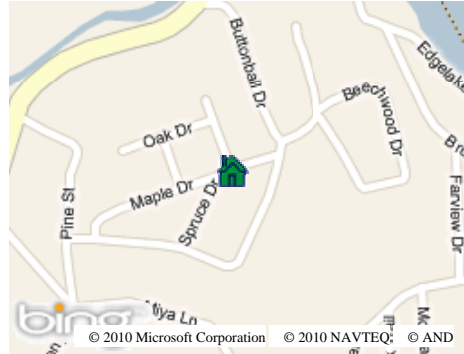


Welcome to Ed Reynolds' Homes
"For All Seasons"

203-241-3718 / edreynolds1@gmail.com / www.edreynolds-homes.com

Book Report

16 **Address:** 14 MAPLE DR **MLS #:** 98480149 **List Price:** \$234,900 **PID:** 34000492300



Single Family Detached Book Format

SF/ **LN: 98480149** **ER** **SOLD** **Market Time: 33 - Days** **List: \$234,900**
Off Market: 11/14/10 **Closed: 11/29/10** **SO: 3517** **SA: 7692** **Sale: \$234,900**

Address: 14 MAPLE DR **Town: 340- NEWTOWN** **HO Assoc: NO**
Market Area: SANDY HOOK **Zone: RES** **Direct Waterfront: NO**
Directions: GLEN RD TO R ON BUTTONBALL R ON MAPLE #14 ON LEFT **Waterfront: NO**

Style: RNCH **Color: WHITE** **Ext: VINYL** **Built: 1953** **New Construction: N**
Rooms: 8 **BR: 3** **Baths: 1/1** **Sqft: 1,760 +/-** **Acres: .37+/-** **Gar: 1 ATT,PAVED**
Basement: FULL,FIN **Heat: OIL** **Sewer/Water: SEPTIC,WELL** **AC: WALL UNT**
Roof: ASPHLT **Adult Community: NO**

Ext. Feat: PORCH,PATIO,SHED,LIGHTING

Assessment: \$189,440 Mil: 24.000 Tax: \$4,547

Room	Dimen.	Lvl	Desc	Room	Dimen.	Lvl	Desc
LR:	19X13	M	FPL,HDWD FLR	BR1:	13X9	M	HDWD FLR
DR:	12X10	M	HDWD FLR	BR2:	12X10	M	HDWD FLR
FR:	30X15	L	VNYL FLR	BR3:			
Den:				BR4:			
Kit:	10X8	M	PANTRY,TILE FLOOR	OFC:	14X11	L	VNYL FLR
MBR:	14X12	M	HDWD FLR	:			
Apl:	RNG,MICRO,D/W,REF,WASH,DRY			:			
Interior:	WET BAR,ALL/WND/TRTS,1/2 BATH			:			

Desc: RANCH

GS: SANDY HOOK **MS: NEWTOWN** **HS: NEWTOWN**

Remarks: METICULOUSLY MAINT HOME! MOVE IN CONDITION.EXCELLENT VALUE UPDATED KITCHEN, NEWER WINDOWS&APPL,NEWER SEPTIC, HDWD FLRS. THRU-OUT. FINISHED DRY BASEMENT W/ LRG FAMILY RM&WET BAR,OFFICE,LAUNDRY RM,WORKSHOP AREA INCLUDES TOOLS,1/2 BATH SQ.FT.INCLUDES **600+/- ** IN FULLY FIN BASEMENT.DON'T MISS

Showing Instructions: CALL LISTING AGENT LEE **203-241-0769 LM AND GO EASY TO SHOW**

Owner Name: ON RECORD **Phone: REO Property Y/N: NO** **Lockbox: ELEC** **Sign: YES**
Tenant Name: **Phone: Possession: NEGO** **Disclosure: NO**

Office Name: COLDWELL BANKER NEWTOW **Phone: 203-426-8104** **Agent Name: LEE BOYLE** **Phone: 203-241-0769**
Office WebSite: **Agent WebSite: LEEBOYLE.NET**
Office eMail: pam.morgan@cbmoves.com **Agent eMail: LEE.BOYLE@CBMOVES.COM**
Buyer Agent Comp: 2.5% **Compensation Type:** **Comp Code:**

LISTING INFORMATION COMES FROM VARIOUS SOURCES AND MAY NOT ALWAYS BE ACCURATE. NO REPRESENTATION OR WARRANTY IS MADE AS TO THE ACCURACY OF THIS INFORMATION. YOU SHOULD VERIFY ANY INFORMATION THAT IS IMPORTANT TO YOUR BUYING DECISION.

Tuesday November 30, 2010 6:37 AM