

Prepared By: Edward J Reynolds

Agent Full - Condominium

12/05/07 at 3:09pm

MLS#: 2521918
Addr: 1303 Nutmeg #1303
PO: Carmel

Sold

LP: \$339,000
Area: 9
Zip: 10512

City/Town: Southeast
Village: None

Sch Dist: Brewster

Rooms: 5
Bedrms: 2
Baths: 2 / 1
Est SqFt: 1381
Complex: Hunters Glen
Floor#:
Lvls in Unit: 2
Lvls in Complex:

Style: Town House

Model: Morgan

Exter: Wood

Level1: Kitchen, Dr, W/Slider To Patio, Half Bath, Lr W/Fp, Laundry

Level2: Mbr W/Wik-in Closet, & Full Bath, 2nd Br W /Full Bath

Level3:

Basement:

Attic:

Renting Allowed:

YrBlt: 1988

Year Conv:

Est Tax\$: \$4626

Est Comm Chrg: \$250

Elem: Garden Street

Tax Year: 2005

Parking Fee:

Jr High: Henry H. Wells

Assmt: \$285000

Addl Fees:

High: Brewster

Tax ID#: 3089-044-000-0001-014-000-1303

Amenities: Deck, Exercise Room, Fireplace, Pool, Tennis/Paddle Court, Walk-In-Closets, Master Bath, Clubhouse

Includes: Dishwasher, Garage Door Opener, Range, Screens, Storm Windows, Wall to Wall Carpet, Ceiling Fan

Excludes: Dryer, Light Fixture, Refrigerator, Washer, Call L/A

Heat: Heat Pump

Fuel: Electric

Parking: 1 Car Attached

Pets: No Restrictions

Util Included:

A/C: Central

Remarks: Beautiful Townhouse In Hunters Glen, With A Garage, 2 Bedrooms, 2.1 Baths. Many Extras Include, Hardwood Floors, Fireplace, New Carpeting On 2nd Level, Accent Lighting, Ceiling Fans, New Heat Pump. A Pleasure To Show!

Agent Only Remarks: Excludes Kitchen Light Fixture. Easy To Show. All Offers In Writing.

Showing Instructions: Call For Appointment. Lockbox Is On. Please Leave Card.

Directions: Route 6 To Simpson Rd.(R) Fair Street(R) To Hunters Glen(L) To Nutmeg # 1303

Mgmt Agent:

Mgmt Agt Phone:

Owner: Biebesheimer

Poss: Neg

Modif/Excl: M5, M3

LO: CLBANS01 Coldwell Banker Res Brokerage

LO Phone: 914-277-5000

LD: 09/07/05

Show #:

LA: 1550 Joan Fagan

LA Phone:

Fax: 914-277-8374

LA Email: Joan.Fagan@coldwellbankermoves.com

CLA Email:

CLO:

CLO Phone:

CLA:

CLA Phone:

Agmt Type: ERS

SA%: 2%

BA%: 2%

BRA%:

Nego. Thru: Listing Agent

COB: WEICHT11 Weichert Realtors

CSB:

PD:

SP: \$324,000

COA: 19140 Edward J Reynolds

CSA:

TP: 05/15/06

DOM: 250

Terms: Conventional