	Value
Min Value	1
Max Value	2
Mean	1.08
Variance	0.07
Standard Deviation	0.27
Total Responses	105

57. It will take large amounts of money to fund the construction of flood-protection measures such as a levee berm. When there is not enough federal, state, and local government money, one alternative approach to funding involves public-private partnerships. Under such a partnership, developers help fund the construction of the levee in exchange for development opportunities and tax incentives. Just based on your everyday experience, would you support a public-private partnership to fund the building of a levee?

#	Answer		Response	%
1	Yes		62	58%
2	No		24	22%
3	Don't Know		21	20%
	Total		107	100%

Statistic	Value
Min Value	1
Max Value	3
Mean	1.62
Variance	0.63
Standard Deviation	0.80
Total Responses	107

58. Are you...?

#	Answer		Response	%
1	Male		41	38%
2	Female		67	62%
	Total		108	100%

Statistic	Value
Min Value	1
Max Value	2
Mean	1.62
Variance	0.24
Standard Deviation	0.49
Total Responses	108

59. What was your age on your last birthday?

Text Response
35
61
36
40
57
62
68
41
59
34
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58
63
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66
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29
55
36
63
53
57
40
55
60
69
74
46
50
62
66
31
37
48
45
59

Statistic	Value
Total Responses	103

60. O.k.,we understand! But age is a measure of life experience, so we're hopeful that you'll tell us if you're in one of the following categories:

#	Answer		Response	%
1	18 to 24		0	0%
2	25 to 28		0	0%
3	29 to 38		0	0%
4	39 to 48		1	20%
5	49 to 69		3	60%
6	70 or older		0	0%
7	Still don't want to tell you		1	20%
	Total		5	100%

Statistic	Value
Min Value	4
Max Value	7
Mean	5.20
Variance	1.20
Standard Deviation	1.10
Total Responses	5

