



Welcome to Ed Reynolds' Homes
"For All Seasons"

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

Book Report

Address: 18 WOODCHUCK LN

Unit#: **MLS #:** 98223289

List Price: \$2,600

PID: 390ME18B0092



Residential Rentals Book Format

| | | | | | |
|----------------------|---------------------|------------|-------------|-------------------------------|----------------------|
| RN/ SF | LN: 98223289 | ER | RENT | Market Time: 85 - Days | List: \$2,600 |
| Off Market: 04/15/05 | Closed: 04/15/05 | SO: K07701 | SA: 7692 | Sale: \$2,600 | |

| | | |
|---|------------------------------|-----------------------|
| Address: 18 WOODCHUCK LN Unit# | Town: 390- RIDGEFIELD | HO Assoc: |
| Market Area: NONE | Complex: | Waterfront: NO |
| Directions: RTE. 33 TO WOODCHUCK | | |

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|--------------------------------|--------------------|--------------------|------------------------|---------------------------------|------------------------|
| Style: COL | Color: SAND | Built: 1966 | Pets: YES | Gar: 1 ATT,OFF/ST | Acres: 1.14 +/- |
| Rooms: 9 | BR: 4 | Baths: 2/ 1 | Sqft: 2,272 +/- | Sewer/Water: SEPTIC,WELL | |
| Heat: BASBRD,HT/WTR,OIL | | AC: NONE | | | |

Amenities: **Ext. Feat:** DECK,STRM/WND,STRM/DR

| | | | | | | | |
|-----------------------------------|---------------|------------|-------------------------|--|------------------|---------------------|-------------|
| Room | Dimen. | Lvl | Desc | Bsmt: FULL,UNFIN,WALK-OUT,INT/ACC | Smkg: YES | Crtd CK: YES | |
| LR: | 14X23 | 1 | FPL,HDWD FLR | Room | Dimen. | Lvl | Desc |
| DR: | 14X12 | 1 | HDWD FLR | BR1: | 13X11 | 2 | HDWD FLR |
| FR: | 12X23 | 1 | W/W CPT,SLIDERS | BR2: | 13X11 | 2 | HDWD FLR |
| Den: | | | | BR3: | 9X12 | 2 | HDWD FLR |
| Kit: | 10X13 | 1 | PANTRY,TILE FLOOR,E-I-K | BR4: | | | |
| MBR: | 13X15 | 2 | FBTH,W/W CPT | OFC: | 9X21 | 1 | |
| Apl: RNG,D/W,REF,WASH,DRY | | | | : | | | |
| Interior: WI/CLST,1/2 BATH | | | | : | | | |

Rent Type: YRU **Security Deposit:** 2MOS

Rental Terms: 1ST MO/2MO SEC/LEASES

Tenant Pays: GAS,ELECTRIC,OIL,CABLE TV,TRASH,LIABILITY INSURANCE,EXT. MAINTENANCE,SNOW REMOVAL,HEAT,HOT WATER,LANDSCAPE/LAWN CARE,ALL UTILITIES

Desc: 4BR:2.5BTHS:LR W/FPL:BRAND NEW EIK:WELL LANDSCAPED;WOOD DECK

GS: BRANCHFIELD **MS:** EAST RIDGE **HS:** RIDGEFIELD

Remarks: **LEASE - MONTHLY RENT \$2600 S RIDGEFIELD COMMUTE. QUIET CUL-DE-SAC. 9 RM COL ON 1.14 AC4 BEDROOMS UP,2.5 BATHS;SPAC LIV RM/FPL; CARPT OFF;FAM RM HAS ACCESS TO DECK;NEW KITCHEN;MOST HARDWOOD FLOORS STORAGE GALORE;CREDIT CHECK;2MO SEC & 1 MO AT SIGNING**

| | | | |
|--|----------------------------|-----------------------------|------------------------|
| Showing Instructions: CALL LO & TENANT/GO | Phone: 203-438-2831 | Lockbox: EKB-RAILING | Sign: YES |
| Owner Name: BIONDI C. | Phone: 203-438-2831 | Ocp: IMMEDIAT | Disclosure: YES |
| Tenant: BILL | | | |

| | | |
|---------------------------------------|----------------------------|--------------------------------|
| Office Name: WEICHERT REALTORS | Phone: 203-431-1400 | Buyer Agent Comp: .5MON |
| Agent Name: EDWARD J. REYNOLDS | Phone: 203-241-3718 | Sale Agent Comp: |

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