



**MLS#:** 2609047      **Sold**  
**Addr:** 112 Sparrow Ridge Rd  
**PO:** Carmel  
**LP:** \$347,900  
**Area:** 9  
**Zip:** 10512

**City/Town:** Kent  
**Village:** None  
**Sch Dist:** Carmel

**Rooms:** 6      **Est SqFt:** 1686      **YrBlt:** 1998  
**Bedrooms:** 2      **Elem:** Kent Primary  
**Baths:** 2 / 1      **Jr High:** George Fischer  
**Levels:** 2 Story      **High:** Carmel

**Style:** Town House      **Model:** Virginian  
**Exter:** Vinyl      **Color:** Blue

**Level1:** Entry, Lr W/Fpl, Dr, Eik, Powder Room

**Level2:** Mbr Suite W/Bath And 2 Wic, Br/Bath

**Level3:**

**Basement:**

**Attic:**      **Addl Fees:** Y/\$295.00      **HOA:** Yes      **Att/Det:** Att

**Complex:** Sparrow Ridge      **Est Tax\$:** \$5600      **Front:**  
**Tax ID#:** Tax ID Not Found      **Tax Year:** 2005      **Depth:**  
**Zoning:** Res      **Assmt:** \$278100      **Lot Size:** 0.100 acres

**Amenities:** Clost to School, Clubhouse, Eat in Kitchen, Exercise Room, Fireplace, Pool, Powder Room, Storage Room, Tennis/Paddle Court, Close to Park, Walk-In-Closets, Master Bath, Private Laundry, Close To Railroad

**Includes:** Dishwasher, Dryer, Garage Door Opener, Light Fixture, Microwave, Range, Refrigerator, Screens, Shades/Blinds, Wall to Wall Carpet, Washer, Ceiling Fan

**Excludes:** Curtains/Drapes

**Elec Co:** NYSEG

**Heat:** Hot Air

**Parking:** Driveway, 1 Car Attached

**Water:** Municipal

**Fuel:** Electric

**Wall:** Sheetrock

**Sewer:** Sewer

**A/C:** Central

**Roof:** Asphalt

**Garbage:** Public

**Rem:** Priced To Sell! Beautiful Two Story Town House With Attached 1 Car Garage! Boasts Bright Eat-in-kitchen, Master Bedroom With Full Bath, Additional Bedroom/Full Bath, Living Room W/Fireplace, Formal Dining Room, Tiled Kitchen And Floor, Central Air, Recently Painted And More! Ready For Immediate Occupancy! Call Today!

**Agent Only Remarks:** Motivated Seller! Make Offers!

**Showing Instructions:** (b Style=color: Red;)to Check Status Or To Book/Change/Cancel An Appointment, Call 866-642-1222, Mon-sat: 8am-8pm, Sun: 8am-6pm.(/B)

**Directions:** Rte 6 To Rte 52 To Fair Street. Left On Hill & Dale, Left On Sparrow Ridge, Straight To #112

**Owner:** Pietrolungo      **Poss:** Asap      **Modif/Excl:** M5, M3  
**LO:** RMXSTR RE/MAX Star Realty      **LO Phone:** 845-628-1010      **LD:** 04/04/06  
**Show #:**  
**LA:** 7651 Lawrence P Zacks      **LA Phone:** 914-557-6073      **Fax:** 845-628-5989  
**LA Email:** larryzacks@msn.com      **CLA Email:**  
**CLO:**      **CLO Phone:**  
**CLA:**      **CLA Phone:**  
**SA%:** 2.25%      **BA%:** 2.25%      **BRA%:**      **Agrmt Type:** ERS  
**Nego. Thru:** Listing Agent

**COB:** WEICHT11 Weichert Realtors      **CSB:**      **PD:** 05/04/06      **SP:** \$336,500  
**COA:** 19140 Edward J Reynolds      **CSA:**      **TP:** 05/10/06      **DOM:** 36  
**Terms:** Conventional