STREET TYPOLOGIES

STREET TYPOLOGIES

Proposed Street Typologies



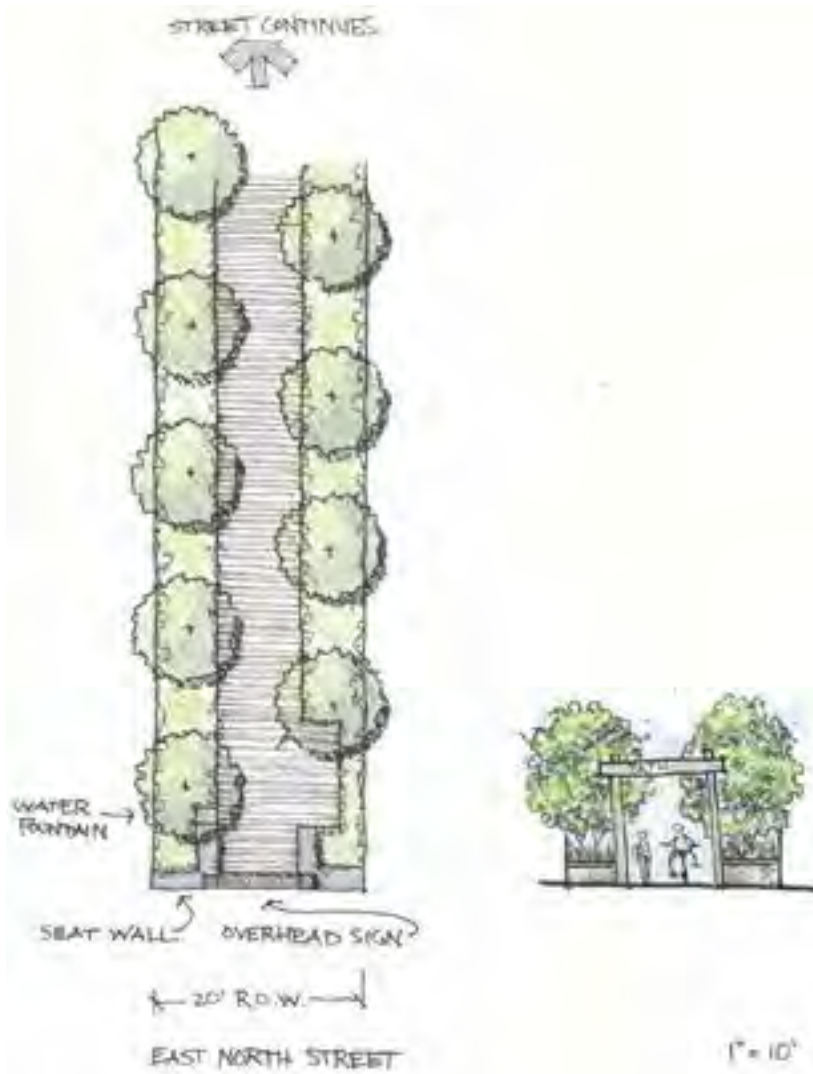
STREET TYPOLOGIES

Shared Street Typologies



STREET TYPOLOGIES

North Street Typologies



STREET TYPOLOGIES

Bay Avenue at Miller Street Typologies



STREET TYPOLOGIES

Miller Street Typologies



BUILDING TYPOLOGIES

BUILDING TYPOLOGIES

Proposed Land Use



BUILDING TYPOLOGIES

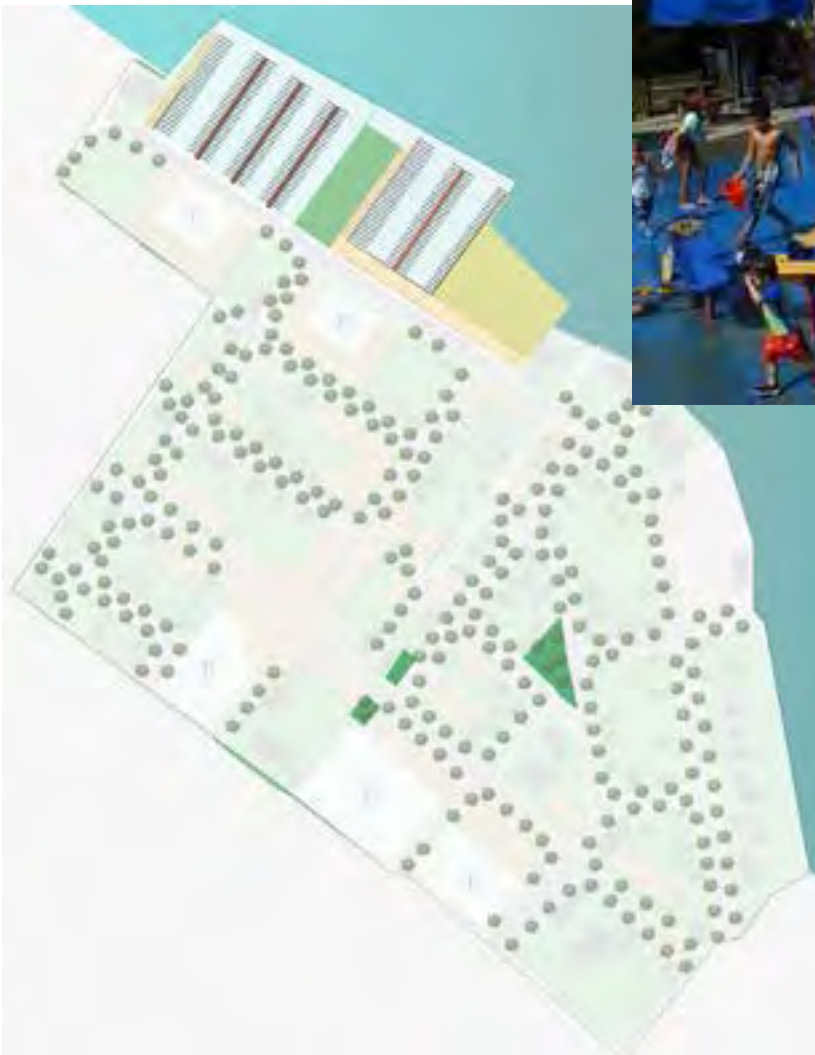
Proposed Build Out (Based on proposed land use and building typologies.)



Attached Single-Family Housing Typologies



Public Space and Spray Park Typologies



Marina Typologies



Waterfront Shops Typologies



The Highlands Inn Typologies



Civic Building Typologies

